

NOTICE OF LAND SALE
Court Ordered – Public Auction
November 1, 2023

Solomon Carter Heirs / South Tract
Windsor Township
Bertie County, NC

As agents for the court, we are proud to offer for sale the following described tract of land.

LOCATION:

This tract is located approximately five (5) miles southwest of Windsor, NC on the south side of Pleasant Oak Road (SR 1102). Reference is made to the attached location map, stand type map, and aerial photograph for a more complete description.

SALE DATE: 28 November 2023 at 11 am - Bertie County Courthouse.

DESCRIPTION:

<u>Acreage:</u> Abandoned Cropland.....	8 acres (+/-)
Woodland (upland).....	15 acres (+/-)
Woodland (lowland).....	10 acre (+/-)
Branchland/Mature Bottomland.....	34 acres (+/-)
TOTAL ACRES.....	67 acres (+/-)

Accessibility: Access is off Pleasant Oak Road (SR 1102) and along existing tract paths across lands of others as shown on the attached aerial photograph and stand type map. There is no existing formal written right-of-way agreement for this tract and no dedicated legal easement.

Boundaries: Most of the external woodland boundaries are identifiable by natural boundaries, changes in timber types, run of Roquist Creek, and RED paint.

Soils: The soils on lowland acreage are composed primarily of the Dorovan and Wehadkee soil types. These soils are typical of the area and are considered poorly drained. The highland acreage is considered excellent for their current agricultural and forestry use. A soils map is attached.

Tax Parcel Identification Number: (NC PIN) 5890-39-3239

LAND SALE NOTICE cont...

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DESCRIPTION cont...

Cropland: (Refer to attached Stand Type Map) 8 acres of abandoned cropland.
Appears to have not been row cultivated in many years.

Woodland: (Refer to attached Stand Type Map)

1990 Upland Pine & Hardwood (GREEN on Stand Type Map – 15 acres +/-): is a well stocked stand of loblolly pine timber that is considered merchantable, with scattered upland hardwood species, such as maple, oaks, yellow-poplar, and other species.

1990 Lowland Hardwood (BROWN on Stand Type Map – 10 Acres +/-): This stand is well stocked with a mixture of lowland hardwood species, such as oaks, maple, cottonwood, cypress, etc. Some loblolly pine is scattered in the stand. The stand is considered merchantable, with most of the volume considered pulpwood.

Branchland / Mature Bottomland Hardwood (BLUE on Stand Type Map – 34 acres +/-): This small area facilitates drainage of the highland. Due to small acreage and wet site conditions, it does not contain a manageable stand of timber. Dominant timber species include cottonwood, cypress, tupelo, black gum, sweet gum, and other lowland species. This timber is older and more mature than other stands on the tract. Merchantability is questionable in some areas due to muck soils and standing water. Portions of this stand along the run of Roquist Swamp should be classified as Streamside Management Zones as defined by the North Carolina Best Management Practices Manual.

GENERAL SALE CONDITIONS:

1. Sale Date: **28 November 2023 at 11:00 a.m.**
2. The South Tract will be auctioned as one single tract requiring one single bid.
3. This is a public auction to the highest bidder subject to (File # 22-SP-29 – filed with the Superior Clerk of Court in Bertie County, NC), which will be done pursuant to N.C.G.S. 46A-76 of the North Carolina Statutes. Offers may be delivered to the Bertie County Courthouse door in Windsor, NC at **11:00 a.m., Tuesday, 28 November 2023**. Offers in the form of a public auction will be received promptly at **11:00 a.m., Tuesday, 28 November 2023**.

LAND SALE NOTICE cont...

**Solomon Carter Heirs / South Tract
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GENERAL SALE CONDITIONS cont ...

4. The property is being offered and sold “as is, where is, with all faults.” The sellers and the seller’s agent make no representations or warranties about the real property or its uses whatsoever. No legal or written easement or right-of-way will be conveyed by the Court or the Commissioner with the sale of this tract.
5. The land being sold consists only of one tax parcel as shown on the attached tax map with a tax acreage of 66.57 acres (+/-). Parcel ID # 5890-39-3239.
6. Possession will be given at time of closing.
7. Hunting Rights: There are no current hunting tenants. If sold, the 2024 hunting rights will be the responsibility of the new owner.
8. Farming Rights: There are no current farming tenants. If sold, the 2024 farming rights will be the responsibility of the new owner.
9. All real estate ad valorem taxes for the current year will be prorated as of the closing date. The property is not currently enrolled in the Present Use Tax Program and is not subject to Deffered Taxes. Delinquent Taxes from previous years, if owed, will be paid for by the sellers.
10. The Court and the Commissioner has provided information about the property solely for the convenience of the prospective buyer and does not guarantee or warrant map scale or accuracy, timber stand information, acreage estimates, survey map or any other information.
11. The Property will be sold subject to (a) any mortgages, deeds of trust, liens, and assessments, if any; (b) the lien of ad valorem taxes for 2023 and subsequent years; (c) valid and enforceable easements, right of way for street, public utilities and restrictions of record; and (d) such matters may be shown by a current and accurate survey of the land.
12. The property to be offered pursuant to this notice of sale is being offered for sale, transfer, and conveyance “AS IS, WHERE IS.” Neither the record owners, Commissioner, nor the agents, employees or authorized representatives of the commissioner make any representation or warranty relating to the title, or any physical, environmental, health or safety conditions in, on, at, or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition are expressly disclaimed.

LAND SALE NOTICE cont...

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GENERAL SALE CONDITIONS cont ...

13. A cash deposit in any amount not to exceed the greater of five percent (5%) of the amount of the bid or \$750.00 will be required of the successful bidder on the day of sale to guarantee compliance with the bid. Any successful bidder shall be required to tender the full amount of the purchase price so bid and the county transfer tax and revenue stamps in cash or certified check at the time the Commissioner tenders to him/her a deed for the property or attempts to tender such deed. Should said successful bidder fail to pay the amount of the purchase price so bid at that time, he or she shall remain liable of the bid as provided by law.

14. The bid will remain open for ten (10) days for the filing of upset bids pursuant to N.C. Gen. Stat. Sec. 1-339.25. The sale will be subject to confirmation by the Court as provided by law.

SUMMARY:

The Solomon Carter Heirs / South Tract is an excellent investment. Hunting opportunities including deer, turkey, waterfowl, and other species are available on the tract. Please take time to visit this tract on a website at www.timberlandsunlimited.com for additional information.

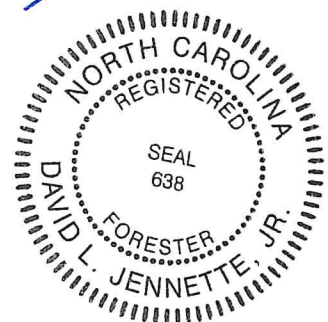
A great effort has been made in the collection of data and in the preparation of this **NOTICE** to be accurate, honest, and professional. The information contained in this **NOTICE** is believed to be true; however, the Commissioner nor the Court or the owners of record guarantee this information. This Notice of Land Sale is provided for the buyer's comparative analysis only. If you have questions, please contact the Court.

Respectfully submitted:

**Bertie County Clerk of Superior
Court File # 22-SP-29**



David L. Jennette, Jr.
Commissioner



Solomon Carter Heirs South Tract Legal Description

Those certain tracts or parcels of land located in Windsor Township, Bertie County, North Carolina, more particularly described as follows:

TRACT TWO: That certain tract of land which Solomon Carter acquired by deed from R. C. Bazemore Mortgagee, of record in Book 124, page 188, which tract contains 33 acres, more or less.

TRACT THREE: That certain tract of land which Solomon Carter acquired by deed from David Ruffin et ux, of record in Book 160, page 95, which tract contains 5 acres, more or less.

These tracts being the same as the tract described as the "Solomon Carter Estate # 5" on that certain Survey entitled "WHITE OAK TRACT COMPOSITE owned by Thompson and Company Inc." by J.T. Livermon, Jr., RLS, duly recorded in Map Book 7, Page 94 of the Bertie County Registry.

This property has Bertie County Tax PIN 5890-39-3239.