



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

August 25, 2026

NOTICE OF HUNTING LEASE (336 acres +/-)

CHARLES TAYLOR FARMS, LLC
MEYERS, NEWBERN & WILDER TRACTS
Mitchell Township
Bertie County, NC

As agents for the owner, we are proud to offer a hunting lease for the following described lands.

DESCRIPTION:

The **Meyers & Newbern Tracts** (288 acres +/-) (Bertie County Tax PIN: 6807-34-3278 & 6807-23-2539) and the **Wilder Tract** (48 acres +/-) (Bertie County Tax Pin: 6808-00-7505) are located approximately nine miles north of Windsor on the both sides of US Hwy 13. Reference is made to the attached Location Map and Aerial Photographs for a more complete description.

Cropland	272 acres (+/-)
Woodland	64 acres (+/-)
TOTAL	336 acres (+/-)

GENERAL LEASE CONDITIONS:

1. Written offers to lease the hunting rights may be mailed, e-mailed, or delivered to Timberlands Unlimited at 305 S. King Street, P.O. Box 650, Windsor, NC 27983 as soon as possible. There is no sale date. The first reputable offer received, subject to owner approval and the published terms, may be accepted. All submitted offers will be kept confidential and shared only between the owners and Timberlands Unlimited. Please utilize the attached bid sheet when submitting offers. E-mail address is foresters@timberlandsunlimited.com.
2. The terms of the lease will be three (3) years.
3. Payment Terms: Annual cash lease payments will be required on or before August 1st of each year, beginning with the 2026 payment. The first year's payment will be due on 1 August 2026. Since this is a late start in 2026, a 60 day extension will be provided to the new Lessee for the first lease payment which only applies to payment year 2026.

Specializing In:
Forest Management Services
Timber Sales
Appraisals and Inventories
Silvicultural Services
Real Estate and Land Sales



CHARLES TAYLOR FARMS, LLC
MEYERS, NEWBERN & WILDER TRACTS

LEASE CONDITIONS cont...

4. Lessees are encouraged and allowed to make improvements to the property such as wildlife plantings, deer stands, and road improvements as desired. Timberlands Unlimited must approve all improvements prior to construction/establishment. Improvements are not to interfere with the farming operations.
5. Further conditions of the lease follow:
 - A. The Lessees agree to obey all the laws of the State of North Carolina and the US Government that apply to the taking of game and must obey all regulations as published in the current year Regulations Digest by the North Carolina Wildlife Resources Commission.
 - B. The Lessees will actively protect the lands from trespass by others, fire, or other man-caused catastrophes.
 - C. The Lessees will save harmless and indemnify the Lessors from any legal action for injury or death occurring from the Lessees' use and their guest's use of their privilege to hunt. Lessees will sign a liability waiver as required within the lease document.
 - D. The Lessees will manage this property in a professional and sportsman-like manner. The property will remain clean and attractive at all times. No garbage cans will be allowed on the tract. Trash is an individual and club responsibility. Lessees will be required to properly remove and dispose of their own trash. Dumping and trash piles that appear on the tract will be removed by the Lessee.
 - E. The Lessees agree to lease these lands for the expressed purpose of safe hunting enjoyment. The Lessees agree not to interfere with forestry, agriculture or other land management activities. The Lessors reserve the right to cancel this lease at any time that evidence indicated unsportsmanlike conduct; useless game killing and disregard for laws will be grounds for immediate cancellation of lease privileges.
 - F. **STILL HUNTING ONLY.** No dog hunting is allowed. No hunting deer, fox, bobcat, rabbit, wild hog, coyote, or bear with the use or aid of a dog is allowed. Quail and duck hunting with an appropriate type and trained dog is permitted.
 - G. The Lessees cannot assign this lease or privilege to hunt.
 - H. The Lessees will mow all roads and paths at least annually, during dry periods in late summer – early fall. Ditches and road shoulders must be mowed and maintained as well as the road itself. All roads will remain passable. At a minimum, annual maintenance will be necessary to correct all road problem areas.

CHARLES TAYLOR FARMS, LLC
MEYERS, NEWBERN & WILDER TRACTS

LEASE CONDITIONS cont...

- I. Gates will be kept locked at all times when not in use. A two-lock system will be used on all gates; one lock for Owner/Agent use and one lock for hunting club use. Locks will be present at all times and used. The Lessee, to ensure proper operation, will do basic gate maintenance. No cable type gates will be permitted or used by a tenant on the tract.
 - J. No nail, spikes, or metal objects of any kind will be allowed to be driven into live trees. Maximum care should be taken not to damage living trees in any manner; for example, target practice, trail or shooting lanes, skinning any bark, etc.
 - K. POSTED signs are required to be placed on all gates, boundary corners, and all likely points of entry by the Lessee. POSTED signs will measure not less than 120 square inches and will contain the club name, address, and telephone number. Signs will be replaced as needed. Nails may be used to put up signs.
 - L. Guests of hunting club members must be accompanied by a hunting club member. Guests are responsible in the same respect as a club member and will be expected to abide by all rules and regulations.
 - M. The Lessee will purchase annually hunting liability insurance. The Lessee will name the owner(s) as insured and will provide certificates of insurance annually at the time of each lease payment. A minimum of \$1,000,000 of coverage is required.
 - N. Bids must be submitted utilizing the attached bid sheet and must be filled out completely.
6. The Lessee agrees to sign a lease agreement satisfactory to all the owner(s) that will include all of the above conditions. Separate lease agreements will be required due to separate ownerships.
7. The owner reserves the right to cancel this lease by written notification to the Lessee at any time within 30 days prior to the anniversary of the lease each year. If the owner observes flagrant or willful violations of the lease conditions, they may give Lessee written notification that the lease shall be cancelled in 30 days if the violation is not cured prior to that time. The lease may be cancelled without cause if the Lessor sells the property or changes the property to a use that does not permit hunting.
8. Lease payments not received on or before the date due of each calendar year will be subject to a twelve percent (12%) annual penalty charge based on the annual lease amount and prorated monthly.

CHARLES TAYLOR FARMS, LLC
MEYERS, NEWBERN & WILDER TRACTS

LEASE CONDITIONS cont...

9. The owner(s) reserve the right to reject any or all bids, and to award the lease in whatever manner that they decide at their sole discretion to be in their best interest
10. Owner(s) will notify all bidders of the results within (7) seven days from the receipt of a bid.
11. The tracts are being offered for lease "as is, where is, with all faults." The Lessor and the Lessor's agent make no representations or warranties about the properties, or its uses whatsoever.
12. The Lessee agrees to protect the property from trespass to the best of their ability, will not commit waste upon the lands, and will use their best efforts to avoid fire and damage of any kind to the land.
13. The Lessee will save harmless and indemnify the Lessor from all damages, cost, and legal actions resulting from all hunting activities, equipment damage, injury, or death, which occurs during Lessee's use of land. The Owner(s) assumes no responsibility or liability for the Lessee's equipment or for the safety of Lessee, their agents, guests, or employees.
14. Owner (Lessor) and Owner's Agent has provided information about the property solely for the convenience of the prospective Lessee and does not guarantee or warrant map scale or accuracy, timber stand information, acreage estimates, cropland data, or any other information.

SUMMARY:

These tracts of land possess those qualities ideally suited to the hunting enthusiast. Timberlands Unlimited personnel is very familiar with these farms. If you are interested in submitting a bid, or would like us to show you this property, please contact us.

Respectfully submitted,

TIMBERLANDS UNLIMITED


David L. Jennette, Jr.
Timberlands Manager

