



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

May 29, 2025

NOTICE OF HUNTING LEASE (283 acres +/-)

LEES / MORGAN TRACT Greene County, NC

As agents for the owners, we are proud to offer a hunting lease on the following described tract of land.

DESCRIPTION:

The Lees / Morgan Tract (283 acres +/-) (Greene County Tax Parcel #: 0200306, 0200304, and 0200305) is located approximately four miles southeast of Walstonburg on the west side of the Cupelo Road (State Road #1317). Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

TOTAL TRACT ACRES: 283 (+/-)

GENERAL LEASE CONDITIONS:

1. Written offers to lease may be mailed, faxed, or delivered to Timberlands Unlimited at 305 S. King Street, P.O. Box 650, Windsor, NC 27983, on or prior to **11 a.m., Friday, July 18, 2025**. 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.
2. The term of the lease will be three (3) years.
3. Payment Terms: Annual cash lease payments will be required on or before August 1 of each year, beginning with the 2025 payment. The first year's payment (2025) will be due on 1 August 2025.

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LEES / MORGAN TRACT

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.
5. The tract has frontage on State Road # 1317 as shown on the attached aerial photograph. Lessee is required to maintain the existing path and keep the existing tract path in a good and usable condition.
6. 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.
 - 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. No commercialization of the rights and privileges granted in the lease including permit fee hunting of any kind shall be allowed.
 - G. The Lessees cannot assign this lease or privilege to hunt.
 - H. The Lessees will mow all roads and paths at least once 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.

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LEASE CONDITIONS cont...

- I. Gate 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.
 - 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 additional 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.
- 7. The Lessee agrees to sign a lease agreement satisfactory to the owner(s) that will include all of the above conditions, and other conditions as required.
 - 8. The owners reserve the right to cancel this lease by written notification to the Lessee at any time within 30 days following 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.
 - 9. Lease payments not received on or before August 1st of each calendar year will be subject to a twelve percent (12%) annual penalty charge based on the annual lease amount and prorated monthly or lease cancellation.
 - 10. 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.

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LEASE CONDITIONS cont...

11. Owner(s) will notify all bidders of the results within (7) seven days from the date of the bid opening.
12. The tract is 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 property, or its uses whatsoever.
13. 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.
14. The Lessee will save harmless and indemnify the Lessor from all damages, cost, and legal actions resulting from 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, his agents, guests, or employees.
15. 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.
16. A combination lock is located on the gate. Combination is 1-2-3-4. Please close and lock the gate when exiting the tract.

SUMMARY:

This tract of land possesses those qualities ideally suited to the hunting enthusiast. Timberlands Unlimited personnel is very familiar with this land. Please take time to visit this tract as well as our website at www.timberlandsunlimited.com for additional information. A great effort has been made in the collection of data and in preparation of this NOTICE to be accurate, honest, and professional. The information contained in this NOTICE is believed to be true; however, neither Timberlands Unlimited nor the owners guarantees this information. This Notice of Hunting lease is provided for the bidder's comparative analysis only. If you have questions, or if you would like for us to show you this land, please do not hesitate to call us.

Respectfully submitted,

TIMBERLANDS UNLIMITED



David L. Jennette, Jr.
Timberlands Manager