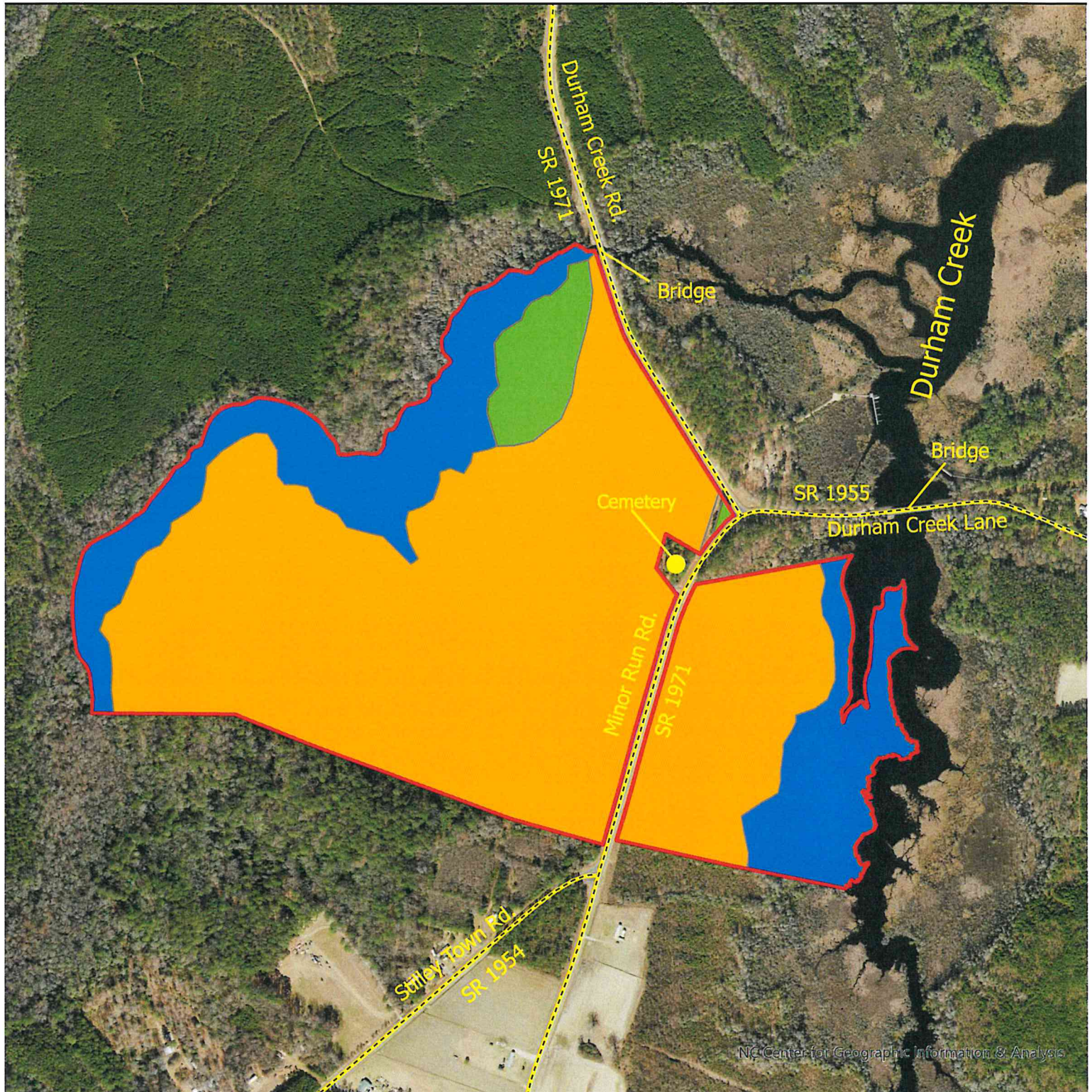


- Tract Boundaries (157 Ac. +/-)
- Mature Pine (6 Ac. +/-)
- 2017 Pine Plantation (115 Ac. +/-)
- Branchland / Swampland (36 Ac. +/-)
- State Roads



Stand Type Map

BONNER TRACT
 Richland Township
 Beaufort County, NC



Timberlands Unlimited
 PO Box 650, Windsor, NC 27983
 Phones: Office (252) 794-3642
 Fax: (252) 794-2829 E-mail: foresters@timberlandsunlimited.com

April 2025
 1 inch equals 660 feet

TRACT INFORMATION

**Bonner Tract
Richland Township
Beaufort County, NC**

Tax PIN: 6539-42-2384

**Total (Tax) Acres: 156.66 Ac.
Total Tract Acres (Rounded): 157 Ac.
Date: April 10, 2025**

TRACT SUMMARY:

Location: The Bonner Tract is located approximately six miles northwest of Aurora, NC on both sides of Minor Run Road (SR# 1971).

Access: Tract access is excellent directly off Minor Run Road (SR# 1971) and Durham Creek Road (SR# 1971).

Boundaries: Most of the boundary lines are basically identifiable by old paint, natural drainage areas, timber harvest boundaries from neighboring tracts, public roads and water.

Soils: Most of the highland woodland soils in this tract consist of Goldsboro fine sandy loam and Winton fine sandy loam. A soil map is attached.

Woodland Descriptions:

Mature Pine (GREEN on Stand Type Map – 6 Acres (+/-)) The timber in this stand is approximately 45-50 years old. Most of the timber consists of pine sawtimber. The pine trees in this stand appear to be healthy, but due to age the average annual growth rates are very slow.

2017 Loblolly Pine Plantation (ORANGE on Stand Type Map – 115 Acres (+/-)) This stand was hand planted with loblolly pine in February of 2017. In September of 2016, a chemical site prep spray was applied by helicopter to control the hardwood and herbaceous vegetation. This stand is adequately stocked and the pine trees appear to be healthy and are growing at adequate rates. This stand is considered pre-merchantable.

Branchland / Swampland (BLUE on Stand Map – 36 Acres (+/-)) This area facilitates drainage of the highland areas of the tract. The timber in this area consists of mostly low quality hardwoods and marsh. This stand should be classified as a Streamside Management Zone (SMZ) in accordance with the NC Forest Service Best Management Practice Guidelines as related to water quality.

Bald Eagle Nest: A Bald Eagle Nest is located in the swamp near the boundary between the Bonner & Texas Gulf Tracts as shown on the attached aerial photographs. The nest is identified by the US Fish & Wildlife Service as CST-BEAU-156. The nest is located in a large cypress tree. Status of the nest or its classification of activity with the NCFWS is unknown.

Cemetery: The Bonner Family Cemetery is located on the west side of Minor Run Road on the Bonner Tract as shown on the attached aerial photographs. This cemetery is not included in this land sale. The seller will retain ownership of this cemetery and will be responsible for future maintenance of the site.

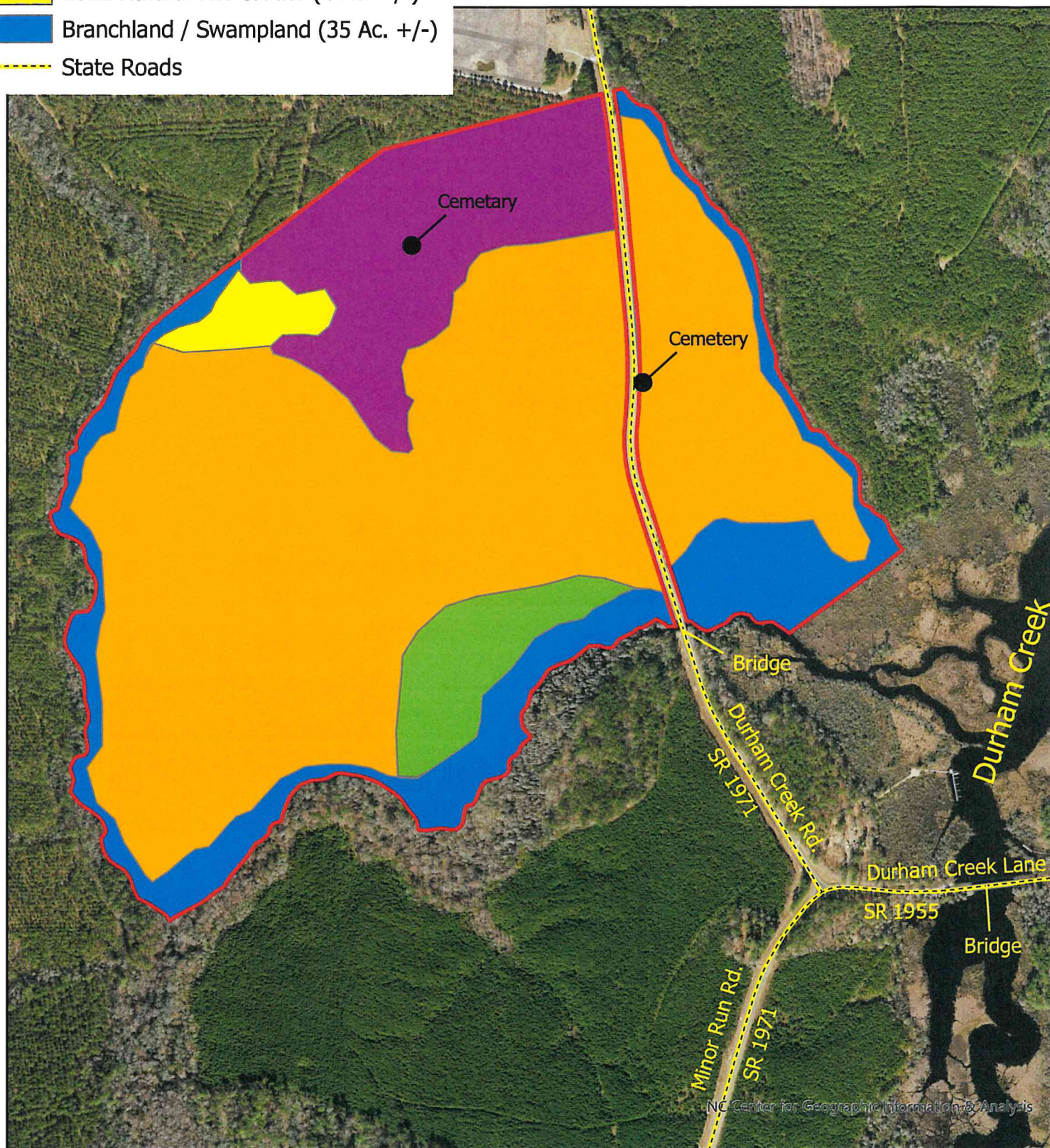
Durham Creek: Borders the Bonner Tract on the east side. The seller or seller's agent makes no warranty or guarantee as to the future access to Durham Creek or any issues concerning current wetland laws or state regulations. Water depths in the creek are unknown. Bridge height and boat accessibility off of SR 1955 is unwarranted as well.

- Tract Boundaries (217 Ac. +/-)
- Mature Pine & HW (11 Ac. +/-)
- 2003 Natural Pine (33 Ac. +/-)
- 2016 Pine Plantation (134 Ac. +/-)
- 2022 Natural HW & Pine (4 Ac. +/-)
- Branchland / Swampland (35 Ac. +/-)
- State Roads



Stand Type Map

TEXAS GULF TRACT
Richland Township
Beaufort County, NC



NC Center for Geographic Information & Analysis



Timberlands Unlimited
PO Box 650, Windsor, NC 27983
Phones: Office (252) 794-3642
Fax: (252) 794-2829 E-mail: foresters@timberlandsunlimited.com

April 2025
1 inch equals 660 feet

TRACT INFORMATION

TEXAS GULF TRACT
Richland Township
Beaufort County, NC

Tax PIN: 6539-34-5449

Total Tract Acreage (Rounded): 217.

Total Tract Acres (Tax): 216.71 Ac.

Date: 10 April 2025

TRACT SUMMARY:

Location: The Texas Gulf Tract is located approximately six miles northwest of Aurora, NC on both sides of Durham Creek Road (SR# 1971).

Access: Tract access is excellent directly off Durham Creek Road (SR# 1971).

Boundaries: Most of the boundary lines are basically identifiable by old paint, natural drainage areas, timber harvest boundaries from neighboring tracts and public roads.

Soils: Most of the highland woodland soils in this tract consist of Conetoe loamy sand, Goldsboro fine sandy loam and Winton fine sandy loam. A soils map is attached.

Woodland Descriptions:

Mature Pine (GREEN on Stand Type Map – 11 Acres (+/-)) The timber in this stand is approximately 45-50 years old. Most of the timber consists of pine sawtimber. The pine trees in this stand appear to be healthy, but due to age the average annual growth rates are very slow.

2003 Natural Pine (PURPLE on Stand Type Map – 33 Acres (+/-)) This stand appears to have naturally regenerated about 2003. This stand was 1st thinned in about 2022. Most of the pine timber consists of pine pulpwood with some scattered pine chip-n-saw. The pine trees in this stand appear to be healthy and are growing at adequate rates. This stand is considered merchantable.

2016 Loblolly Pine Plantation (ORANGE on Stand Type Map – 134 Acres (+/-)) This stand was hand planted with loblolly pine in February of 2016. In September of 2016, a herbicide release spray was applied by helicopter to control the hardwood and herbaceous vegetation. This stand is adequately stocked and the pine trees appear to be healthy and are growing at adequate rates. This stand is considered pre-merchantable.

2022 Natural Hardwood & Pine (PURPLE on Stand Type Map – 4 Acres (+/-)) This stand appears to have naturally regenerated about 2022 following a clearcut harvest. It appears this stand was clearcut in conjunction with the thinning on the 2003 pine stand. Most of the young trees consist of red maple and sweetgum with some scattered loblolly pine. This stand is considered pre-merchantable.

Branchland / Swampland (BLUE on Stand Map – 35 Acres (+/-)) This area facilitates drainage of the highland areas of the tract. The timber in this area consists of mostly low quality hardwoods and marsh. This stand should be classified as a Streamside Management Zone (SMZ) in accordance with the NC Forest Service Best Management Practice Guidelines as related to water quality.

TEXAS GULF TRACT
Beaufort County, NC

Tract information cont...

Eagle Nest: A Bald Eagle Nest is located in the swamp near the boundary between the Bonner and the Texas Gulf tracts as shown on the attached aerial photographs. The nest is identified by the US Fish & Wildlife Service as CST-BEAU-156. The nest is located in a large cypress tree. Status of the nest or its classification of activity with the USFWS is unknown.

Cemetery: Located on the east side of Durham Creek Road on the Texas Gulf tract as shown on the attached aerial photographs. This cemetery does not belong to the seller's family and has not been previously maintained. This cemetery will be sold with the land and is not excluded from the sale.

Cemetery: As shown on the attached survey map in the northern portion of the tract on the west side of Durham Creek Road. Neither the seller nor the seller's agent can confirm or deny the location and existence of this cemetery. If it is present on the tract, then this cemetery will be sold with the land and is not excluded from this sale.