



# Timberlands Unlimited

Box 650, Windsor, N.C. 27983

**NOTICE OF LAND SALE**  
**(Sealed Bid-Lump Sum)**  
**June 29, 2026**

**WILLIAMS / MUDDY CREEK ROAD TRACT**  
New Hope Township  
Perquimans County, NC

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

**LOCATION:**

The Williams / Muddy Creek Road Tract is located approximately thirteen (13) miles southeast of Hertford, NC on the north side of Muddy Creek Road (SR# 1321). Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

**SALE DATE: August 25, 2026 at 11 am at the Timberlands office.**

**DESCRIPTION:**

Acreage: Woodland..... 31 acres (+/-)  
**TOTAL ACRES..... 31 acres (+/-)**

Accessibility: Excellent. Directly off of Muddy Creek Road (SR# 1321) as shown on the attached Aerial Photograph and Stand Type Map.

Boundaries: Most of the external woodland boundaries are identifiable by natural boundaries, changes in timber types, ditches, and public roads.

Soils: The soils on the tract consist of Chowan silt loam, and Roanoke silt loam. These soils are typical of the area and are excellent for their current use. A soils map is attached.

Tax Parcel Identification Number: (NC PIN) 8807-08-2677 & 7897-98-2391

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



**LAND SALE NOTICE cont...**

**WILLIAMS / MUDDY CREEK ROAD TRACT**

**DESCRIPTION cont...**

Cropland: N/A

Woodland: (Refer to attached Stand Type Map)

**1997 Pine Plantation (GREEN on Stand Type Map – 20 acres +/-)**: A clearcut timber harvest occurred in 1996 -1997. The stand was allowed to naturally regenerate with loblolly pine and some scattered upland hardwood (mostly yellow poplar, sweetgum, oak, etc.). Pine is the predominant specie present as shown in the attached timber volume estimate. There is a good mix of pine sawtimber, chip-n-saw and pulpwood throughout the stand. Overall timber quality is considered good and this stand is considered merchantable.

**Branchland / Swampland (BLUE on Stand type Map – 11 acres +/-)**: This small area facilitates drainage of the highland. These areas are identified as “blue lines” on the attached soils map. Most of these areas should be considered Streamside Management Zones as defined by the North Carolina Forest Service.

**GENERAL SALE CONDITIONS:**

1. Sale Date: **August 25, 2026 at 11:00 a.m.**
2. A single bid is required for the entire tract.
3. This is a sealed bid, lump sum sale. Sealed bids (written offers) may be mailed, emailed, or delivered to Timberlands Unlimited located at 305 South King Street in Windsor, NC on or prior to **11:00 a.m., Tuesday, August 25, 2026**. Bids will be opened promptly at 11:00 a.m., Tuesday, August 25, 2026. Please use the Offer to Purchase form attached to this Sale Notice when making an offer. Bidders are encouraged to attend the bid opening.
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.
5. Terms: The owners require cash at closing.
6. The land being sold consists of two tax parcels as shown on the attached tax maps containing 39 acres (+/-). Based on current GIS and neighboring parcel boundaries, the agents found 31 acres (+/-) in the actual sale area. The sellers nor seller’s agent make any warranties regarding the acreage.

**LAND SALE NOTICE cont...**

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**GENERAL SALE CONDITIONS cont ...**

7. At time of closing, the sellers will pay for deed preparation, revenue stamps, prorated property taxes and seller's agent fees. Buyer shall bear the expense of searching the title and the full cost of any title insurance premiums, boundary surveying, deed recording and all other costs of the sale. The closing must occur within forty-five (45) days after the sellers accept an offer.
8. Possession will be given at time of closing.
9. Hunting Rights: There is no current hunting lease on this tract. If sold, the hunting rights will be the responsibility of the new owner.
10. Farming Rights: N/A.
11. All real estate ad valorem taxes for the current year will be prorated as of the closing date. Sellers are not currently enrolled in the Present Use Valuation (PUV) Property Tax Program.
12. The sellers reserve the right to refuse any and all offers to purchase and reserve the right to award the sale of the tract in whatever manner that they decide at their sole discretion to be in their best interest.
13. Sellers and Seller's Agent 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, boundary lines, survey map or any other information.
14. Seller or Seller's agent will notify all bidders of the results of the sale within seven (7) days from the date of the bid opening.



**LAND SALE NOTICE cont...**

**WILLIAMS / MUDDY CREEK ROAD TRACT**

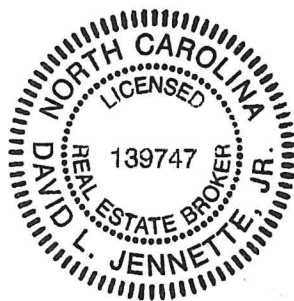
The Muddy Creek Road Tract is an excellent timber investment. The 1997 Pine Plantation also provides recreation and aesthetic values, while also providing wildlife habitat. Hunting opportunities including deer and turkey are available on the tract along with other small game species. Please take time to visit this tract as well as our website at [www.timberlandsunlimited.com](http://www.timberlandsunlimited.com) for additional information.

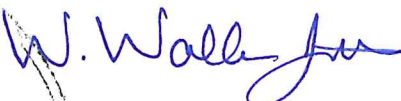
A great effort has been made in the collection of data and in the preparation of this **NOTICE** to be accurate, honest, and professional. The information contained in this **NOTICE** is believed to be true; however, neither Timberlands Unlimited nor the owners guarantee this information. This Notice of Land Sale is provided for the buyer'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



  
W. Walker Jennette  
Management Forester

