

Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE
(Sealed Bid-Lump Sum)
July 26, 2022

JAMES / PINEY WOODS TRACT
Jamesville Township
Martin County, NC

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

LOCATION:

The James / Piney Woods Tract is located approximately three miles east of Jamesville, NC on the north side of Piney Woods Road (SR# 1557) and the south side of Corinth Church Road (SR# 1559). Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

SALE DATE: 8 October 2024 at 11 am

DESCRIPTION:

<u>Acreage:</u> Cropland.....	16 acres (+/-)
Woodland (upland).....	17 acres (+/-)
Branchland / Lowland.....	2 acres (+/-)
Old House & Barn.....	1 acre (+/-)
TOTAL ACRES.....	36 acres (+/-)

Accessibility: Excellent. Directly off of Piney Woods Road (SR# 1557) 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 Bethera loam, Craven fine sandy loam, and Lenoir loam. These soils are typical of the area and are excellent for their current agricultural and timber production. A soils map is attached.

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

Tax Parcel Identification Number: (NC PIN) 6745-54-2518 (Martin County)

LAND SALE NOTICE cont...

JAMES / PINEY WOODS TRACT

DESCRIPTION cont...

Cropland: FSA Farm # 926, Tract # 2146. The Piney Woods Tract contains a total of 16.3 acres of cropland based on computations on file at the USDA Farm Service Agency.

Old House & Barn: There is an old wooden house located in the southeast corner of the property. There is an old wooden barn behind the house. Both structures are delapidated and are in very poor condition. These structures are being included with sale and are being sold "as is with all faults."

Woodland: (Refer to attached Stand Type Map)

Mature Pine & Hardwood (GREEN on Stand Type Map – 17 acres +/-): This stand consists of a mixture of upland hardwood species, such as red & white oak, yellow poplar, sweet gum, etc. and loblolly pine. The timber is average in quality and is mostly sawtimber in size.

GENERAL SALE CONDITIONS:

1. Sale Date: **8 October 2024 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, e-mailed or delivered to Timberlands Unlimited located at 305 South King Street in Windsor, NC on or prior to **11:00 a.m., Tuesday, 8 October 2024**. Bids will be opened promptly at 11:00 a.m., Tuesday, 8 October 2024. Please use the Offer to Purchase form attached to this Sale Notice when making an offer.
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 owner requires cash at closing.
6. The land being sold consists only of one tax parcel as shown on the attached tax map containing 36 acres (+/-).
7. At time of closing, the seller 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 seller accepts an offer.

LAND SALE NOTICE cont...

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GENERAL SALE CONDITIONS cont ...

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: The current farming rights have been leased for the 2024 season. The current farming lease will expire on December 31, 2024. If sold, the 2025 farming rights will be the responsibility of the new owner.
11. All real estate ad valorem taxes for the current year will be prorated as of the closing date. Seller requires that a use value tax application be signed by the successful buyer transferring the use value tax treatment with the property.
12. The seller reserves the right to refuse any and all offers to purchase and reserves the right to award the sale of the tract in whatever manner that he decides at his sole discretion to be in his best interest.
13. Seller 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...

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The Piney Woods Tract is an excellent investment. The farmland is fertile and will provide annual income. 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 for additional information.

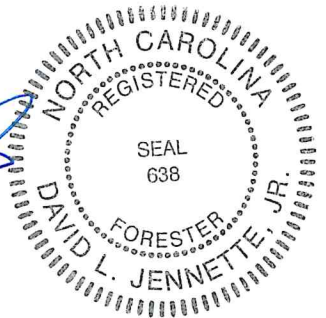
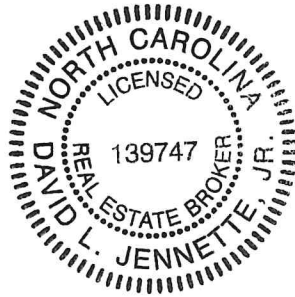
A great effort has been made in the collection of data and in the preparation of this **NOTICE** to be accurate, honest, and professional. The information contained in this **NOTICE** is believed to be true; however, neither Timberlands Unlimited nor the owners guarantee this information. This Notice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

