



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE

April 4, 2025

WHICHARD TRACT

Carolina Township
Pitt County, NC

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

LOCATION:

The Whichard Tract is located approximately two miles northeast of Stokes, NC on the east side of NC Highway 903. Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

DESCRIPTION:

<u>Acreage:</u> Cropland.....	0 acres (+/-)
Woodland	75 acres (+/-)
Existing tract path.....	3 acres (+/-)
TOTAL ACRES.....	78 acres (+/-)

Accessibility: Directly off of NC Hwy 903 as shown on the attached Aerial Photograph and Stand Type Map.

Boundaries: Most of the external woodland boundaries are identifiable by changes in timber types, old paint and a public road.

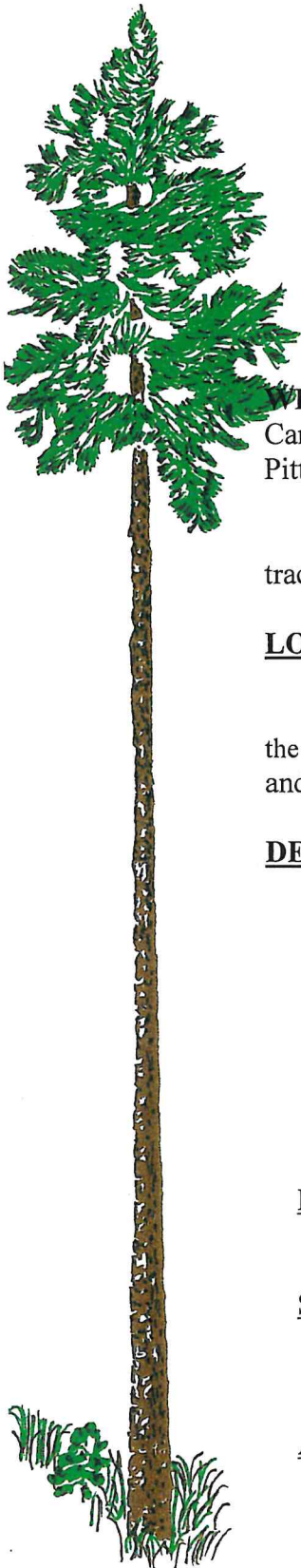
Soils: The woodland soils are composed primarily of Craven, Exum, Leaf and Lenoir soil types. These soils are typical of the area and are acceptable for their current forestry use. A soils map is attached.

Acreage Totals: The total tract acreage differs between the tax department and the existing survey map. Previous widening of NC Hwy 903 is probably the reason for the discrepancy. 78 acres (+/-) is being used by the listing Broker. The survey Map and tax records are attached.

Tax Parcel Number: 11104 & 11105

Specializing In:

Forest Management Services (Pitt County)
Timber Sales
Appraisals and Inventories
Silvicultural Services
Real Estate and Land Sales



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DESCRIPTION cont...

Woodland Descriptions: (Refer to Stand Type Map)

2015 Loblolly Pine Plantation: (ORANGE on Stand Type Map – 75 Acres +/-)

The timber on the entire tract was clearcut harvested in late 2014. The harvested area was hand planted with loblolly pine in February of 2015. In September of 2015, a herbicide release spray was applied by helicopter to assist in controlling hardwood and herbaceous vegetation. This stand should be considered adequately stocked. The pine trees appear healthy and are growing at normal annual growth rates. The timber is considered pre-merchantable.

GENERAL SALE CONDITIONS:

1. Asking Price: **\$175,000**
2. A single bid is required for both parcels (78 acres +/-). Please use the Offer to Purchase form attached to this Sale Notice. All offers will be kept confidential to the seller. Offers may be mailed, delivered or emailed to Timberlands Unlimited located at 305 South King Street Windsor, NC. E-mail address is foresters@timberlandsunlimited.com.
3. The property is being offered and sold "as is, where is, with all faults." The seller and the seller's agent make no representations or warranties about the real property or its uses whatsoever.
4. Terms: The owner requires cash at closing.
5. The land being sold consists of two tax parcels as shown on the attached tax maps but is considered one tract containing 78 acres (+/-) by the seller.
6. 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, financing and all other costs of the sale. The closing should occur within sixty (60) days after the seller accepts an offer, depending on buyer financing requirements (if any).

LAND SALE NOTICE cont...

WHICHARD TRACT

GENERAL SALE CONDITIONS cont ...

7. Possession will be given at time of closing.
8. Hunting Rights. There is no current hunting lease on this tract. If sold, the hunting rights will be the responsibility of the new owner.
9. 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.
10. The seller 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.
11. 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, survey map or any other information.

SUMMARY

The Whichard tract is a good long term investment. Timber is growing and should provide additional future income. Hunting opportunities including deer and turkey are available on the tract along with other small game species. Access is direct to a public highway. 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

