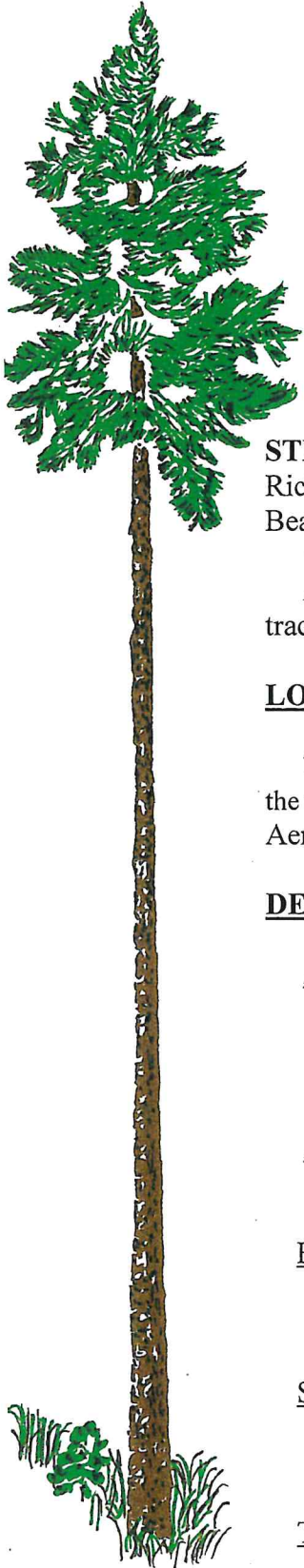




Timberlands Unlimited

Box 650, Windsor, N.C. 27983



NOTICE OF LAND SALE

April 3, 2025

STILLEY TRACT
Richland Township
Beaufort County, NC

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

LOCATION:

The Stilley Tract is located approximately six (6) miles northwest of Aurora, NC on the west side of NC Highway 33. Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

DESCRIPTION:

<u>Acreage:</u> Cropland.....	0 acres (+/-)
Woodland	39 acres (+/-)
Branchland.....	2 acres (+/-)
TOTAL ACRES.....	41 acres (+/-)

Accessibility: Directly off of NC Hwy 33 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, natural drainage areas and timber harvest boundaries from adjoining tracts.

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

Tax Parcel Identification Number: 6528-82-9640
(Beaufort County) (NC PIN) (Tax acres = 41.4)

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

LAND SALE NOTICE cont...

STILLEY TRACT

DESCRIPTION cont...

Woodland Descriptions: (Refer to Stand Type Map)

2017 Loblolly Pine Plantation: (ORANGE on Stand Type Map – 39 Acres +/-)

The timber on the entire tract was clearcut harvested in late 2016. The harvested area was hand planted with loblolly pine in February of 2017. In September of 2017, 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.

Branchland (Lowland) (BLUE on Stand Type Map – 2 Acres +/-) This area facilitates drainage of the surrounding uplands. The timber in this area consists of low quality hardwood that is not considered merchantable. This area should be classified as a Streamside Management Zone (SMZ) for silvicultural purposes in accordance with the North Carolina Forest Service Best Management Practices Guidelines as related to water quality.

GENERAL SALE CONDITIONS:

1. Asking Price: **\$75,000**
2. A single bid is required for the one parcel (41 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 27983. 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 one tax parcel as shown on the attached tax map containing 41 acres (+/-).
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...

STILLEY 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 Stilley tract is a good long term investment. Timber is growing and should provide additional future income. Hunting opportunities including deer and turkey may be 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

