



# Timberlands Unlimited

Box 650, Windsor, N.C. 27983

## NOTICE OF LAND SALE

(Sealed Bid-Lump Sum)

April, 17 2025

**ECU Real Estate Foundation, Inc.**

**CHANCE & HARDY-A TRACT**

Cross Roads Township

Martin County, NC

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

### LOCATION:

The Chance & Hardy-A tracts are located approximately two miles north of Everetts, NC on the west side of the Old Everetts Road (SR# 1408). Reference is made to the attached Location Map, Tax Map and Aerial Photograph for a more complete description.

**SALE DATE: 24 June 2025 at 11 am at the Timberlands Office.**

### DESCRIPTION:

#### Acreage:

Woodland (upland – Pine Plantation).....	61 acres (+/-)
Power Line.....	2 acres (+/-)
<b>TOTAL ACRES.....</b>	<b>63 acres (+/-)</b>

Accessibility: Excellent. Directly off of the Old Everetts Road (State Road #1408) as shown on the attached Aerial Photograph and Stand Type Map. Road frontage is approximately 1,500 feet combined.

Boundaries: Most of the external woodland boundaries are identifiable by natural boundaries, changes in timber types, ditches, public road and old red paint. No warranties are made concerning the location of the boundaries.

Soils: The woodland soils are composed primarily of Woodington, Rains and Stallings soil types. These soils are typical of the area and are excellent for their current forestry use. A soils map is attached.

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

**LAND SALE NOTICE cont...**

**ECU / CHANCE & HARDY-A TRACT**

**DESCRIPTION cont...**

Parcel Identification Number: (Parcel ID) Chance - 0600217. Hardy-A - 0600557. Martin County Tax Office Maps and cards are attached.

Cropland: None.

Woodland: (Refer to attached Stand Type Map)

**2015 Pine Plantation (ORANGE on Stand Type Map – 61 Acres (+/-)):** These two stands consists of a loblolly pine plantation that was established in February 2015. In September 2015, a herbicide release was applied by helicopter to control the competing hardwood and herbaceous vegetation. The trees average 3-5” dbh and 25 – 35’ in total height. These areas are considered pre-merchantable and adequately stocked.

**GENERAL SALE CONDITIONS:**

1. Sale Date: **24 June 2025 at 11:00 a.m.** at the Office of Timberlands Unlimited.
2. A single bid is required for the entire two advertised tracts.
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, 24 June 2025**. E-mail: [foresters@timberlandsunlimited.com](mailto:foresters@timberlandsunlimited.com). Bids will be opened promptly at 11:00 a.m., Tuesday, 24 June 2025. 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 seller and the seller’s agent make no representations or warranties about the real property, any improvements on the property, or its uses whatsoever.
5. Terms: The owner requires cash at closing.
6. The land being sold consists of two tax parcels as shown on the attached tax maps and aerial photograph containing 63 total acres (+/-) well known as the Chance & Hardy-A Tract.

**LAND SALE NOTICE cont...**

**ECU/CHANCE & HARDY-A TRACT**

**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 should occur within sixty (60) days after the sellers accept an offer, depending on buyer financing requirements (if any).
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: Not applicable (no cropland).
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 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. 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, survey map, property boundaries 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.

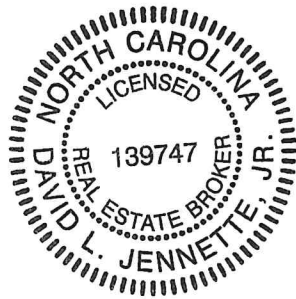
**LAND SALE NOTICE cont...**

**ECU/CHANCE & HARDY-A TRACT**

**SUMMARY**

The Chance & Hardy-A tract is an excellent investment. Timber is growing and should provide good additional future income. Hunting opportunities including deer 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 seller guarantees 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