



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE

(Sealed Bid-Lump Sum)

August 7, 2026

BENTHALL / HOME TRACT

Murfreesboro Township

Hertford County, NC

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

LOCATION:

The Benthall / Home Tract is located approximately four miles southeast of Murfreesboro, NC on the north side of Lewis Road (SR# 1173) and the south side of NC Hwy 11. Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

SALE DATE: 13 October 2026 at 11 am at the Timberlands office.

DESCRIPTION:

<u>Acreage:</u> Cropland.....	28 acres (+/-)
Woodland.....	42 acres (+/-)
TOTAL ACRES.....	70 acres (+/-)

Accessibility: Excellent. Directly off of the Lewis Road (SR# 1173) and NC Hwy 11 as shown on the attached Aerial Photograph and Stand Type Map. 1,800 (+/-) feet of public road frontage.

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

Soils: The soils on the tract consist of Caroline fine sandy loam, Craven fine sandy loam, and Lenoir loam. These soils are typical of the area and are excellent for their current forestry and agricultural use. 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) 5976-43-8121

LAND SALE NOTICE cont...

BENTHALL / HOME TRACT

DESCRIPTION cont...

Cropland: FSA Farm # 2542, Tract # 550. FSA map is attached. The Home Tract contains a total of 28.7 acres of cropland based on computations on file at the USDA Farm Service Agency.

Woodland: (Refer to attached Stand Type Map)

1990 Natural Pine & Hardwood (BROWN on Stand Type Map – 4 acres +/-):

This stand consists of mostly hardwood species, such as oak, yellow poplar, sweet gum, etc. with scattered loblolly pine. The timber is average in quality and is mostly sawtimber.

1990 Pine (GREEN on Stand Type Map – 17 acres +/-): This stand consists of loblolly pine that was first thinned in 2013. The timber is good in quality and is mostly sawtimber. This stand is well stocked and considered merchantable.

2014 Pine (ORANGE on Stand Type Map – 21 acres +/-): This stand consists of loblolly pine that was planted in 2014 followed by an aerial herbicide release. The young timber is average in quality. This stand is well stocked and considered pre-merchantable.

GENERAL SALE CONDITIONS:

1. Sale Date: **13 October 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, 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, 13 October 2026**. Bids will be opened promptly at 11:00 a.m., Tuesday, 13 October 2026. Please use the Offer to Purchase form attached to this Sale Notice when making an offer. Submit e-mails to foresters@timberlandsunlimited.com
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 only of one tax parcel as shown on the attached tax map containing 70 acres (+/-).

LAND SALE NOTICE cont...

BENTHALL / HOME 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 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: The current farming rights have been leased for the 2026 season. The current farming lease will expire December 31, 2026. If sold, the 2027 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. Sellers requires that a use value tax application be signed by the successful buyer transferring the use value tax treatment with the property.
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. 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...

BENTHALL / HOME TRACT

The Benthall/Home 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.

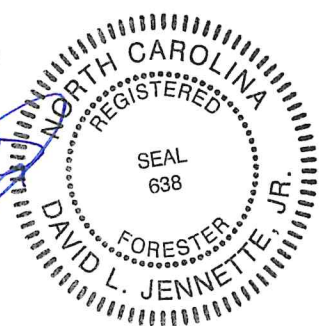
A great effort has been made in the collection of data and in the preparation of this **NOTICE** to be accurate, honest, and professional. The information contained in this **NOTICE** is believed to be true; however, neither Timberlands Unlimited nor the owners guarantee this information. This Notice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

