



# Timberlands Unlimited

Box 650, Windsor, N.C. 27983

**NOTICE OF LAND SALE**  
**(Sealed Bid-Lump Sum)**  
**October 9, 2023**

**MARDRE HEIRS / BYNUM TRACT**  
Snakebite Township  
Bertie County, NC

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

**LOCATION:**

The Mardre / Bynum tract is located approximately six miles northwest of Windsor, NC on the north side of the Republican Road (SR# 1225). Reference is made to the attached Location Map, Tax Map and Aerial Photograph for a more complete description.

**SALE DATE: 19 December 2023 at 11 am at the Timberlands Office.**

**DESCRIPTION:**

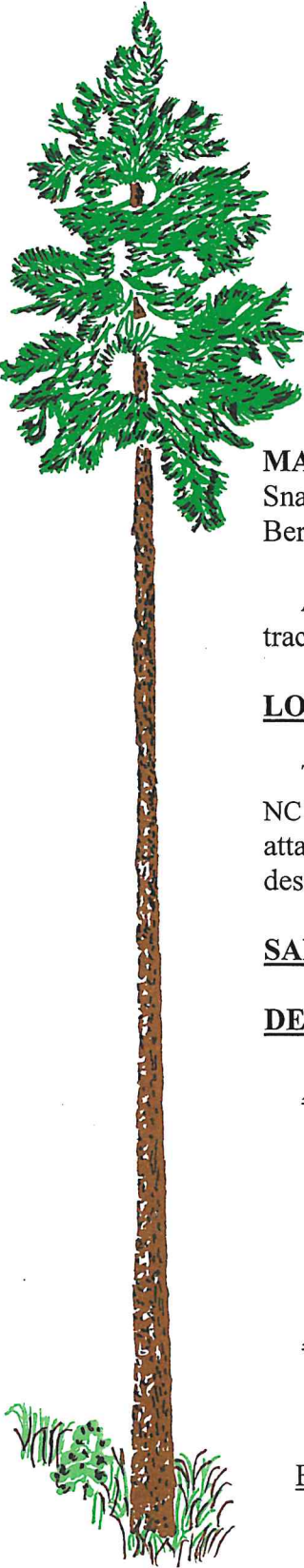
<u>Acreage:</u> Cropland.....	44 acres (+/-)
Woodland (upland – Pine Plantation).....	96 acres (+/-)
Branchland / Swamp land.....	19 acres (+/-)
Tract road / path / power line.....	5 acres (+/-)
Old House & Cabin Site.....	1 acre (+/-)
<b>TOTAL ACRES.....</b>	<b>165 acres (+/-)</b>

Accessibility: Excellent. Directly off of the Republican Road (State Road #1225) as shown on the attached Aerial Photograph and Stand Type Map. Road frontage is approximately 2,300 feet.

Boundaries: Most of the external woodland boundaries are identifiable by natural boundaries, changes in timber types, ditches, public road and paint (existing red). The painted lines were established by the owners previously and recently flagged with pink ribbon by Timberlands personnel.

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

Soils: Cropland soils are composed primarily of the Exum soil type. The woodland soils are composed primarily of Exum, Dogue and Craven soil types. These soils are typical of the area and are excellent for their current agricultural and forestry use. A soils map is attached.



**LAND SALE NOTICE cont...**

**MARDRE HEIRS / BYNUM TRACT**

**DESCRIPTION cont...**

Parcel Identification Number: (NC PIN) 5894-04-9537 Bertie County Tax Office Map is attached.

Cropland: FSA Farm #5327, Tract #2342. FSA map is attached. The Mardre/Bynum Tract contains a total of 44.22 acres (+/-) of cropland based on computations on file at the USDA Farm Service Agency.

Cabin: Formerly used as a clubhouse for Chiska Hunting Club, the structure has been abandoned for many years and is in a very poor state of repair. No electricity, plumbing or septic facilities are present/operational. No warranties are made by the sellers or Timberlands concerning the building structure or the future availability of infrastructure (water, sewer, electricity). The cabin is being sold with the land "as is, with all faults".

Old Home Site: This area is located in the largest field on the Republican Road. The structure is dilapidated and not usable. This site is being sold with the land, "as is".

Woodland: (Refer to attached Stand Type Map)

**1997 Pine Plantation (GREEN on Stand Type Map – 96 acres +/-):** A clearcut timber harvest occurred in 1996 -1997. The stand was allowed to naturally regenerate with loblolly pine and some scattered upland hardwood (mostly yellow poplar, sweetgum, oak, etc.). Pine is the predominant specie present as shown in the attached timber volume estimate. The stand was first thinned in 2022 with good results. Most of the pine timber present is pulpwood with some chip-n-saw intermixed. A few acres northeast of the largest field were not thinned due to low pine stocking and increased hardwood stocking. Overall timber quality is considered good and this stand is considered merchantable.

**Branchland / Swampland (BLUE on Stand type Map – 19 acres +/-):** This small area facilitates drainage of the highland. These areas are identified as "blue lines" on the attached soils map. Most of these areas should be considered Streamside Management Zones as defined by the North Carolina Forest Service. Due to small acreage and to protect water quality, this stand of timber is not very manageable and should be left as is.

## LAND SALE NOTICE cont...

### MARDRE HEIRS / BYNUM TRACT

#### GENERAL SALE CONDITIONS:

1. Sale Date: **19 December 2023 at 11:00 a.m.** at the Office of Timberlands Unlimited.
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, faxed or delivered to Timberlands Unlimited located at 305 South King Street in Windsor, NC on or prior to **11:00 a.m., Tuesday, 19 December 2023**. Bids will be opened promptly at 11:00 a.m., Tuesday, 19 December 2023. 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, any improvements on the 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 and aerial photograph containing 165 acres (+/-).
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. There is a gate located at the entrance to the tract. The gate combination is 1-2-3-4. Please close and lock the gate upon exiting the tract.
10. Hunting Rights: There is no current hunting lease on this tract. If sold, the hunting rights will be the responsibility of the new owner.
11. Farming Rights: The current farming rights have been leased to Gilbert Leggett Farms for the 2023 season. The current farming lease will expire December 31, 2023. If sold, the 2024 farming rights will be the responsibility of the new owner.
12. Legal Easement: The existing tract path that extends from the Republican Road through the northwestern portion of the Mardre/Bynum tract provides access to the adjoining lands located to the north. This path has been well maintained and has provided access to the Alston tract for many decades. This easement by prescription runs with the land and will be conveyed with the land.

**LAND SALE NOTICE cont...**

**MARDRE HEIRS / BYNUM TRACT**

**GENERAL SALE CONDITIONS cont....**

13. 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.
14. 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.
15. 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.
16. Sellers 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.

**SUMMARY**

The Mardre Heirs/Bynum tract is an excellent investment. The farmland is fertile and will provide annual income. Timber is growing and should provide good additional future 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](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 sellers 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.*  
David L. Jennette, Jr.  
Timberlands Manager

