



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE (Sealed Bid-Lump Sum) April 10, 2025

BONNER & TEXAS GULF TRACTS

Richland Township
Beaufort County, NC

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

LOCATION:

The Bonner & Texas Gulf tracts are located approximately (6) six miles northwest of Aurora, NC on both sides of Minor Run Road (State Road # 1971) and both sides of Durham Creek Road (State Road # 1971). Reference is made to the attached Location Map, Aerial Photographs and Tax Maps for a more complete description.

Sale Date: 8 July 2025 at 11:00 am at Timberlands office.

DESCRIPTION:

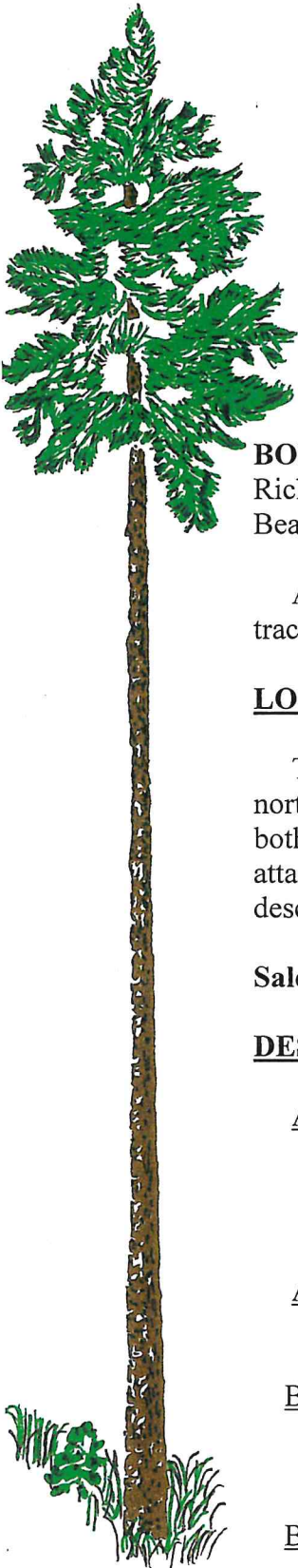
<u>Acreage:</u> Cropland.....	0 acres (+/-)
Woodland.....	302 acres (+/-)
Branchland / Swamp land.....	72 acres (+/-)
TOTAL ACRES.....	374 acres (+/-)

Accessibility: Excellent directly off of State Road #1971 shown on the attached Aerial Photographs and Tax maps.

Boundaries: Most of the external woods boundaries are identifiable by existing old paint, changes in neighboring timber, natural drainage features and public roads.

Beaufort County Tax Parcel Identification Number: 6539-42-2384 (Bonner)
6539-34-5449 (Texas Gulf)

Specializing In: Buildings: None.
Forest Management Services
Timber Sales
Appraisals and Inventories Cropland: None
Silvicultural Services
Real Estate and Land Sales



LAND SALE NOTICE cont...

BONNER & TEXAS GULF TRACTS

DESCRIPTION cont...

Cemetery: The Bonner Family Cemetery is located on the west side of Minor Run Road on the Bonner tract as shown on the attached aerial photographs. This cemetery is not included in this land sale. The seller will retain ownership of this cemetery and will be responsible for future maintenance of the site.

Cemetery: Located on the east side of Durham Creek Road on the Texas Gulf tract as shown on the attached aerial photographs. This cemetery does not belong to the seller's family and has not been previously maintained. This cemetery will be sold with the land and is not excluded from the sale.

Eagle Nest: A Bald Eagle Nest is located in the swamp near the boundary between the Bonner and the Texas Gulf tracts as shown on the attached aerial photographs. The nest is identified by the US Fish & Wildlife Service as CST-BEAU-156. The nest is located in a large cypress tree. Status of the nest or its classification of activity with the USFWS is unknown.

Two Tracts For Sale: These are two separate tracts being offered for sale (Bonner & Texas Gulf Tracts). Each tract is described separately in the attached pages of this notice. Bids can be submitted on individual tracts or on both tracts combined. Refer to the attached Offer to Purchase sheet.

GENERAL SALE CONDITIONS:

1. **Sale Date: 8 July 2025 at 11:00 am at the Timberlands Unlimited office.**
2. The Bonner & Texas Gulf Tracts are being offered for sale as follows:

BONNER TRACT	157 acres (+/-) (Woodland/Upland -121 acres +/-) (Swampland /Marsh- 36 acres +/-)
TEXAS GULF TRACT	217 acres (+/-) (Woodland/Upland -182 acres +/-) (Swampland/Branchland - 35 acres +/-)
2 TRACTS COMBINED	374 acres (+/-) Total (Woodland/Upland – 303 acres +/-) (Swampland/Marsh/Branchland-71 acres+/-)

LAND SALE NOTICE cont...

BONNER & TEXAS GULF TRACTS

GENERAL SALE CONDITIONS cont...

3. This is a sealed bid, lump sum sale. Sealed bids (written offers) may be mailed, e-mailed or delivered to Timberlands Unlimited at 305 S. King Street in Windsor, NC 27983 on or prior to **11:00 am, Tuesday, July 8, 2025**. Bids will be opened promptly at 11:00 a.m., Tuesday, July 8, 2025. Please use the Offer to Purchase form attached to this Sale Notice. E-mail address is foresters@timberlandsunlimited.com.
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 or its uses whatsoever. All acreage figures are estimates and subject to change based on matters of survey.
5. Terms: The owner requires cash at closing.
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 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 sixty days after the seller accepts an offer.
7. Possession will be given at time of closing.
8. Hunting Rights: There is no current hunting lease on the properties. If sold the new owner(s) will be responsible for the future hunting rights.
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(s) transferring the use value tax treatment with the property.
10. The owner reserves the right to refuse any and all offers to purchase and reserves the right to award the sale of the tracts in whatever manner that they decide at their sole discretion to be in their best interest.
11. 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, number of trees, timber volumes, or any other information.
12. Seller's Agent will notify all bidders of the sale results of the sale within seven (7) days from the date of the bid opening.

LAND SALE NOTICE cont...

BONNER & TEXAS GULF TRACTS

GENERAL SALE CONDITIONS cont...

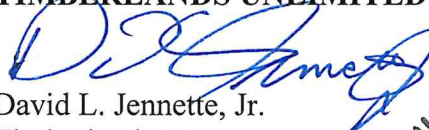
SUMMARY:

The Bonner & Texas Gulf Tracts provides the prudent investor with timber stands that can provide good future income. Hunting opportunities including deer, turkey, etc. are available on the tract. Access is excellent from public roads. Please take time to visit this tract as well as our website at www.timberlandsunlimited.com for additional information on this and other available tracts.

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 owner 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

