

ALBEMARLE LAND & TIMBER SERVICES

583 Ownley Road Elizabeth City, NC 27909

252-264-2209 www.nclandandtimber.com

Introduction

Albemarle Land & Timber Services, Inc. is pleased to offer for sale the following tract of land and its improvements: The **Haskett Tract** is located primarily in the Nixonton area, of Pasquotank County, North Carolina.

Location & Description

The Haskett tract is a beautiful small farm. Very well maintained, located only a few miles South West of Elizabeth City, North Carolina. More precisely this tract is approximately 8 miles to the South and West of Elizabeth City on the North side of SR 1140 (Halls Creek Road). This tract is located approximately 4 miles South of US Highway 17. The tract has two parcel ID numbers and has a total deeded acreage of approximately 47.75 +/- . The cleared land by Pasquotank Tax Records is 24.75 +/- acres. The remainder is wooded acres, both high ground and wet ground, mixed. There is **NO Current Survey** on this property and all acreage numbers are based solely upon tax records. Any interested buyer must verify acreage numbers to their satisfaction. The farm touches a state maintained road and offers several hundred feet of state road frontage. The farm also touches Halls Creek on the North side of the small bridge.

Timber

There is some mature timber around the small field closest to the creek. There has been no timber cruise due to the fact that the aesthetic value is possibly more valuable than the timber stumpage value, but there is enough timber to have someone harvest should this be desired.

Soils / Zoning / Flood Zones

Please see the enclosed maps.

Price

The **Haskett Tract** is being offered for **\$185,000.00 UD Dollars**.

Contact

For any further information or questions regarding this property, please contact Mark Williams at our office: Albemarle Land & Timber Services at 252-264-2209 or at our website at www.nclandandtimber.com.

All information given in this packet is considered reliable, but is in no way Guaranteed by Albemarle Land and Timber Services, it's Agents or the Landowners. All information is given for reference purposes only. Each potential buyer is encouraged to check out all information to his or her own satisfaction.