

ALBEMARLE LAND & TIMBER SERVICES

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Introduction

Albemarle Land & Timber Services is pleased to offer for sale the following tract of land and its improvements: The **Hofler Tract** is located primarily in the New Hope Township, Perquimans County, North Carolina.

Location & Description

This property is an open field of 126.82 acres and approximately 26.45 acres of young Loblolly Pine Trees. The trees are approximately 13 years old. The whole tract consists of approximately 153 +/- acres total. This includes paths and ditches for both cleared and wooded areas. The road frontage on New Hope Road (Sr 1300) is approximately 1000 feet and lies on both sides of the old farm house. The acreage is currently being farmed by a local farmer.

Soils

Soils on the property are ROANOKE. Drainage on the property is the field ditches and the State Road ditch. A test hole was dug and found a sand mixture about 3 to 4 feet down in two different areas on the tract.

Property Potential

The parcel is being rented to a local farmer annually. The trees in the rear of the property have Whitetail Deer roaming through to the field to feed. This would make an excellent subdivision once Perquimans County gets the county water on line for the area. This is currently being worked on and should be ready in a year or so.

Conditions of the Sale

The asking price is \$600,000.00 for the property. This includes all timber values and acreage.

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. Email: alt@inteliport.com