

ALBEMARLE LAND & TIMBER SERVICES

583 Ownley Road Elizabeth City, NC 27909
252-264-2209 www.nclandandtimber.com

Introduction

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

Location & Description

This property is a beautiful tract of land for hunting, growing trees as a timber investment, outdoor recreation, or just live where you play. The tract is located approximately 8 miles south of Hwy 17 off State Road 1312. The total deeded acreage is approximately 34 +/- acres. This acreage includes woodland and timber values. Access onto the property is directly off SR 1312 (Cove Road) onto a private path, which is a deeded 50-foot right of way to the property and all of Canaan Place. The path is an unimproved dirt/rock drive used for access to four lots. This path is in very good condition. This tract is attached to a large area of woodland stretching from the Perquimans River. This area is abundant in wildlife such as Whitetail Deer, Squirrel and Wild Turkey. The large areas of marsh and waterways are usually wintering grounds for a wide variety of waterfowl. The contiguous woodlands areas help to create a constant supply of wildlife on and around the property and a secluded life style for those looking to live away from the City.

Most of the soils on the property are excellent for growing Loblolly Pine, which is evident by looking at the existing stands on the property. The soils range from a fine loam in the uplands to a muck in the wet areas. A soil map and description is enclosed for further information. The topography of the property is predominately flat.

Water Access

The water frontage on the property is estimated at approx. 600 feet on the Perquimans River and Canaan Cove.

(Please see aerial photo)

Road Access

The access to the property is a 50-foot deeded right of way from State Road 1312 (Cove Road) on to the property. On the property there is an abundant of frontage on the road, which gives great access to the property.

Restrictions

There are restrictive covenants attached to this property. Please contact us for a copy.

Conditions of the sale

The material in this document is considered reliable, but is in no way guaranteed by Albemarle Land and Timber Services Inc. and its agents or associates or the current owners of the tract.

Earnest money will be no less than \$10,000.00 US, unless, other arrangements are approved by the sellers.

Price

The price for the entire tract includes land and timber value. The asking price is **\$225,000.00US**

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. E-mail alt@inteliport.com

All information in this packet is believed to be accurate but is not guaranteed or warranted by the sellers or Albemarle Land and Timber Services Inc.