

# 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 the improvements: The **Fleetwood tract** is located primarily in the Bethel Township, Perquimans County, North Carolina.

## **Location & Description**

This property is an open field previously divided into two parcels of 3.4 acres each. The tracts are located approximately 2 miles slightly East of the area known as the Edenton Y, or approximately 6 miles northeasterly of Edenton N.C. The total deeded acreage for both parcels is approximately 6.8 acres. This includes paths and ditches for both areas. Both parcels have adequate road frontage to be used for building lots. This property fronts on Sr 1341 known as Burnt Mill Road. The acreage is currently being farmed by a local farmer.

Soils on the property are ROANOKE. Drainage on the property is the field ditches and the State Road ditch.

## **Property Potential**

The parcels already have two different parcel ID numbers, so the subdivision into two lots has already been done. Build one large house on 6.8 acres or build two houses on 3.4 acres each. Great investment for the future.

## **Conditions of the sale**

The owners have requested a deed restriction be placed on the property to allow stick built homes or prefabricated stick built homes only on the property.

The prices for both tracts are \$32,500.00 each or \$55,000.00 for all 6.8 acres.

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](http://www.nclandandtimber.com). E-mail [mark@nclandandtimber.com](mailto:mark@nclandandtimber.com)