

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 its improvements: **Lambs Corner Tract** is located primarily in Courthouse Township, Camden County, North Carolina.

Location & Description

The Lambs Corner Tract is a beautiful and well-maintained farm located approx. 6 miles North West of Camden, North Carolina. The total deeded acreage is approximately 139 acres. This includes paths, ditches, farm acres and wooded areas. The total acres of tillable ground are approximately 56.3 acres by FSA maps, and are currently under cultivation. The farm touches a state maintained road. The access is directly off State Road 1208 (Lambs Road). A well-maintained road runs along the west boundary from SR 1208 to the woods.

This farm drains through a system of canals and ditches. (See the enclosed FSA map)

One area in the block consists of young Loblolly Pines at the front, approximately 18 years old. As the timber area runs to the north the timber type changes more to a mixed Pine/Hardwood then to a Hardwood area. This total timber area is approximately 70 acres in size and runs across the top half of the farm.

Timber

The timber on the tract is predominately Loblolly Pine in the front half, Mixed Pine and hardwood in the middle, and all Hardwood in the back portion. The timber is approximately 18 years old and should be Row Thinned by a method of 3rd row thinning. This will allow the remaining timber to grow more freely. The age of maturity should be around the age of 40 for the majority of the stand. Below is an estimate of merchantable timber volumes based upon an approximate 12 % cruise of the woodland.

Pine CNS	Scribner	39,685 bd ft
Pine Pulpwood		800 Tns
Sweetgum	Doyle	32,476 bd ft
Red Oak	Doyle	7,841 bd ft
Maple	Doyle	5,470 bd ft
Poplar	Doyle	13,350 bd ft
Hardwood Pulpwood		2,150 tns

Soils

Please see the enclosed soils maps for soil types.

Price

The Lambs Corner Tract is being offered for **\$1,400,000.00 US 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 consider reliable, but is in no way Guaranteed by Albemarle Land and Timber Services, it's Agents or the Land Owners. All information is given for reference purposes only. Each potential buyer is encouraged to check out all information to his or her own satisfaction.