

ALBEMARLE LAND & TIMBER SERVICES

583 Ownley Road Elizabeth City, NC 27909
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Introduction

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

Location & Description

The Lothian Tract is a beautiful and well-maintained farm located approx. 6 miles North and East of Belvidere, North Carolina. The total deeded acreage is approximately 91.41 acres. This includes paths, ditches, farm acres and wooded areas. The total acres of tillable ground are approximately 38.62 acres by Tax maps, and are currently under cultivation. The farm touches a state maintained road. The access is directly off State Road 1208 (Up River Road). A well-maintained road runs along the west boundary from SR 1208 to the woods. This is also a right away for an adjoining property owner.

This farm drains through a system of ditches. The total timber area is approximately 52.79 acres in size and runs across the back half of the farm.

Timber

The timber on the tract is predominately Young Loblolly Pine and Hardwood mixture. Mixed Pine and hardwood was the original timber mix of this tract. Hurricane Isabelle hit this area in 2003 and the timber was harvest at this time. The new timber stand started to grow back the following season and is now approximately 3 years old. The age this timber stand will mature, should be around the age of 40-45 years old.

Soils

Please see the enclosed soils maps for soil types.

Price

The Lothian Tract is being offered for **\$750,000.00 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.