

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 improvements: The Roduco tract is located primarily in the Reynoldson Township, Gates County, North Carolina.

Location & Description

This property is a small cutover area of **4.19** acres. The area was planted back with hybrid Loblolly Pine Seedlings. The trees are approximately 1 year old. These are good fast growing trees if someone did not want to clear the entire property. The road frontage on Highway 158 is approximately 146 feet. The local Post Office is just next door to the east.

Soils on the property are ROANOKE. Drainage on the property is poor. A soils engineer should be consulted for possible septic plans.

Property Potential

Some limited commercial potential would be a possibility on this tract due to the frontage on Hwy 158.

Conditions of the sale

The owners are asking **\$18,500.00** for the property but will consider any offer.

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