

# ALBEMARLE LAND & TIMBER SERVICES

583 Ownley Road Elizabeth City, NC 27909  
252-264-2209 [www.nclandandtimber.com](http://www.nclandandtimber.com)

## Introduction

Albemarle Land & Timber Services is pleased to offer for sale the following tract of land and the timber improvements: The **Sandy Road tract** is located primarily in the Parksville Township, Pasquotank County, North Carolina.

## Location & Description

This property is a beautiful tract of land for hunting a variety of wildlife species, growing trees or outdoor recreation; there is even a trailer on a lot to live on the land. The tract is located approximately 1/2 mile north and slightly East of Parksville N.C. The total deeded acreage is approximately 136 acres. This includes paths, ditches, for a mostly wooded tract. Little amounts of the land have a small amount of water standing on the tract. Access onto the property is directly off (Sandy Road). The road is an unimproved road recently taken over by the state to maintain. This tract is attached to a large area of woodland stretching north into Pasquotank County, locally known as “The Desert”. Wildlife generally will have to travel through this property to access the cropland and open land on all sides. The large areas of wooded property attach to this property creates a constant supply of wildlife on and around the property.

The timber on the property has been harvest on the majority of the tract approx. 15 years ago. The area was replanted with hybrid Loblolly Pine Seedlings. There is a small wedge shaped piece on the east boundary which still has some old growth timber standing.

## Hunting

Hunting on the property is very diverse. White Tail deer roam to and from the properties surrounding the tract of land, especially the wooded sections behind the property. This large wooded acreage provides an endless parade of wildlife looking for a free meal on the grain crops in the fields. Whitetail Deer sign is prevalent on the property. The property also provides excellent habitat for Bobcat, Gray Squirrel and Bobwhite Quail. Some Duck activity is on the property along the little slew on the west boundary. This could be enhanced with a little work. This property could truly be a sportsman’s paradise and a wonderful place to grow a timber investment at the same time. A few areas have been cleared and could be used for wildlife food plots.

### **Price**

The price for the entire tract includes land and timber value. The price is **\$295,000.00US**  
Earnest money will be no less than 5.0% of the purchase price.

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