

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 tracts of land and the improvements: **The Sawyer Tract** is located primarily in The South Mills Township, Camden County, North Carolina.

Location & Description

The Sawyer Tract is a property with great potential, located on the west side of Pudding Ridge Road (sr1225) just over a mile East of South Mills. The property is located approximately 30- 45 minutes from Norfolk Va., 30 minutes from Elizabeth City, North Carolina or approximately an hour from the Outer Banks. The total deeded acreage by survey is approximately 18.86 acres. The timber has been cut off the tract and has very little re-growth. The abundance of road frontage makes this property worth taking a good look at.

Road Frontage

According to the enclosed survey of the property, there is approx. 1757.23 feet located along sr1225 or Pudding Ridge Road. This could allow for further division of the property pending approval from the local government.

Maps

The tract on all the enclosed maps is shown as Tract 2

Soils

Please see the enclosed soils maps for soil types.

Price

The Sawyer Tract is being offered for sale at **\$250,000.00 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.