

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 tracts of land and the improvements: **The Shawboro Tract** is located primarily in The Crawford Township, Currituck County, North Carolina.

Location & Description

The Shawboro Tract is a property with a small pond located out near the road. The tract is located on the east side of Highway 34 approximately five miles south of Sligo in Currituck.. The property is located approximately 30- 45 minutes from Norfolk Va., 30 minutes from Elizabeth City, North Carolina or less than an hour from the Outer Banks. The total deeded acreage 16.56 acres, however there is no survey on record and the county tax map show the property at 11.27 acres. The timber in the back of the field has not been cut and would make a great live stock area or a small hunting area for the outdoorsman or woman. Currituck is a growing area due to its location. This property will not last long.

Road Frontage

Due to the fact there is no survey of the property; a guess of approx 200+/- feet of road frontage is the best we can offer at this point.

Maps

The tract lines are approximate on all the enclosed maps.

Price

The Sawyer Tract is being offered for sale at **\$145,000.00 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.