

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 timber improvements: The **Weeksville Tract** is located primarily in the Salem Township, Pasquotank County, North Carolina.

Location & Description

This property is a beautiful tract of land for hunting, growing trees as a timber investment, outdoor recreation, or just live where you play. The tract is located approximately 16 miles south of Hwy 17 off State Hwy 34. The total deeded acreage is approximately 254+/- acres. This acreage includes woodland and timber values. Access onto the property is directly off SR 1104 (Hammer Road) onto a 30 foot deeded right of way to the property. This tract is attached to a large area of woodland stretching around the Bluff Point area. This area is abundant in wildlife such as Whitetail Deer, Wild Turkey Squirrel and Fox. The contiguous woodlands areas help to create a constant supply of wildlife on and around the property and a secluded life style for those looking to live away from the City.

Most of the soils on the property are excellent for growing Loblolly Pine, which is evident by looking at the existing stands on the property. There is one area of cut over on the property, which was harvest last few years. The soils are mostly Roanoke, except as you get closer to the water the reeds disappear from the under-story usually signifying a soil change to sandy loam. The soils would need to be checked by a professional for residential purposes. The topography of the property is predominately flat but there are a few waterfront lots on this tract.

Road Access

The access to the property is a 30 foot deeded access which touches the State Road 1104 (Hammer Road) on to the property.

Restrictions

There are no restrictive covenants attached to this property.

Conditions of the sale

The material in this document is considered reliable, but is in no way guaranteed by Albemarle Land and Timber Services Inc. and it's agents or associates or the current owners of the tract.

Earnest money will be no less than \$25,000.00 US, unless, other arrangements are approved by the sellers.

Timber

At present, there are some areas of merchantable old growth timber on the tract. It is at the discretion of any successful buyer as to weather they would want to cut these areas. The other cut over areas have a suitable amount of seedlings coming back into the stands.

Price

The price for the entire tract includes land and timber value. The price is **\$750,000.00US**

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. E-mail alt@inteliport.com

All information in this packet is believed to be accurate but is not guaranteed or warranted by the sellers or Albemarle Land and Timber Services Inc.