

# ALBEMARLE LAND & TIMBER SERVICES

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## Introduction

Albemarle Land & Timber Services is pleased to offer for sale the following tract of land and the timber improvements: The Cedar Rock Timber tract is located primarily in the Edenton Township, Chowan 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. The tract is located approximately 5 miles North and slightly East of Edenton N.C. The total deeded acreage is approximately 306 acres and was compiled from two deeds owned by the heirs of Ms. Ruth Perry White at one time. This includes paths, ditches, for a mostly wooded tract. Very little amounts of the land have any amount of water standing on the tract. Access onto the property is directly off (Greenhall Road) Sr 1315. The path is an unimproved drive shared jointly with other landowners. This tract is attached to a large area of woodland stretching from Chowan County into Perquimans County, locally known as Bear Swamp. Wildlife generally will have to travel through this property to access the cropland and open land to the West and South. The large areas of wooded property attach to this property creates a constant supply of wildlife on and around the property.

Soils on the property are excellent for growing Loblolly Pine. The soils include Roanoke, Tomotely, and Portsmouth. Each of these soils are considered hydric but are excellent for timber production. The only drainage on the property is the canal beside the road. No internal drainage is evident. The timber on the property has been separated into stand areas, which are described further in this report. Some effects of Hurricane Isabelle are noticed through-out the woods with some blow down. The overall damage was approximately 10% and **not** counted in this report.

## 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. Deer and Turkey sign are prevalent on the property. This property has one of the best hunting potentials I have seen for Wild Turkey. The property also provides excellent habitat for Bobcat, Gray Squirrel and Bobwhite Quail. 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 started for wildlife food plots, but have not been completed yet.

### **Conditions of the sale**

Timber Volumes and values are given for buyer reference and must be requested. It is still the responsibility of the buyer to check all values and acreage for their own use. The material in this document is considered reliable, but is in no way guaranteed by Albemarle Land and Timber Services Inc. and its' agents or associates.

Earnest money will be no less than 5.0% of the purchase price.

### **Price**

The price for the entire tract includes land and timber value. The price is **\$650,000.00US**

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