

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 its improvements: **Fletcher Farm** is located primarily in Belvidere Township, Perquimans County, North Carolina.

Location & Description

The Fletcher Farm is a beautiful and well-maintained farm located 7 miles North of Belvidere, North Carolina in Perquimans County. The total deeded acreage is approximately 305 acres. This includes paths, ditches, farm acres and structure areas. The total acres of tillable ground by FSA maps are approximately 297.46 acres and are currently under cultivation. The farm is divided into two parcels by parcel ID numbers but is one contiguous block of farm land. There is a pole shelter located strategically in the middle of the farm. A state maintained rock path runs along the entire north boundary.

A well maintained road has for years been the main access to this farm. A lot of the maintenance and related cost and responsibilities on this path have been reverted to the State Department of Transportation due to a mitigation project to the west which shares the Right of Way. This road enters off Turn Pike Road. The drainage ditches are located at the South end of the block with large canals boarding the property on two sides.

This farm drains through a system of ditches. Most of the farm drains into the headwaters of the Perquimans River.

The farm is set up in long rectangular shaped blocks easily farmed with large equipment. The farm rents for annual cash rent presently and the farmer will gladly kept renting. This equates into a good cash flow on the farm each year.

Soils

The soils are black soils for the most part with a small sandy streak running through the one end. The two primary soils are Arapahoe and Scuppernong. **There is a Weyerhaeuser Mineral Reservation attached to the Deed.**

Price

Fletcher Farm is being offered for **\$1,200,000.00 US Dollars**. Approx. \$4000.00 per acre.

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.