

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 tract of land and its improvements: **Vera Brown Farm** is located primarily in Jamesville Township, Martin County, North Carolina.

Location & Description

The Vera Brown Farm is a beautiful small acreage farm located approximately 4 miles South of Hwy 64 on the West side of Free Union Road located in Martin County, North Carolina. The total deeded acreage is approximately 52.04+/- acres and is verified by a Survey of the property done in July of 2013. This includes paths, ditches, an old house lot with Pecan Trees, woodland and farm acres. The total acres of open farmland are approximately 15.20. This ground is being rented and cultivated on a yearly basis by a local farmer. This gives a perspective landowner some yearly income off the property from the farm rent. Near the state road there is a set of old Pecan Trees still producing, and old house and old shelter (no structures are considered useful). Access to the farm is directly off the State Maintained Road (Free Union Road). The timberland was cutover approximately 5 years ago and was not planted back. This area has natural regrowth of the hardwood species with some Loblolly Pine spotted throughout the cut. This area has a good population of Whitetail Deer and Turkey.

The farm drains through a system of field ditches which connect to the road.

Soils

The soils are mineral soils for the most part with the majority of the soils being Lenoir and Lynchburg. These are the two primary soils on the cultivated area. These are good soils for this area for crop production.

The soils in the wooded area are primarily Betheria. This soil has a site index of 92 for growing Loblolly Pine. This is a good soil for growing trees as is evident with the large Paper Company Tracts Laying to the west of this tract.

Property Break Down

Wooded – 26.15acs

Open Field – 15.20acs

Total Tract - 52.04 acs

House lot(Structures and Pecan trees) 5.10acs

Open Back fields –5.59acs

**** These acreage amounts are for informational purposes only and obtained from the tax card. Each potential buyer is advised to check and verify these numbers to their own satisfaction.**

Price

The Vera Brown Farm is being offered for **\$132,000.00 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.