

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 its improvements: **Douglas Crossroads LLC Farm** is located primarily in Long Acre Township, Beaufort County, North Carolina.

Location & Description

The Douglas Crossroads LLC Farm is a beautiful small acreage cleared land farm with a larger section of woodland connected. This farm is located approximately 2 miles East of Hwy 32 on the North side of Braddy Road, located in Beaufort County, North Carolina. The total deeded acreage is approximately 170.20+/- **acres and is verified by a Survey of the property done in March of 1948.** The total acres of open farmland are approximately 17.0 acres. 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. This also gives a great access to the property and a possible future building lot should someone want to live on the tract. No structures are currently on the property. Access to the farm is directly off the State Maintained Road (Braddy Road) SR 1600. There is approximately 770 feet of Road Frontage along Braddy Road.

The timberland was cutover and reestablished approximately 16- 17 years ago. There are a couple of small areas, one 8 ac spot that has natural regrowth of the hardwood species. Another approx.. 20 acre spot has mixed Hardwood and some Loblolly Pine spotted throughout. Approximately 125 acres of the woodland is pretty much solid Loblolly Pine 16- 17 years old. This area also has a good population of Whitetail Deer, Black Bear and Turkey.

Soils

The soils are mineral soils for the most part with the majority of the soils being Leaf on the woodland and Lenoir and Craven on the farmland. These are the two primary soils on the cultivated area. These are good soils for this area for crop production and consist of a Silty Loam.

The soils in the wooded area are primarily Leaf. This soil has a site index of 90 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 and east of this tract.

Property Break Down

Wooded – 153 acs

Open Field – 17acs

Total Tract - 170.20 acs

**** 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.**

Timber volume estimates:

153 acres estimated current timber market value @ \$650.00 per acre.

Price

The Douglas Crossroads LLC Farm is being offered for **\$279,000.00 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 / 252-340-1970 cell** or at our website at www.nclandandtimber.com.