

"The Forest Management Experts"

Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE
(Sealed Bid-Lump Sum)
October 28, 2026

SPRUILL / SHORTY'S TRACT
Snakebite Township
Bertie County, NC

As agents for the owner, we are proud to offer for sale the following described tract of land.

LOCATION:

The Spruill / Shorty's Tract is located approximately nine miles northwest of Windsor, NC on both sides of NC Hwy 308 and the west side of Parker School Road (State Road # 1243). Reference is made to the attached Location Map and Aerial Photograph for a more complete description.

SALE DATE: January 12, 2027 at 11 am at the Timberlands office.

DESCRIPTION:

Acreage:	Cropland.....	86 acres (+/-)
	Woodland.....	113 acres (+/-)
	Paths, Ditches, etc.....	3 acres (+/-)
	TOTAL ACRES.....	**202 acres (+/-)**

Accessibility: Excellent. Directly from Parker School Road (State Road # 1243) and NC Hwy 308 as shown on the attached Aerial Photograph and Stand Type Map.

Boundaries: Most of the external woodland boundaries are identifiable by **RED** paint, natural boundaries, changes in timber types, ditches, and public roads. An existing survey map is attached. The acreage shown above is a breakdown calculated by Timberlands and varies from the survey map, tax office and FSA calculations.

Soils: The soils on the tract consist of Bibb & Johnston loams, Craven fine sandy loam, Exum fine sandy loam, Grantham silt loam, and others. These soils are typical of the area and are excellent for their current forestry and agricultural use. A soils map is attached.

Tax Parcel Identification Number: (NC PIN) 5864-68-5793

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David L. Jennette, Jr.
Timberlands Manager
Registered Forester

LAND SALE NOTICE cont…

SPRUILL / SHORTY'S TRACT

DESCRIPTION cont…

Cropland: FSA Farm #6205, Tract #1718. FSA map is attached. The Shorty's Tract contains a total of 89.87 acres of cropland including ditches and paths based on computations on file at the USDA Farm Service Agency.

Woodland: (Refer to attached Stand Type Map)

2000 Pine Plantation (ORANGE on Stand Type Map – 44 acres +/-): This stand consists of loblolly pine that was first thinned in 2019. The timber is good in quality and a mix of pulpwood, chip n saw, and sawtimber. This stand is well stocked and considered merchantable.

2000 Pine Plantation (PURPLE on Stand Type Map – 32 acres +/-): This stand consists of loblolly pine that has not been thinned. The timber is average in quality and is mostly pulpwood with scattered chip n saw and sawtimber. This stand is well stocked and considered merchantable.

Branchland / Lowland Hardwood (BLUE on Stand Type Map – 37 acres +/-): This small area facilitates drainage of the highland. These areas are identified as "blue lines" on the attached soils map. The timber consists of a mix of cypress, maple, tupelo gum, black gum, etc. Most of these areas should be considered Streamside Management Zones as defined by the North Carolina Forest Service.

GENERAL SALE CONDITIONS:

1. Sale Date: **January 12, 2027 at 11:00 a.m.**
2. A single bid is required for the entire tract.
3. This is a sealed bid, lump sum sale. Sealed bids (written offers) may be mailed, faxed or delivered to Timberlands Unlimited located at 305 South King Street in Windsor, NC on or prior to **11:00 a.m., Tuesday, January 12, 2027**. Bids will be opened promptly at 11:00 a.m., Tuesday, January 12, 2027. Please use the Offer to Purchase form attached to this Sale Notice when making an offer.
4. The property is being offered and sold "as is, where is, with all faults." The sellers and the seller's agent make no representations or warranties about the real property or its uses whatsoever.
5. Terms: The owner requires cash at closing.
6. The land being sold consists only of one tax parcel as shown on the attached tax map containing 202 acres (+/-).

LAND SALE NOTICE cont...

SPRUILL / SHORTY'S TRACT

GENERAL SALE CONDITIONS cont ...

7. At time of closing, the sellers will pay for deed preparation, revenue stamps, prorated property taxes and seller's agent fees. Buyer shall bear the expense of searching the title and the full cost of any title insurance premiums, boundary surveying, deed recording and all other costs of the sale. The closing must occur within forty-five (45) days after the sellers accept an offer.

8. Possession will be given at time of closing.

9. Hunting Rights: The current hunting rights have been leased for the 2026 season. The current hunting lease will expire December 31, 2026. If sold, the 2027 hunting rights will be the responsibility of the new owner.

10. Farming Rights: The current farming rights have been leased for the 2026 season. The current farming lease will expire December 31, 2026. If sold, the 2027 farming rights will be the responsibility of the new owner.

11. All real estate ad valorem taxes for the current year will be prorated as of the closing date. Seller requires that a use value tax application be signed by the successful buyer transferring the use value tax treatment with the property.

12. The sellers reserve the right to refuse any and all offers to purchase and reserve the right to award the sale of the tract in whatever manner that they decide at their sole discretion to be in their best interest.

13. Seller and Seller's Agent has provided information about the property solely for the convenience of the prospective buyer and does not guarantee or warrant map scale or accuracy, timber stand information, acreage estimates, boundary lines, survey map or any other information.

14. Seller or Seller's agent will notify all bidders of the results of the sale within seven (7) days from the date of the bid opening.

LAND SALE NOTICE cont…

SPRUILL / SHORTY'S TRACT

The Shorty's Tract is an excellent investment. The farmland is fertile and will provide annual income. Hunting opportunities including deer and turkey are available on the tract along with other small game species. Please take time to visit this tract as well as our website at www.timberlandsunlimited.com for additional information.

A great effort has been made in the collection of data and in the preparation of this **NOTICE** to be accurate, honest, and professional. The information contained in this **NOTICE** is believed to be true; however, neither Timberlands Unlimited nor the owners guarantee this information. This Notice of Land Sale is provided for the buyer's comparative analysis only. If you have questions, or if you would like for us to show you this land, please do not hesitate to call us.

Respectfully submitted:

TIMBERLANDS UNLIMITED

David L. Jennette, Jr.
Timberlands Manager

W. Walker Jennette
Management Forester