



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE

(Sealed Bid-Lump Sum)

April 18, 2025

ECU Real Estate Foundation, Inc.
BARNHILL & HARDY-B TRACTS
Cross Roads & Poplar Point Township
Martin County, NC

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

LOCATION:

The Barnhill & Hardy-B tract is located approximately two miles northeast of Everetts, NC on both sides of the Wild Cat Road (SR# 1409). Reference is made to the attached Location Map, Tax Map and Aerial Photograph for a more complete description.

SALE DATE: 24 June 2025 at 11 am at the Timberlands Office.

DESCRIPTION:

<u>Acreage:</u> Cropland.....	142 acres (+/-)
Woodland (upland – Pine Plantation).....	63 acres (+/-)
Branchland / Swamp land.....	71 acres (+/-)
Tract road/ditches/shelter areas.....	6 acres (+/-)
TOTAL ACRES.....	282 acres (+/-)

Accessibility: Excellent. Directly off of both sides of the Wild Cat Road (State Road #1409) as shown on the attached Aerial Photograph and Stand Type Map. Road frontage is approximately 2,100 feet combined.

Boundaries: Most of the external woodland boundaries are identifiable by natural boundaries, changes in timber types, ditches, public road and old red paint. No warranties are made concerning the location of the boundaries.

Soils: Cropland soils are composed primarily of the Norfolk soil type. The woodland soils are composed primarily of Norfolk, Goldsboro, Bonneau and Bibb soil types. These soils are typical of the area and are excellent for their current agricultural and forestry use. A soils map is attached.

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LAND SALE NOTICE cont...

ECU / BARNHILL & HARDY-B TRACT

DESCRIPTION cont...

Parcel Identification Number: (Parcel ID) 0800125. Martin County Tax Office Map and card is attached.

Cropland: FSA Farm #2906, Tract #1004. FSA map is attached.
The Barnhill & Hardy-B Tract contains a total of 142.16 acres (+/-) of cropland based on computations on file at the USDA Farm Service Agency.

Farm Shelters / Structures: One wooden frame structure enclosed on three sides with old 5-V tin is present. The items under the shelter are personal property of the tenant farmer and can be removed in the future. An open shelter with a metal roof is located in front of the bulk barns. The four bulk tobacco barns are personal property of the tenant farmer and are excluded from this land sale. Both wooden structures are located on the Barnhill tract and are included in this land sale. Refer to the tax card. No warranties are made by the sellers or Timberlands concerning the two wooden structures which are being sold with the land "as is, with all faults".

Cemetery: An old cemetery is located on the north side of the Wild Cat Road on the Barnhill tract. Refer to the aerial photograph and stand type map for location.

Woodland: (Refer to attached Stand Type Map)

2019 Pine Plantation (ORANGE on Stand Type Map – 55 acres +/-): This stand consists of a loblolly pine plantation which was established in February 2019. In September 2018, a chemical herbicide site prep spray was applied by helicopter to this stand to control sprouting hardwood vegetation. The stand is considered adequately stocked with pine trees averaging 2-4 inches and 10-20 feet in total height. Overall timber quality is considered good and this stand is considered pre-merchantable.

2015 Pine Plantation (PURPLE on Stand Type Map – 8 Acres +/-): This stand consists of a loblolly pine plantation that was established in February 2015. In September 2015, a herbicide release was applied by helicopter to control the competing hardwood and herbaceous vegetation. The trees average 3-5" dbh and 25 – 35' in total height. This stand is considered pre-merchantable and adequately stocked.

LAND SALE NOTICE cont...

ECU/BARNHILL & HARDY-B TRACT

DESCRIPTION cont...

Branchland / Swampland (BLUE on Stand type Map – 71 acres +/-): These areas facilitate drainage of the highland. Most of these areas are identified as “blue lines” on the attached soils map. Most of these areas should be considered Streamside Management Zones as defined by the North Carolina Forest Service. Some of these areas contain bottomland hardwood timber species including but not limited to cypress, sweet gum, maple, etc. This area also includes some upland (field edges and steep hills) that contain upland hardwood species such as yellow poplar, oak, sweet gum, etc. These areas protect water quality and offer a diverse wildlife habitat.

GENERAL SALE CONDITIONS:

1. Sale Date: **24 June 2025 at 11:00 a.m.** at the Office of Timberlands Unlimited.
2. A single bid is required for the entire advertised tract.
3. This is a sealed bid, lump sum sale. Sealed bids (written offers) may be mailed, e-mailed or delivered to Timberlands Unlimited located at 305 South King Street in Windsor, NC on or prior to **11:00 a.m., Tuesday, 24 June 2025**. E-mail: foresters@timberlandsunlimited.com. Bids will be opened promptly at 11:00 a.m., Tuesday, 24 June 2025. 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 seller and the seller’s agent make no representations or warranties about the real property, any improvements on the 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 and aerial photograph containing 282 acres (+/-) well known as the Barnhill & Hardy-B Tract.
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 should occur within sixty (60) days after the sellers accept an offer, depending on buyer financing requirements (if any).
8. Possession will be given at time of closing.

LAND SALE NOTICE cont...

ECU / BARNHILL & HARDY-B TRACT

GENERAL SALE CONDITIONS cont....

9. Hunting Rights: There is no current hunting lease on this tract. If sold, the hunting rights will be the responsibility of the new owner.
10. Farming Rights: The current farming rights have been leased to Kevin Revels for the 2025 season. The current farming lease will expire December 31, 2025. If sold, the 2025 farming rights will be the responsibility of the new owner. All rental payments for the current 2025 farming season will be paid to the seller.
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 seller reserves 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, survey map, property boundaries 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.

SUMMARY

The Barnhill & Hardy-B tract is an excellent investment. The farmland is fertile and will provide annual income. Timber is growing and should provide good additional future 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 seller guarantees 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.
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Timberlands Manager

