

ALTERNATIVE INVESTMENT OPPORTUNITY OFFERED BY AFM REAL ESTATE

DOWNING TRACT
BLADEN COUNTY, NORTH CAROLINA
57.25 +/- ACRES
\$800/ACRE

LOCATION: From Elizabethtown, NC take Hwy 41 East to White Lake, NC. In White Lake merge left onto Hwy 701 North and proceed approximately 2.2 miles to SR 1519 (McLean Rd) on the left. Property is accessed through prescriptive access across adjoining farms. Property is located within 1-hour of Fayetteville, NC.

DESCRIPTION: 57 acres of seclusion. This property is located just outside of White Lake, NC offering a great recreational/investment opportunity. This is your chance to purchase that hunting/recreational tract. Located in an area with minimal development and an abundance of wildlife including deer, turkey, bear, and many other small game species. Currently the timber is being harvested on the property and does not convey with the property.

PROPERTY USE: This property provides excellent hunting and recreational opportunities.

CONTACT: Kirk Richardson NCBL #221869
P.O. Box 1470 • 3700 South Main Street • Hope Mills, NC 28348
Office: 910-426-2734
Mobile: 910-309-6790
Fax: 910-424-0931
E-mail: kirk.richardson@amforem.biz

All information is assumed to be accurate and substantially correct but no assumptions of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

American Forest Management (AFM) will not be liable for any fees or commissions to any real estate salesman, broker, dealer or agent in connection with this offering unless arrangements have been made with the listing salesperson or broker and his/her Broker-In-Charge. Arrangements made will be in writing only on forms supplied and approved by AFM. Prospective buyers or sellers, as the case may be, must be registered with AFM in writing for AFM's approval prior to discussions relating to payment of fees or commissions. Possession of AFM's marketing material or sales information or the showing of the sale property without prior permission from the listing salesperson or broker does not obligate AFM in any way to the payment of fees or commission to individuals not employed by or a contractor associated with AFM.











Downing Tract Congaree Carton, LP



Legend

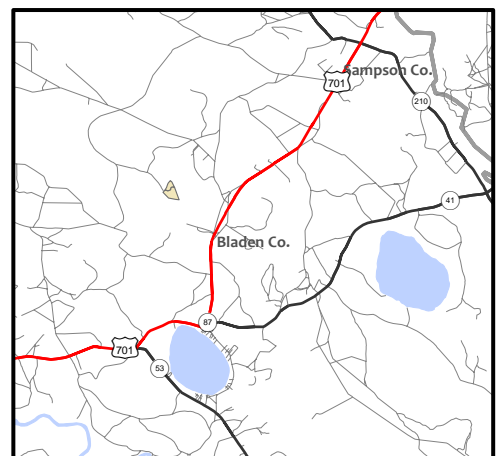
Minor Roads

ROAD_TYPE

-  County/City; County/City Road
-  Company Grade Road
-  Woods Road/Jeep Trail
-  RailRoads
-  Utilities
-  Perennial Stream
-  Intermittent Stream
-  Major Water

0 1,000 2,000
Feet
1 inch equals 1,980 feet

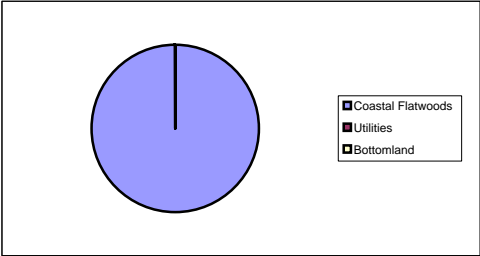
Downing Tract
Bladen County, NC
57.25 +/- Acres
Timber does not convey



This map is for planning purposes only.
Boker does not guarantee title, buyer should have an attorney conduct a routine title exam.

Tract: Downing
 Bladen, NC
 57.25 Acres

Land Type	Acres
Coastal Flatwoods	57.25
Utilities	
Bottomland	
Total	57.25



Merchantable Timber	Tons
Pine Sawtimber	0
Pine Chip-N-Saw	0
Pine Pulpwood	0
Hardwood Sawtimber	0
Hardwood Pulpwood	0
(Rounded)	

