

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

Office: 919+846-7520 Fax: 919+848-2230 Toll Free: 800-962-2281

EXECUTIVE SUMMARY

Capps Timberlands Tract Warren County, NC

**161 +/- Acres
Price - \$379,900.00**

Property Information:

Address: Hwy 43

City: Warrenton, NC 27589

Tax Map # H70, Parcel# 63

Deed: DB 643, PG 260

Plat Book 12, Page 70 and PC 1/206A/7

2008 Property Taxes: \$379.68

Description: This property has been owned and managed by professional foresters. Approximately 27 acres were planted with Loblolly Pine in 2001 and 14 acres were planted with Loblolly Pine in 2005. Both areas of pines were site prepared with herbicide to reduce competition, which has greatly increased the growth potential of the pines. The remaining 118+/- acres of timber consists of mixed pine and hardwood that is currently merchantable. It has been thinned and is growing well. Two internal roads provide excellent access. Large hardwoods border Reedy Creek. Abundant wildlife includes deer and turkey.

Directions: From Warrenton take Hwy 58/43 south approximately 4.7 miles to left onto Hwy 43. Continue 1.1 miles to property on left. Look for pink ribbons near property corners. Look for sign.

General Information

Best Use: Timber Production//Recreation

Current Use: Timber Production

Topography: Level to rolling

Access: 1,800+/- feet road frontage

Creek frontage: 2,700+/- feet

Financial Information

Loan Assump: No

Possession: At closing

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

Office Phone: 919-846-7520

Office Fax: 919-848-2230

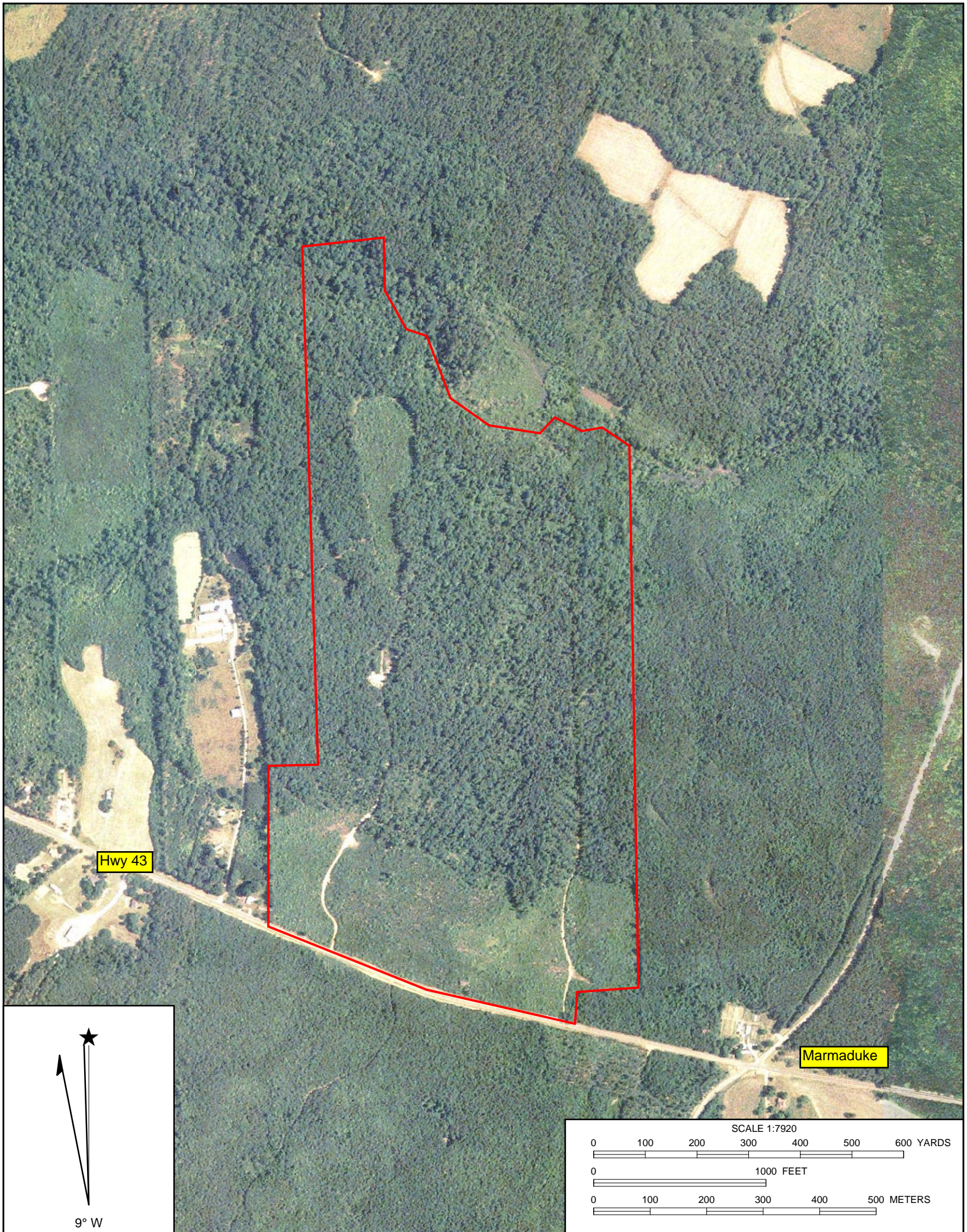
Mobile: 919-880-4673

Email: eeorr@tmmoc.com

Website: www.tmmrealestate.com

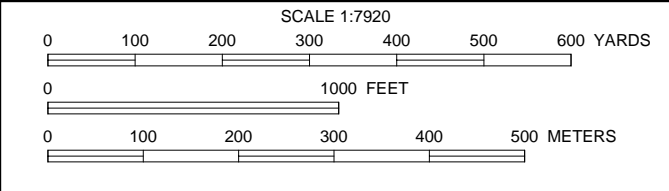
Comments: Excellent timber and wildlife property. Ideal property for hunting and recreational use while the timber produces a nice return on investment. Two gated entrances offer great access to the property. Substantial timber sale income available immediately. Approximately 2,700+/- feet of frontage along Reedy Creek and 1,800+/- feet of road frontage on Hwy 43. Located in southern Warren County, the tract is about 1 hour driving distance from Raleigh.

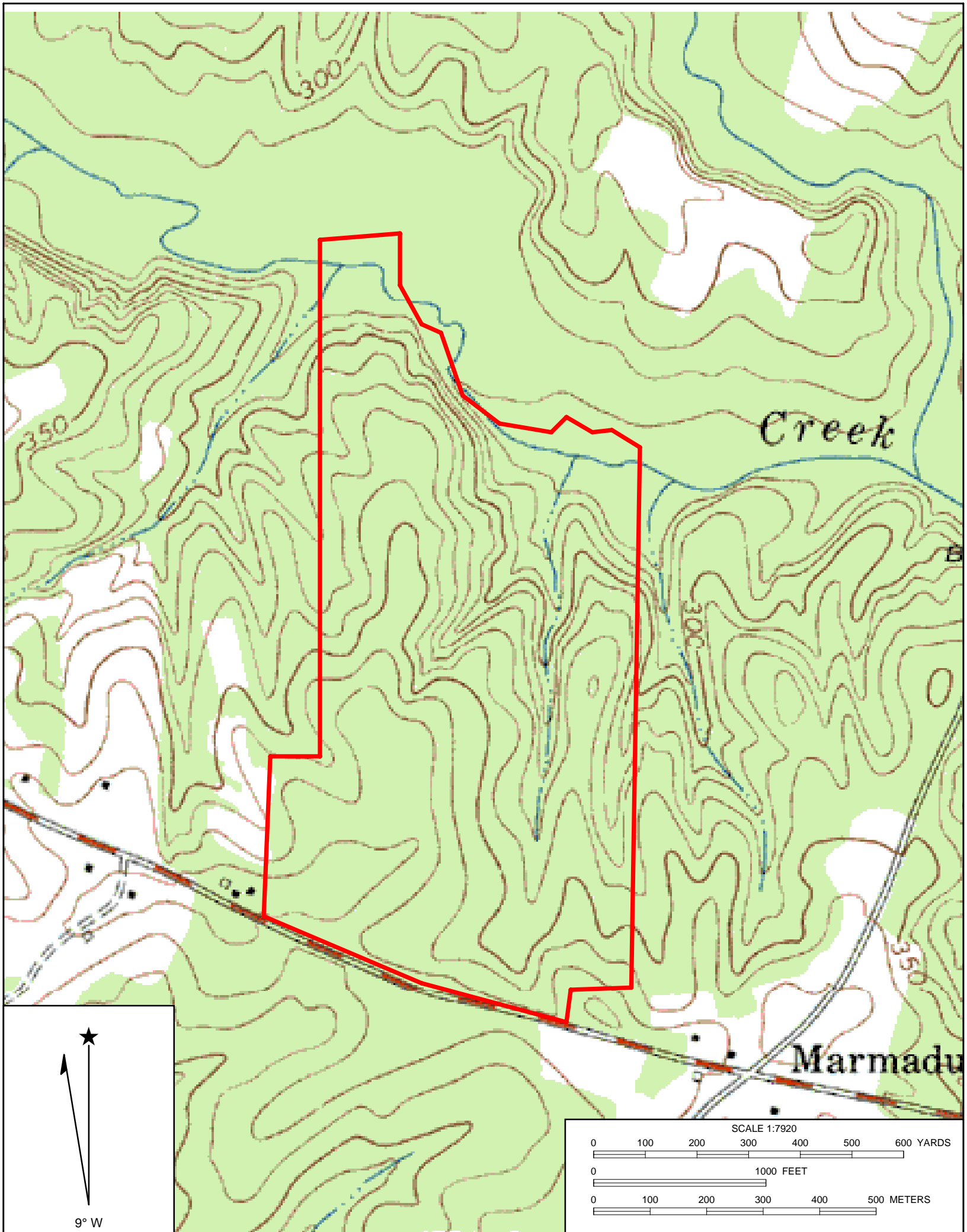
Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.



Hwy 43

Marmaduke





Creek

Marmadu



SCALE 1:7920

0 100 200 300 400 500 600 YARDS

0 1000 FEET

0 100 200 300 400 500 METERS

