

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Capps Forestry Enterprises, Inc. Tract Warren County, NC

**101 +/- Acres
Price - \$171,700.00**

Property Information:

Address: Greentown Rd
City: Warrenton, NC 27589
Tax Map # G10, Parcel# 15 and 16
Deed: DB 627, PG 292
2008 Property Taxes: \$217.36

Description: This property has been owned and managed by professional foresters. Approximately 74 acres were planted in 1998 and 6 acres were planted in 2001. Both areas of pines were release sprayed to reduce competition, which has greatly increased their growth potential. A pulpwood thinning will be needed in about 5 years. Growth rate is excellent due to response from release herbicide spray. Approximately 1,000 feet of road frontage provides excellent access. Abundant wildlife includes deer and turkey. The Tar River Land Conservancy has a conservation easement along Fishing Creek containing 19.554 acres which prohibits cutting of the timber in that area.

Directions: From Warrenton take Hwy 58 south approximately 8 miles to left onto Greentown Road. (SR 1612). Travel 0.7 miles to property on right. Look for orange ribbons near property corners. Look for sign.

Comments: Excellent timber and wildlife property. Ideal for hunting and recreational use while the timber produces a nice return on investment. Substantial timber sale income will be available in the future. Approximately 2,500 feet of frontage along Fishing Creek. Located in southern Warren County, the tract is about 1 hour driving distance from Raleigh.

General Information

Best Use: Timber Production//Recreation
Current Use: Timber Production
Topography: Level to rolling
Access: 900+/- feet road frontage
Creek frontage: 3,200+/- feet

Financial Information

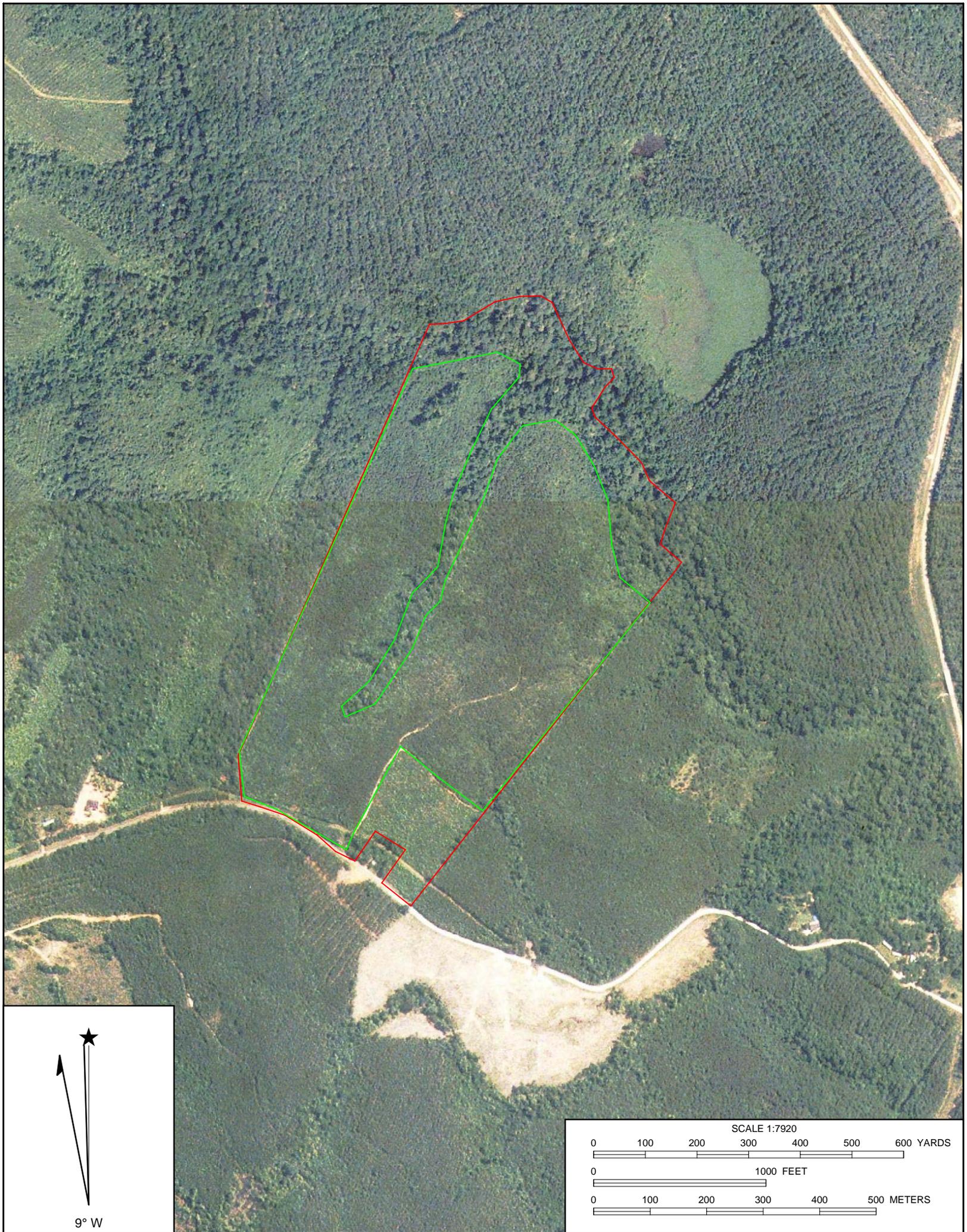
Loan Assump: No
Possession: At closing

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
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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.

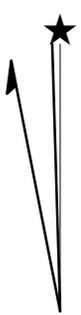


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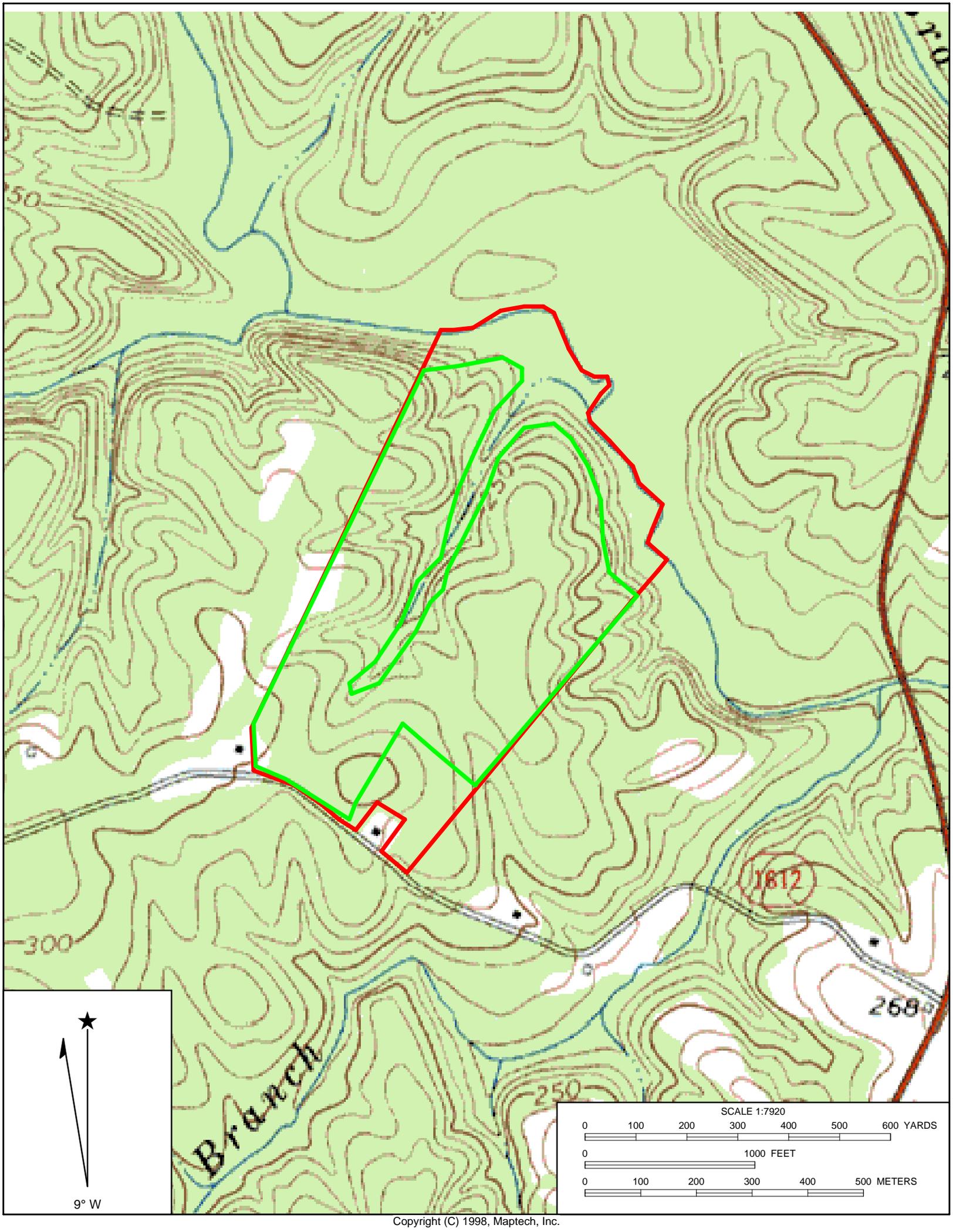
0 100 200 300 400 500 600 YARDS

0 1000 FEET

0 100 200 300 400 500 METERS



9° W



Branch

1812

2680

250

350

300



SCALE 1:7920

