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

EXECUTIVE SUMMARY

Acorn Hill Road Tract Edgecombe County, NC

101.75 +/- Acres Price - \$179,900.00

Property Address:

Address: Acorn Hill Road and Cutchins Farm Rd.

City: Speed, NC 27881

Legal Information:

Tax PIN #: 4851-62-7183

Plat: PC8 Slide 160, Survey 2005

Deed: DB 1423, PG 223 2008 Property Taxes: \$383.41

Description: Tract provides excellent opportunity for timber management and recreation. Site index for Loblolly Pine ranges from 84 to 90+. Loblolly Pine pulpwood stand will need thinning in 2-3 years. Bottomland hardwoods consist primarily of White Oak, Water Oak, Willow Oak, Poplar, Ash and Gum. Both timber stands provide timber income possibilities as well as food and cover for wildlife. Approximately 3,000 feet of frontage along Deep Creek

Directions: From Hwy 64 and Hwy 258 intersection at Princeton, NC, just east of Tarboro, travel north on Hwy 258 approximately 4.2 miles to right onto Hwy 122. Travel north approximately 4.2 miles to town of Speed, NC. Take left onto Cutchins Farm Road and travel 0.6 miles to intersection with Acorn Hill Road. Entrance to property is on left by the stop sign. Shown by appointment only.

General Information

Best Use: Timber Production/Recreation/Hunting

Current Use: Timber production/Hunting

Topography: Level to rolling

Access: Paved road frontage, good internal road

system

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: This tract is set up for hunting with gated access, wildlife food plots, deer stands, roads and 4-wheeler trails installed. Ready to hunt with 7 tower blind deer stands, including two double blinds. Abundant wildlife, with deer and turkey present with possibility of ducks along creek. Located in eastern deer season (longest gun season). Excellent timber management potential. Easy one hour drive 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.



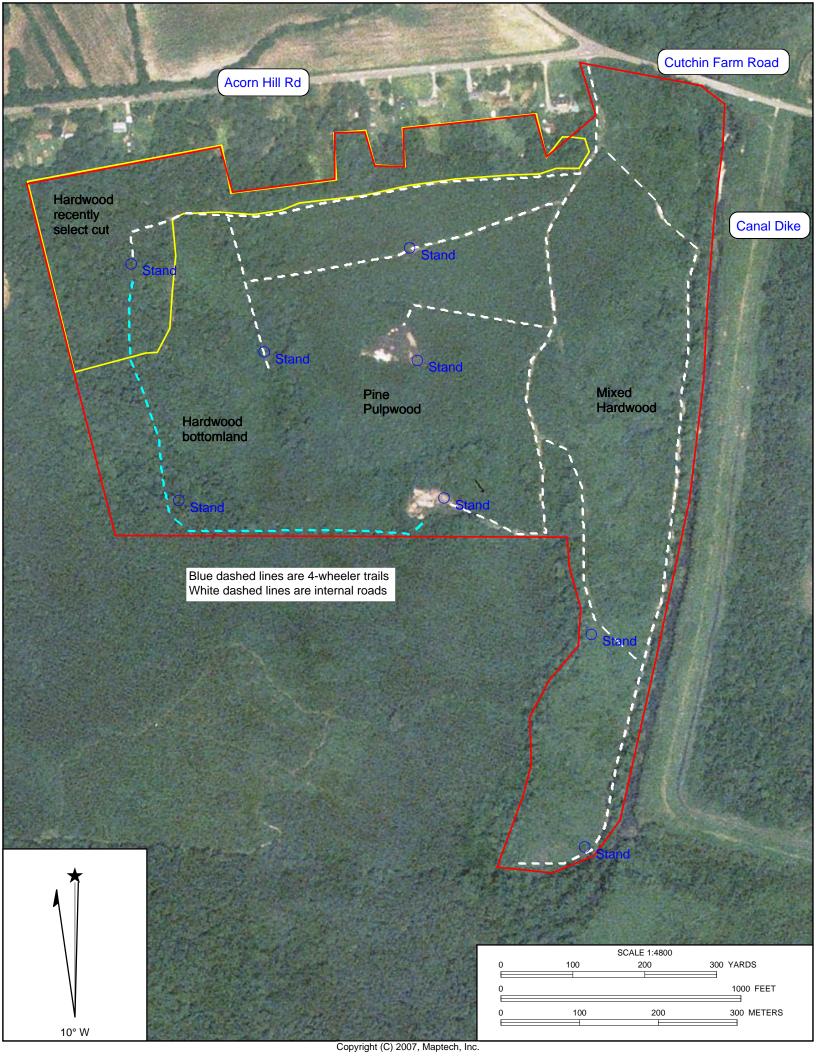
ACORN HILL ROAD TRACT EDGECOMBE COUNTY, NC

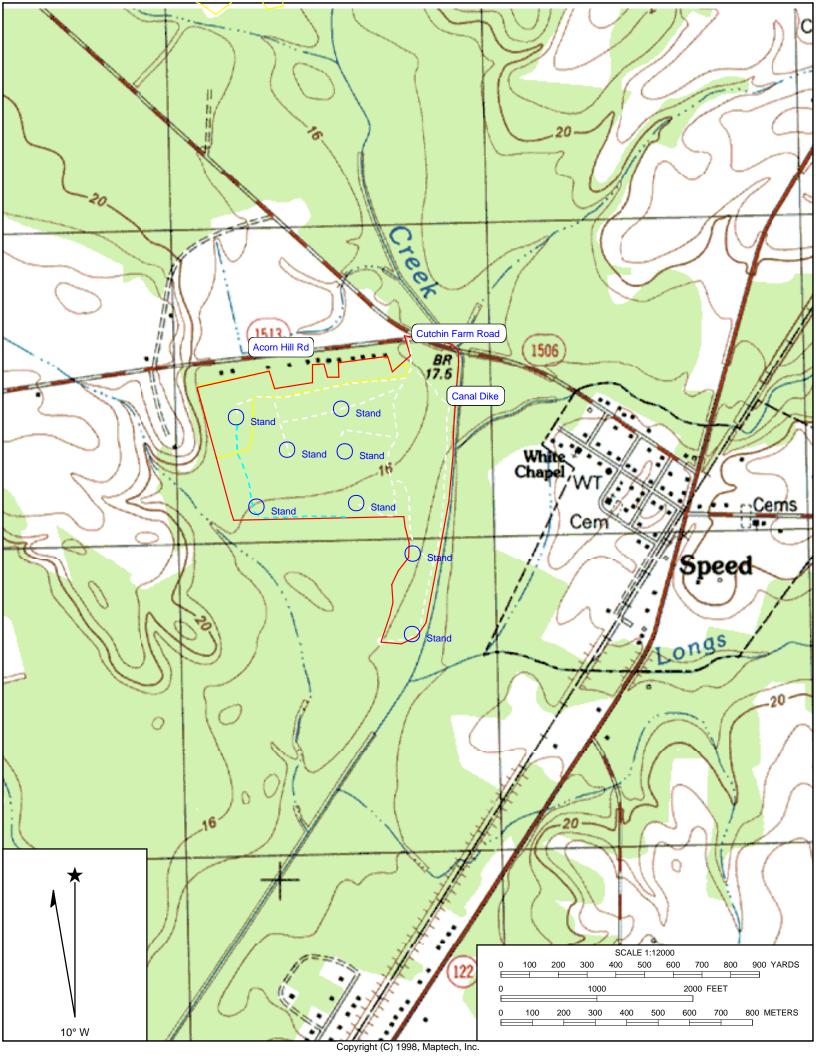




Tower blind overlooking food plot

Offered by: TMM Real Estate, LLC P. O. Box 97803 Raleigh, NC 27624-7803 Office: 919-846-7520





PC8/160

