

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Carolina Commonwealth Forest Products Tract 233+/- Acres - Warren County, NC

**Price
\$468,000.00**

Property Information:

Address: Cole Farm Rd.

City: Warrenton, NC 27589

Legal Information:

Tax PIN #: F2-19

Deed: DB727, PG 565

2007 Property Taxes: \$379.73

Description: This tract has been exceptionally well managed for timber production. Current stands were planted in 2002 and are well stocked. Over 6,000 feet of combined road frontage on the two tracts provides options for future sale of smaller parcels. Interior roads provide additional access. Abundant wildlife includes deer and turkey, with the possibility of ducks along creek.

There are approximately 114 acres primarily north of Cole Rd. and 119 acres south of Cole Rd. Owner is willing to sell as two tracts. Warren County tax maps are drawn incorrectly.

Directions: From Warrenton take Hwy 158 north to Norlina. Take US Hwy 1 north 4 miles to right on Wise-Five Forks Rd. Travel 0.4 miles and take left onto Paschall Station Rd. Continue 1.8 miles to right onto Cole Rd. Travel 1.1 miles to property. Look for orange ribbons near property corners. Look for signs.

General Information

Best Use: Timber Production/Recreation

Current Use: Timber production/Recreational

Topography: Level to rolling

Access: Extensive road frontage

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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Website: www.tmmrealestate.com

Comments: Well managed timberland planted with Loblolly Pine in 2002. Hardwoods left along creeks. Extensive frontage on Rocky Branch and Hawtree Creek, which feeds into Lake Gaston. Adjoins the VEPCO lands around Lake Gaston. Located in northern Warren County, tract is about an 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 not liability for inaccuracies in the listing information.



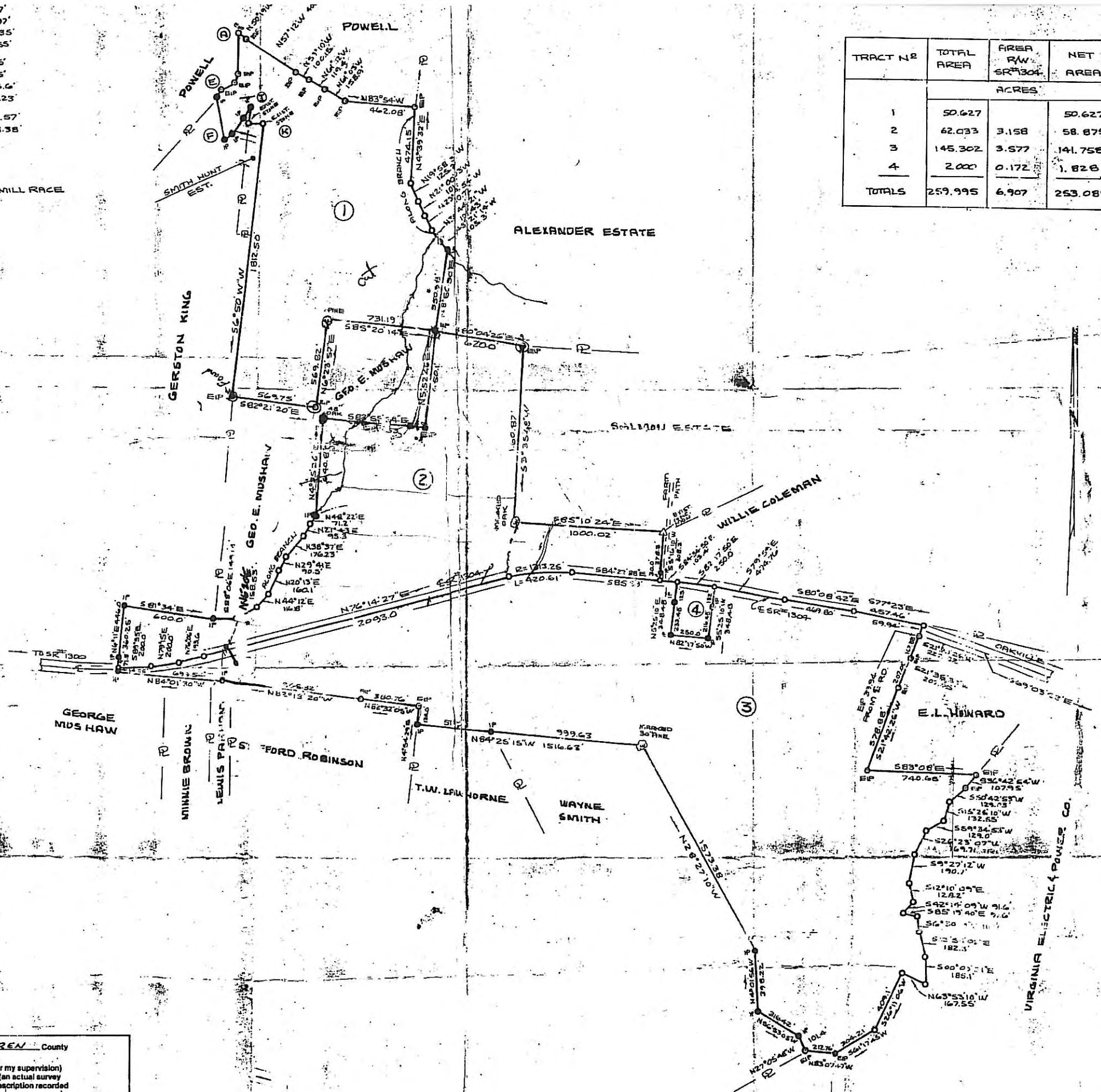
F-I 51°18'W 269.17'
 523°50'W 58.97'
 542°03'W 100.35'
 529°22'W 43.55'
 F-II 59°51'E 292.25'
 * F-III 240°13'E 68.5'
 N36°58'E 124.6'
 N30°29'E 78.23'
 I-K 56°51'W 101.57'
 589°06'E 118.38'

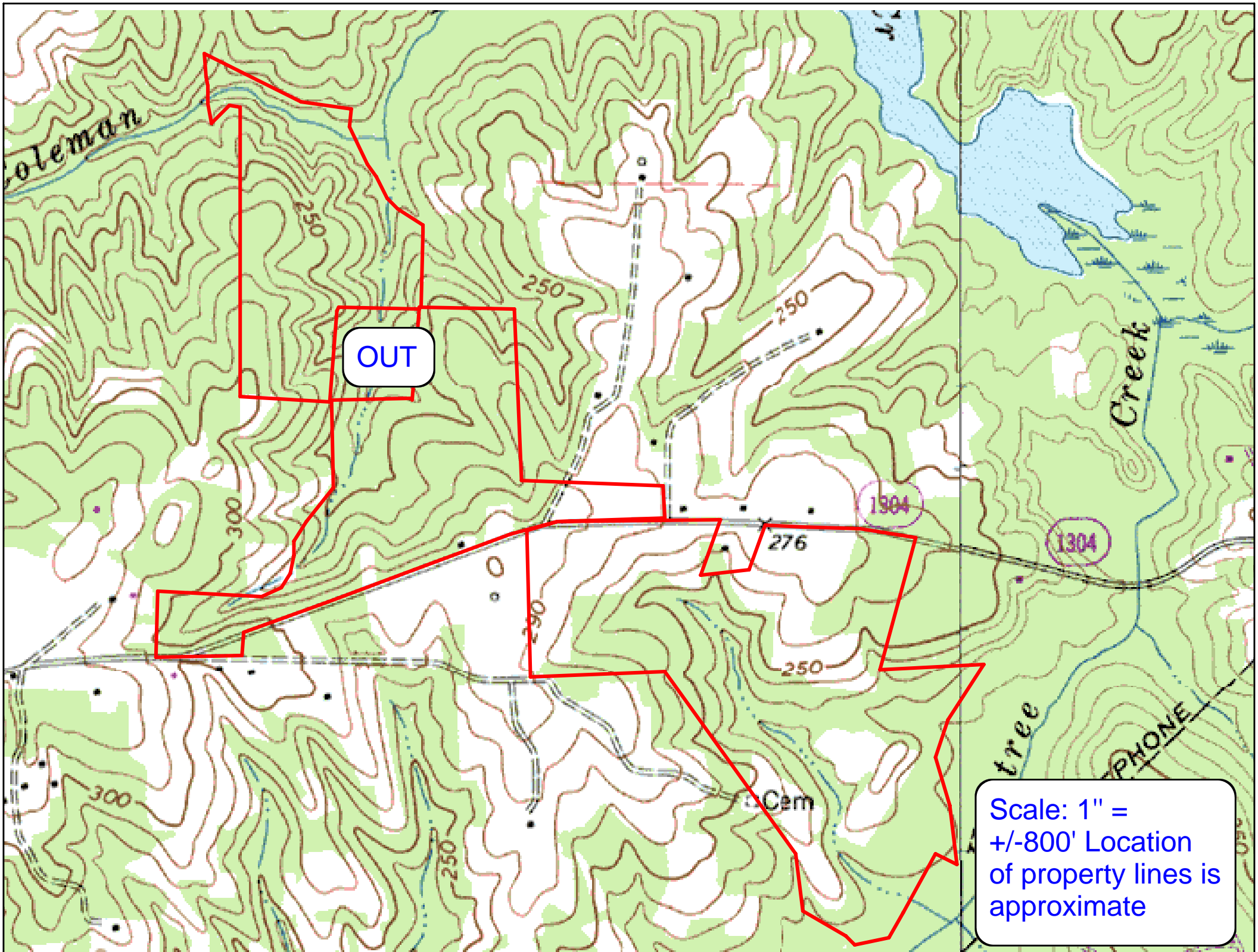
F-I is along OLD MILL RACE

TRACT NO	TOTAL AREA	AREA RW SR 304	NET AREA
	ACRES		
1	50.627		50.627
2	62.033	3.158	58.875
3	145.302	3.577	141.725
4	2.000	0.172	1.828
TOTALS	259.995	6.907	253.088

State of North Carolina, WARREN County
 I, Luther Earl Staggall, certify that this
 map was (drawn-by-me) (drawn under my supervision)
 from (an actual survey made-by-me) (an actual survey
 made under my supervision) (dead description recorded
 in _____)
 that the error of closure as calculated by latitudes and
 departures is 1: _____
 that the boundaries not surveyed are shown as broken lines
 plotted from information found as follows: _____

 that this map (was) (was not) prepared in accordance with
 G.S. 47-30 as amended.
 Witness my hand and seal this _____ day of
MAY, 1982
 R. W. E. Staggall





OUT

Scale: 1" =
+/-800' Location
of property lines is
approximate