

Thompson Hamilton & Blesso Tract



232+/- ACRES HALIFAX CO., NC

List Price \$559,700.00

Prime Hunting, Farm & Timber Land
Jeffrey D. Wolgemuth Sole Proprietor
Larry J. Harrup, Forester/Broker

Jeffrey D. Wolgemuth Sole Proprietor
3530 Sledge Road Littleton NC 27850
Larry J. Harrup NCRF 1802 NC Broker 332600

Thompson, Hamilton & Blesso Tract 232+/- Acres
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This is an excellent tract of land that consists of timberland and farmland located just west of Tillery in Halifax County North Carolina. The Halifax County parcel number for the property is 0300385 and the property is currently enrolled in present use. Based on the Halifax County tax records, the property contains a total of 148+/- acres of woodland and 84+/- acres of open land. This property is an excellent timberland investment and has a potential to provide many other forms of income such as hunting and farming leases. This property adjoins NC Game Land.

The timberland is a mixture of pre-merchantable loblolly pine plantations with two different age classes. The first is approximately 78+/- acres that is roughly 8 years old. The timber was



harvested in 2014 and replanted with genetically improved loblolly pine seedlings. The second stand is approximately 58+/- acres that is roughly 3 years old. This stand of timber was harvested in 2019 and replanted with genetically improved loblolly pine seedlings. Neither tract was release sprayed. The remaining 12+/- acres of the timberland is located in stream buffers and swampy bottomland that consists of various mixed hardwood pulpwood and sawtimber species.

This property along with the surrounding area has an abundance of wildlife species such as whitetail deer, wild turkey and waterfowl. There are a few trails and several tree stands throughout the property, the tree stands do not convey. These shooting lanes and trails appear to have been well maintained by the current lessee. The property also has a nice pond just off the edge of the field.



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The cropland on this property has been very well maintained by a local farmer and is currently planted in cotton. Based on aerial photographs, there is approximately 58+/- acres being tended.



The remainder of the open land appears to be in grassy areas that are being mowed and maintained. The soil types for the open farmland consists predominately of Bonneau loamy fine sand, Gritney fine sandy loam, Marlboro fine sandy loam and State fine sandy loam. A copy of the soil map and soil types have been included in this brochure.

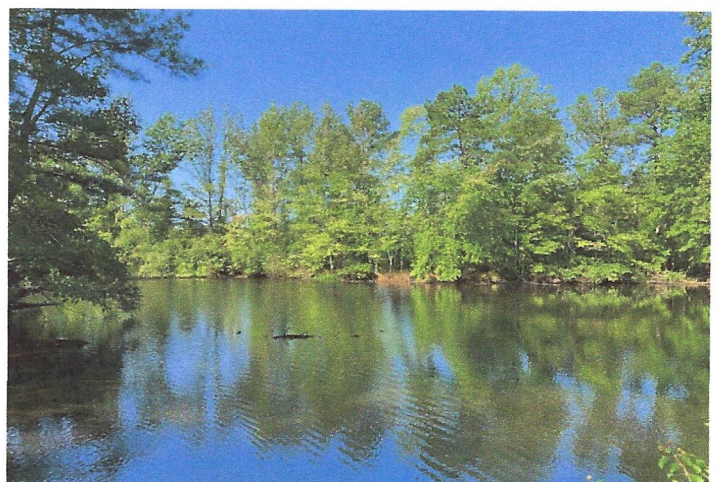
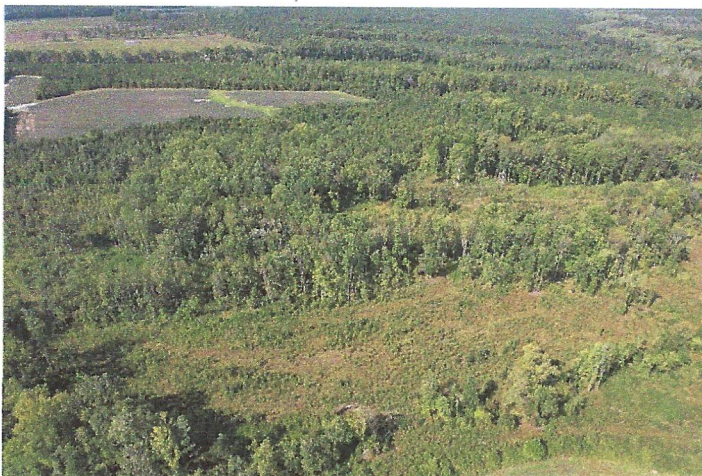
The property has approximately .77 miles of road frontage along Gravel Pit Road. This property is located approximately 1hr and 30 minutes from Raleigh, 1hr and 45 minutes from Richmond, 2hrs and 30 minutes from Virginia Beach, 45 minutes from Rocky Mount and 1hr and 15 minutes from Greenville. **The lock combo to view the property is 1882.**



LISTING AGENT HAS ATTEMPTED TO OFFER ACCURATE DATA. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. BUYERS ARE ADVISED TO CONFIRM ALL ITEMS. PLEASE CONTACT LARRY J. HARRUP AT 804-731-8468 OR JEFFREY D. WOLGEMUTH AT 252-532-9885 OUR OFFICE NUMBER IS 252-586-1116 TO ARRANGE A SHOWING OR YOU MAY PROCEED AT YOUR OWN RISK WHEN VIEWING THE PROPERTY. THANK YOU FOR YOUR INTEREST AND WE LOOK FORWARD TO HEARING FROM YOU SOON.

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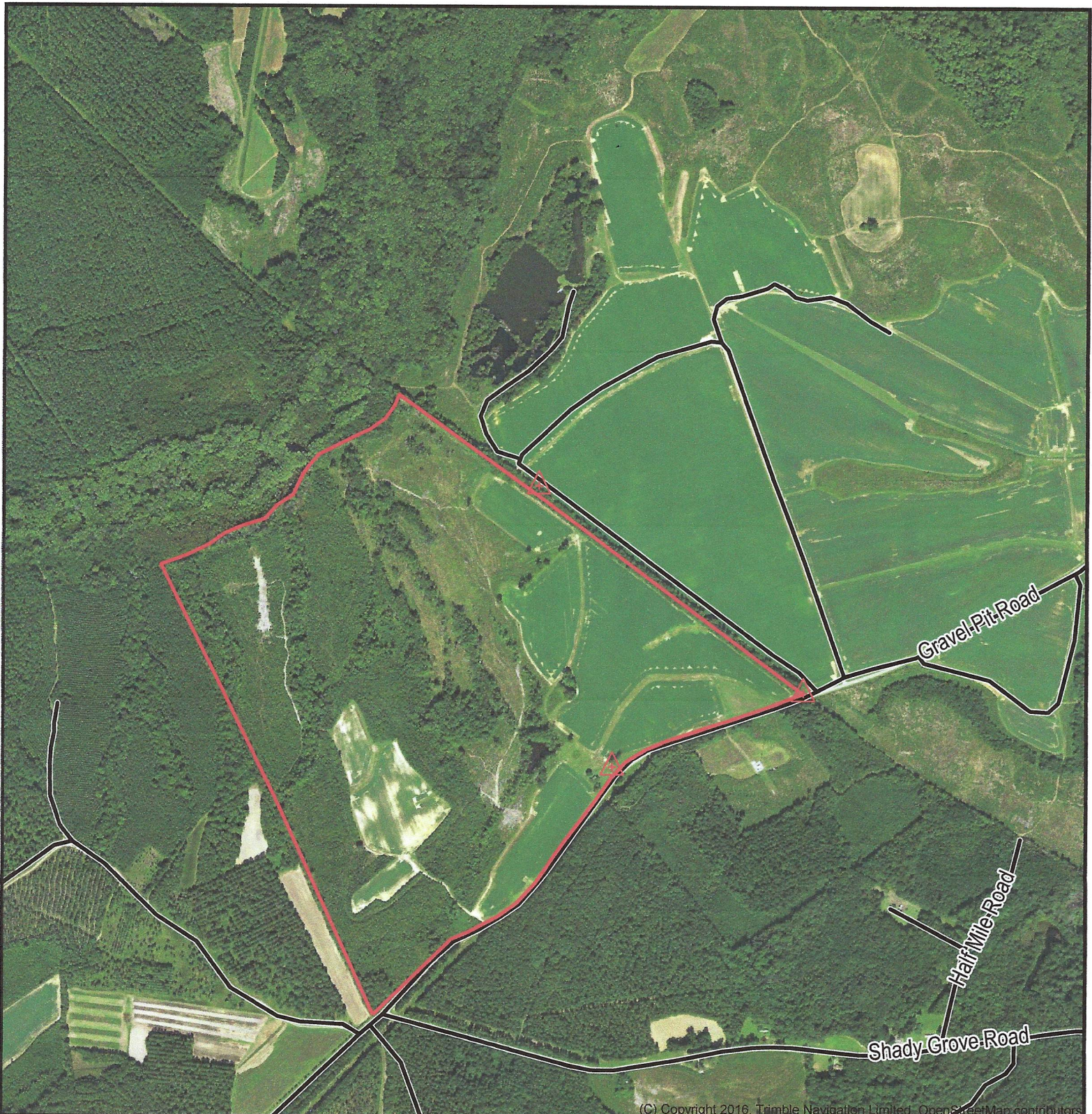
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232 +/- Acres / Halifax County

**Jeffrey D. Wolgemuth Sole Proprietor
P.O. Box 336 Macon, NC 27551
List Price \$559,700.00**

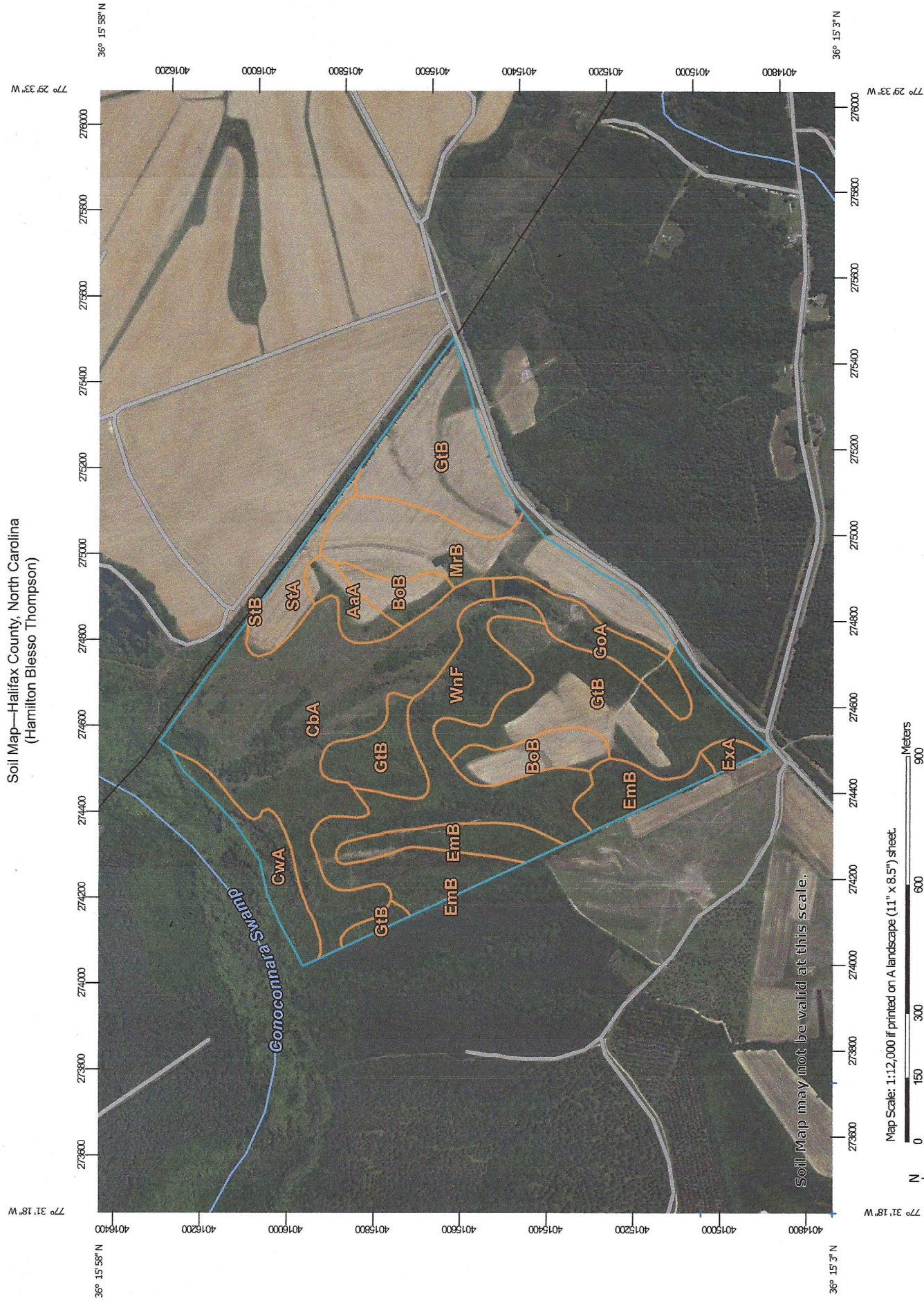
**Larry J. Harrup
Cell: 804-731-8468
Office: 252-586-1116
larryh5@vt.edu**



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Soil Map—Halifax County, North Carolina (Hamilton Blesso Thompson)



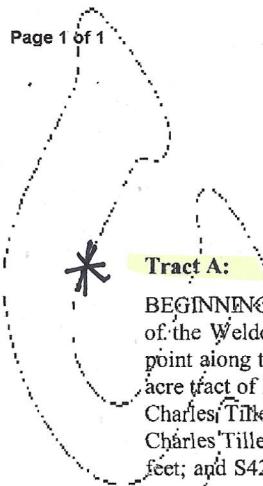
Map Scale: 1:12,000 if printed on A landscape (11" x 8.5") sheet.



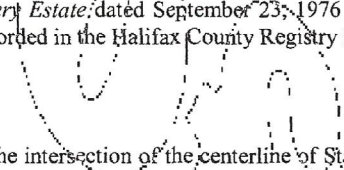
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaA	Altavista fine sandy loam, 0 to 3 percent slopes, rarely flooded, Southern Coastal Plain	4.7	2.0%
BoB	Bonneau loamy fine sand, 0 to 4 percent slopes	12.1	5.1%
CbA	Chastain and Bibb soils, 0 to 1 percent slopes, frequently flooded	54.9	23.3%
CwA	Chewacla and Wehadkee soils, 0 to 1 percent slopes, frequently flooded	8.6	3.6%
EmB	Emporia fine sandy loam, 2 to 6 percent slopes	13.9	5.9%
ExA	Exum silt loam, 0 to 2 percent slopes	1.5	0.7%
GoA	Goldsboro fine sandy loam, 0 to 2 percent slopes	9.1	3.9%
GtB	Gritney fine sandy loam, 2 to 6 percent slopes	60.4	25.6%
MrB	Marlboro fine sandy loam, 2 to 6 percent slopes	25.3	10.7%
StA	State fine sandy loam, 0 to 2 percent slopes	6.4	2.7%
StB	State fine sandy loam, 2 to 6 percent slopes	0.0	0.0%
WnF	Winton fine sandy loam, 25 to 45 percent slopes	38.9	16.5%
Totals for Area of Interest		236.0	100.0%

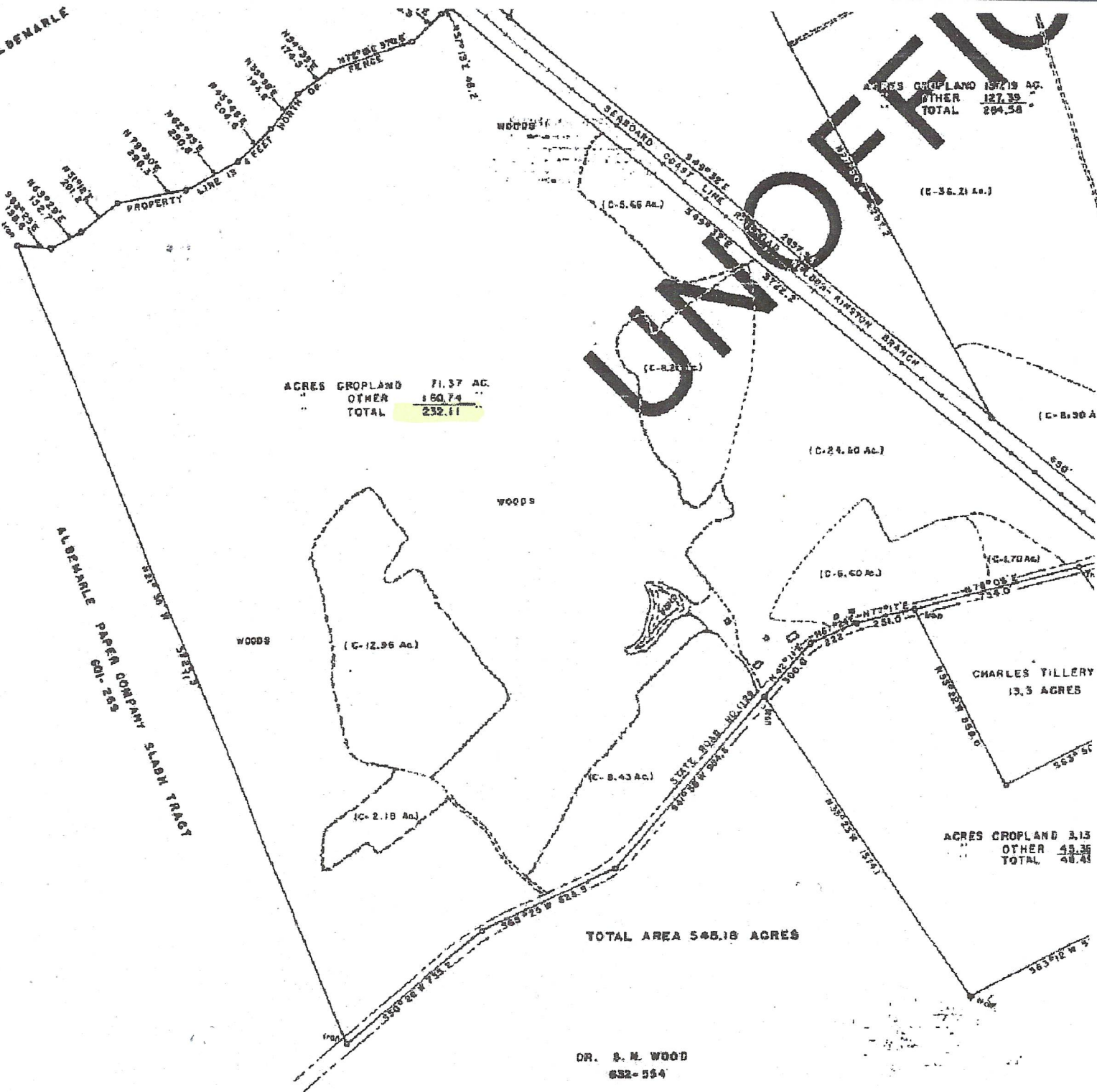
EXHIBIT B**Tract A:**


BEGINNING at the intersection of the centerline of State Road 1128 and the southwestern property line of the Weldon-Kinston Branch of the Seaboard Coast Line Railroad and running from said beginning point along the centerline of said State Road 1128 S73-28W 156.5 feet to the northeast corner of a 13.3 acre tract of land owned by Charles Tillery; thence continuing with the centerline of said road, the line of Charles Tillery, S76-06W 734.0 feet to the northwest corner of the 13.3 acre tract of land owned by Charles Tillery; thence continuing along the centerline of said road: S77-17W 251.0 feet; S67-24W 222.0 feet; and S42-11W 300.0 feet to a point in the corner of the lands of Dr. S. N. Wood; thence continuing with the centerline of said State Road 1128, the line of Dr. S. N. Wood: S41-56W 984.6 feet; S65-25W 623.5 feet; and S50-26W 755.2 feet to a point, a corner with Albemarle Paper Company; thence leaving said State Road 1128 and running with the line of Albemarle Paper Company N21-36W and passing through an iron on the northern right of way line of said road 3,725.5 feet to an iron situated about 4.0 feet north of a fence, a corner with Albemarle Paper Company; thence continuing with the lines of Albemarle Paper Company, said lines being situated about 4.0 feet north of a fence: S82-25E 136.6 feet; N63-29E 152.7 feet; N51-12E 201.2 feet; N79-30E 290.3 feet; N62-43E 250.8 feet; N45-46E 204.6 feet; N35-38E 194.6 feet; N54-35E 174.5 feet; N72-18E 370.6 feet; N46-07E 179.3 feet and N57-13E 46.2 feet to an iron on the southwestern property line of the aforementioned Weldon-Kinston Branch of the Seaboard Coast Line Railroad; thence with said railroad property line S49-32E 3,722.2 feet to the point of BEGINNING, containing 232.11 acres, more or less, according to a map titled *Map Showing Property of Junius W. Tillery Estate* dated September 23, 1976 and prepared by J. C. Shearin, Civil Engineer & Surveyor, and recorded in the Halifax County Registry in Plat Book _____, Page _____.

Tract B:


BEGINNING at the intersection of the centerline of State Road 1128 and the southwestern property line of the Weldon-Kinston Branch of the Seaboard Coast Line Railroad and running from said beginning point along the centerline of said State Road 1128 S73-28W 156.5 feet to the northeastern corner of a 13.3 acre tract of land owned by Charles Tillery; thence leaving said road and running with the line of Charles Tillery S34-33E and passing through an iron on the southern right-of-way line of said road 695.0 feet to the southeastern corner of the Charles Tillery tract; thence with the line of Charles Tillery S63-50W 792.0 feet to the southwestern corner of the Charles Tillery tract; thence with the line of Charles Tillery N33-22W and passing through an iron on the southern right-of-way line of the aforementioned road 858.0 feet to a point in the center of said road, the northwestern corner of the Charles Tillery tract; thence with the centerline of said road: S77-17W 251.0 feet, S67-24W 222.0 feet and S42-11W 300.0 feet to a corner with Dr. S. N. Wood; thence leaving said road and running with the line of Dr. S. N. Wood S33-25E and passing through an iron on the southern right-of-way line of said road 1,574.1 feet to an iron, a corner with Dr. S. N. Wood; thence continuing with the line of Dr. S. N. Wood N63-12E 924.8 feet to an iron, the corner of Dr. S. N. Wood and Frank Hill; thence with the line of Frank Hill N57-39E 773.9 feet to a gum, the corner of Frank Hill and the northwestern corner of the Odd Fellows Lot; thence along a ditch N00-34E 379.4 feet to a point on the southwestern property line of the aforementioned Weldon-Kinston Branch of the Seaboard Coast Line Railroad; thence with said railroad property line N58-32W 300.6 feet and N49-32W 782.1 feet to the point of BEGINNING, containing 48.49 acres, more or less, according to a map titled *Map Showing Property of Junius W. Tillery Estate* dated September 23, 1976 and prepared by J. C. Shearin, Civil Engineer & Surveyor, and recorded in the Halifax County Registry in Plat Book _____, Page _____.

ALBEMARLE



ACRES CROPLAND 71.37 AC
" OTHER 160.74
" TOTAL 232.11

ACRES CROPLAND 137.19 AC
" OTHER 127.39
" TOTAL 264.58

ACRES CROPLAND 3.13
" OTHER 45.36
" TOTAL 48.49

TOTAL AREA 545.18 ACRES

DR. S. M. WOOD
632-554

NORTH CAROLINA
HALIFAX COUNTY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A PARTIAL SURVEY MADE BY ME AND FROM MAP OF RECORD DURING THE MONTH OF SEPTEMBER 1976; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/3000; THAT THE SAME WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS
30th DAY OF DECEMBER 1976

J. C. Shearin
CIVIL ENGINEER & SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE

ME THIS 30th DAY OF DECEMBER 1976

Wesley Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 17th 1979



NOTE

OUTSIDE BOUNDARY SURVEY REDRAFTED AND ADJUSTED BY J.C. SHEARIN FROM SURVEY OF J. M. TRAYLOR SEPT. 1965. OPEN AND CROPLAND AREAS FROM A.S.C. OFFICE. C=CROPLAND

FILE FOR REGISTRATION AND RECORDED
1976 OCTOBER 8
May 24 1978 BOOK
112 PAGE 28
H. B. B. B.
Halifax County
Deed Book 971
Page 37

MAP
JUNIO
CONOCONNAR
SCALE

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NOTES:
