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December 31,2024

NOTICE of SEALED BID LAND SALE

+/- 375 Acres Cropland & Timberland

Hertford Co., NC

Sherman A. Yeargan, Jr.

“Liverman Tract”

Menola, NC

36.3266

-77.1339

Thursday, February 13, 2025 - 11:00 AM

The Sherman A. Yeargan, Jr.–“Liverman Tract” is located in St. John’s Township .8 miles south of the Menola community and 4 miles northwest of the St. Johns community in Hertford County, NC. It contains approximately 114 acres of cropland, farm paths, waterways, etc., and 261 acres of woodland, of which 174 acres are under an active timber deed which expires 12/9/2026. See the attached Timber Type Map & photo for more details. Successful buyer takes possession of all rights at closing including farm and hunting. Don Johnson Land Company, LLC represents the Seller.

Salient Facts

- Hertford County Register of Deed reference Deed Book 723/Page 966
- Hertford County Tax PIN number 5944-63-8825
- +/- 800’ of road frontage on William H. Vinson Road (SR # 1150) and +/- 1100’ on Jim Hardy Road (SR#1152)
- +/- **99.91** acres cropland FSA Farm # 4899 Tract 1265, (predominantly Craven soils) Available for the 2025 crop year.
- +/- 261 acres timberland (78 acres 2023 cutover –(Will banks silty clay loam) 174 acres under active timber deed which expires 12/9/2026 (Craven, Leaf & Lenoir loam soils)
- Excellent Deer, Turkey, Bear & Small Game Habitat
- Offered and Sold - “As is, Where is, with All Faults”

FOR MORE INFORMATION:

www.land.com/listing/22317319/

<https://youtu.be/d-zlvYzrFgk>

**TERMS and CONDITIONS of
SEALED BID LAND & TIMBER SALE**

1. Only sealed bid, cash lump sum written offers will be accepted. Bids may be mailed prior to the sale or delivered to the office of Don Johnson Land Company, LLC located at 4127 Governors Road, Roxobel, NC. All bids will be opened on **Thursday, February 13, 2025 @ 11:00 A.M.** The Seller reserves the right to reject any and all bids and award the bid in the manner deemed in their best interest.
2. Closing will be completed within 45 days of the sale. A deposit of 10% of the bid price will be required of the successful bidder upon acceptance of offer with the balance at closing.
3. Sellers will pay for deed preparation, revenue stamps, and seller's agent fees. Buyer will bear expense of title search, title insurance, deed recordation, boundary surveying, and all other costs of the sale.
4. Possession will be given at time of closing.
5. All real estate ad valorem taxes for the current year will be prorated at closing.
6. The Seller requires that a use value tax application be signed by the successful buyer transferring the use value tax treatment with the property within 60 days from date of closing.
7. Information provided by the Seller or Sellers' agent about this property is for the sole convenience of prospective buyers and is not guaranteed or warranted.
8. This property is being sold "As is, where is, and with all faults". The Seller or Seller's agent make no warranties concerning the real property or its uses.

We encourage you to inspect and submit your bid on this excellent tract of farm land and timberland. Good cropland and excellent pine growth potential provide the prudent investor with an excellent opportunity that does not come on the market very often. If you have any questions or would like a personal showing, please feel free to call.

Sincerely,



Don Johnson
(Agent for the Seller)
Don Johnson Land Company, LLC
NC Real Estate Broker # 254877