

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

Bright Tract 30+/- Acres
List Price \$105,000.00

This is a very nice tract of land that consists of mostly woodland with an old homesite located just south of Littleton in Halifax County North Carolina. The Halifax County parcel number for the property is 0200278 and based on a recorded survey, the property contains a total of 30+/- acres in three 10 acre lots. This property could be an excellent timberland investment for the future and could possibly be a nice place to build a home as well. There is a power line, pole with transformer near the old homesite.



The timberland consists of approximately 30+/- acres of merchantable pine pulpwood, hardwood pulpwood and chipwood. The soils on this property consists of Chewacla and Wehadkee soils, Pacolet sandy clay loam and Wedowee sandy loams. This area could be cut now to produce some immediate income or allowed to grow. After harvest, the area should be site prep sprayed during the late summer months to kill all unwanted pine and hardwood natural regeneration. The cutover area should then be replanted February to mid-March the following year with genetically improved loblolly pine seedlings at a minimum rate of 435 trees per acre.



This property along with the surrounding area has an abundance of wildlife species such as whitetail deer, wild turkey, waterfowl and even black bear. The woods are fairly open so trails could be established leading from the path to the bottomland or other areas on the property. Tree stands could be installed along the stream bottoms for deer hunting. The property has approximately 750ft of road frontage along Warren Pond Road. This property is located about a 15 minute drive from Littleton, 25 minutes from Roanoke Rapids, 1hr and 30 minutes from Raleigh and 45 minutes from Rocky Mount.

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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.

NOTES:
