

THE LAND GROUP

310
ACRES M/L
OFFERED AS
TWO TRACTS

ONLINE-ONLY AUCTION
BLADEN COUNTY
NORTH CAROLINA

BIDDING IS CURRENTLY LIVE
AND WILL CLOSE

Wednesday, November 12, 2025

AT 4:00 PM EST



BEN ALDER 443.865.1344
Ben@TheLandGroup.us

TOBY TROWBRIDGE III, CCIM 601.521.3545
Toby.Trowbridge@PeoplesCompany.com

Robin Fleming with Fleming Properties, Inc. is local to the area and can be available for on-site showings.

ONLINE-ONLY AUCTION

BLADEN COUNTY

NORTH CAROLINA



BIDDING IS CURRENTLY LIVE UNTIL WEDNESDAY, NOVEMBER 12, 2025 AT 4:00 PM EST

ABOUT THE FARM

Peoples Company is pleased to partner with The Land Group to present 310 acres m/l of farmland located along Poplar Street at the city limits of Bladenboro, North Carolina. The property will be offered in two tracts—individually and as a whole—giving buyers the flexibility to bid according to their goals.

Of the total, approximately 271 acres are considered tillable, with approximately 95.75 acres m/l of irrigated organic blueberries. The balance of the property includes fallow cropland, timber, and natural areas, adding both diversity and long-term potential.

Bladen County is situated within North Carolina's leading blueberry-producing region, recognized for its favorable soils and climate. These soils and climate offer unique optionality for the next buyer to utilize the farm for a variety of crops, grazing or recreation. There are multiple wells located on the property along with some existing irrigation infrastructure that with improvements could be utilized to ensure efficient and reliable water delivery for crop production.

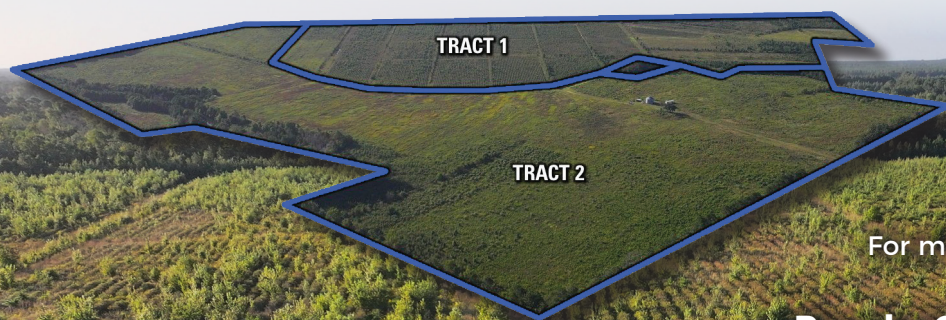
Additional property highlights include generally level to gently undulating topography, productive soils, internal farm roads, surface drainage ditches, and two modest improvements: a grain bin and an open-sided machine shed. The farm is zoned RA – Rural Agriculture and borders the city limits of Bladenboro, North Carolina.

The two tracts will be offered individually and in combination on a price-per-acre basis via online-only auction. Bidding is open now and will close at 4:00 PM EST on Wednesday, November 12, 2025. Interested bidders must register and place bids through Peoples Company's online auction platform at <http://peoplescompany.bidwrangler.com>

Don't miss this excellent opportunity for investors, producers, and local landowners to expand in Bladen County, North Carolina.

**The property is being sold AS IS, WHERE IS, with all faults and without any warranty or representation, either expressed or implied, including but not limited to the presence, absence, or condition of any personal property, debris, waste materials, vehicles, machinery, containers, tires, or other items located on the premises. The Seller makes no representations regarding the environmental condition of the property, including the existence of hazardous substances, chemicals, or materials that may be present on-site.*

**The Buyer acknowledges that it has been provided the opportunity to inspect the property prior to the auction and agrees to accept the property in its present condition, including all items, materials, and debris remaining on the premises. Following closing, all responsibility, liability, and cost associated with the removal, cleanup, or disposal of any such items shall be the sole obligation of the Buyer.*



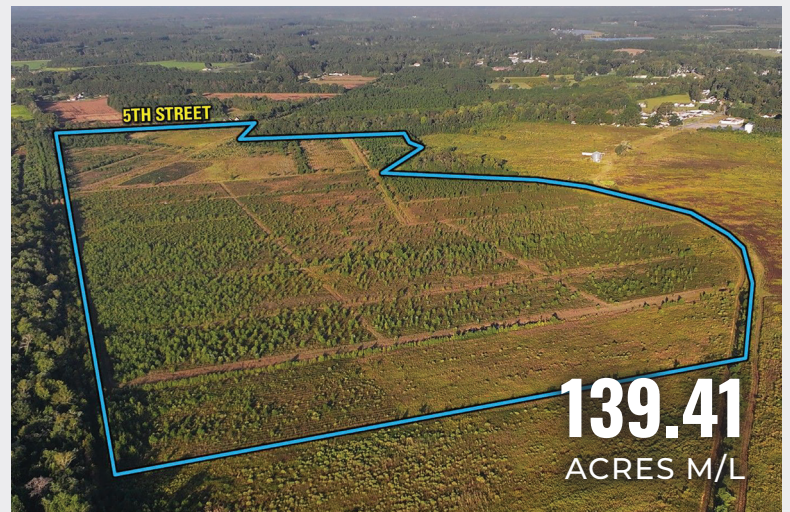
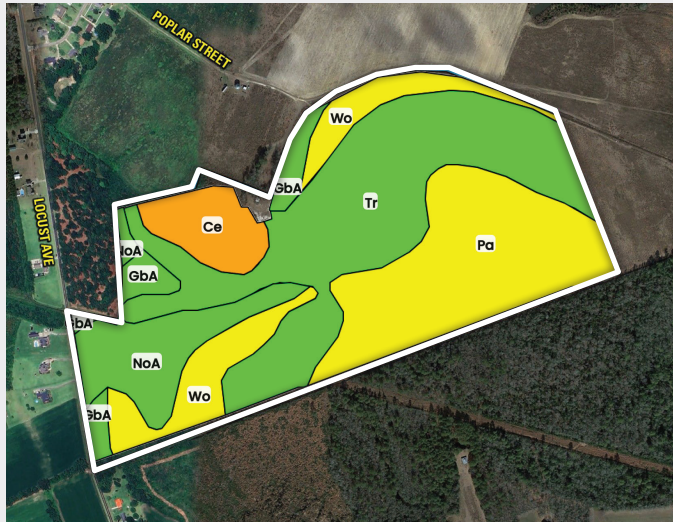
For more information, photos, maps, and aerial drone video please visit our website.

PeoplesCompany.com | Listing #18606

TRACT 1

TRACT 1 consists of 139.41 total acres m/l, with 95.75 acres currently planted in organic blueberries. If converted to other uses, approximately 126.51 acres are considered potentially tillable. The property also includes a well that could be used for irrigation. This tract is located along 5th Street.

NET TAXES \$1,328.99



TILLABLE SOILS MAP

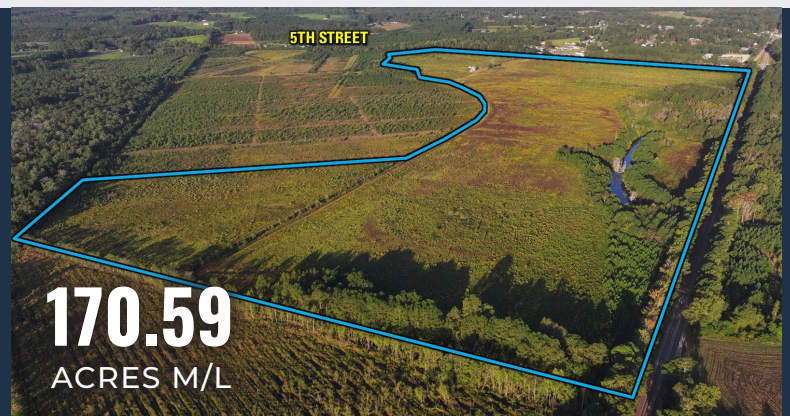
Code	Soil Description	Acres	% of Field	NCCPI	Legend
Tr	Torhunta mucky sandy loam	49.69	39.28%	73	
Pa	Pamlico muck	33.82	26.73%	51	
Wo	Woodington loamy sand	15.08	11.92%	69	
NoA	Norfolk loamy fine sand	13.69	10.82%	72	
Ce	Centenary sand	8.18	6.47%	42	
GbA	Goldsboro sandy loam	6.05	4.78%	77	
Weighted Average				64.7	

TRACT 2

TRACT 2 consists of 170.59 acres m/l of fallow cropland, timber, and a pond. The property includes two irrigation wells and a pond that could both be utilized for irrigation. The property also includes a grain bin and an open shed.

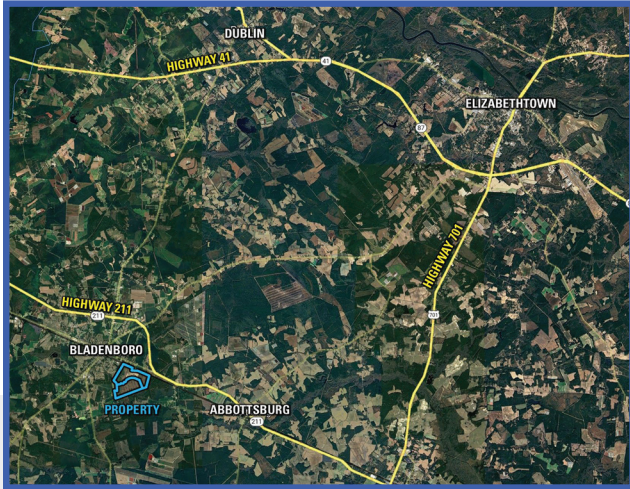
*There is access to the existing cemetery through Tract 2 off of Poplar Street. Please contact agent for more details.

NET TAXES \$1,599.50



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	NCCPI	Legend
NoB	Norfolk loamy fine sand	43.84	31.22%	71	
LnA	Lynchburg fine sandy loam	24.13	17.18%	37	
GbA	Goldsboro sandy loam	22.20	15.81%	77	
RaA	Rains fine sandy loam	20.57	14.65%	68	
Wo	Woodington loamy sand	10.55	7.51%	69	
Tr	Torhunta mucky sandy loam	8.24	5.87%	73	
Fo	Foreston loamy sand	4.59	3.27%	62	
WaB	Wagram fine sand	3.09	2.20%	59	
Pa	Pamlico muck	1.19	0.85%	51	
Weighted Average				64.7	



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AUCTION TERMS & CONDITIONS

Bladen County, North Carolina Land Auction

310 Acres M/L | Offered in Two Tracts

Bidding is currently live and ends on Wednesday, November 12th, 2025, at 3:00 PM CT. **ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS.**

AUCTION METHOD: The property will be offered as three tracts - the two individual tracts or the combination of both. All bids will be on a price-per-acre basis. A bid placed within three minutes of the scheduled close of the auction will extend bidding by three minutes until all bidding is completed. Bid increments will be at the sole discretion of the auctioneer. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company and/or The Land Group (the "Auction Company") or its affiliates if the Internet service fails to work correctly before or during the auction.

HOW TO BID: Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once your bidder account is created and approved, you can actively bid on the property. Visit <http://peoplescompany.bidwrangler.com/>

AGENCY: Auction Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Bladen County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Bladen County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in Fidelity National Title Company's Trust Account.

CLOSING: Closing will occur on or before Thursday, December 11th, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

POSSESSION: Early possession will be granted with proof of liability insurance.

FARM LEASE: The farm lease has been terminated, and the farm is available for the 2026 growing season and will be available January 1st, 2026.

REAL ESTATE TAXES: All real estate taxes for 2025 will be prorated between the Seller and Buyer to the date of Closing.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into Fidelity National Title Company's Trust Account. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

FINANCING: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the property. Seller will transfer 100% of the mineral rights owned by the seller.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Auction Company, or Seller. All bids will be on a price-per-acre basis. Auction Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Auction Company and its representatives are agents of the Seller, which can accept or reject any and all bids. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. This auction is with reserve.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Auction Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. The Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Title Commitment.