

ALTERNATIVE INVESTMENT OPPORTUNITY OFFERED BY AFM REAL ESTATE

CAPPS NURSERY TRACT

CUMBERLAND COUNTY, NORTH CAROLINA

22 +/- ACRES

\$65,000.00

LOCATION: From I-95 take Exit 52 (Hwy 24 East) toward Clinton. Continue on Hwy 24 approximately 7 miles through the town of Stedman. Turn left onto Bainbridge Road (North) continue approximately 3 miles to the intersection of Bainbridge Road and Oakgrove Church Road. The access to the property is directly across from this intersection on the right. The property is located approximately 15 miles East of Fayetteville, NC.

DESCRIPTION: A Portion of the former Capps Nursery is being offered to the public for sale. The Capps Nursery has a long history of blueberry production and ornamental shrub production to include English Boxwoods, Rhododendrons, and Azaleas. Currently there are remnants of the blueberry farm with an over story of pines. Capps Nursery is located along the South River on the Cumberland/Sampson County line, which offers excellent fishing and other recreational activities. In addition the property is serviced by a recorded easement that is twenty feet wide. This property offers the possibility of a home site on the upland ridges while having access to the South River from your own property. Wildlife abounds in the area including deer, ducks, turkey, and numerous small game species. Property features include a small fishing or irrigation pond, remnants of the sprinkler system used for crop production during its time as the nursery, frontage on the South River, excellent hunting and fishing opportunities, and electricity.

PROPERTY USE: This property provides excellent hunting and recreational opportunities along with potential home sites.

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All information is assumed to be accurate and substantially correct but no assumptions of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

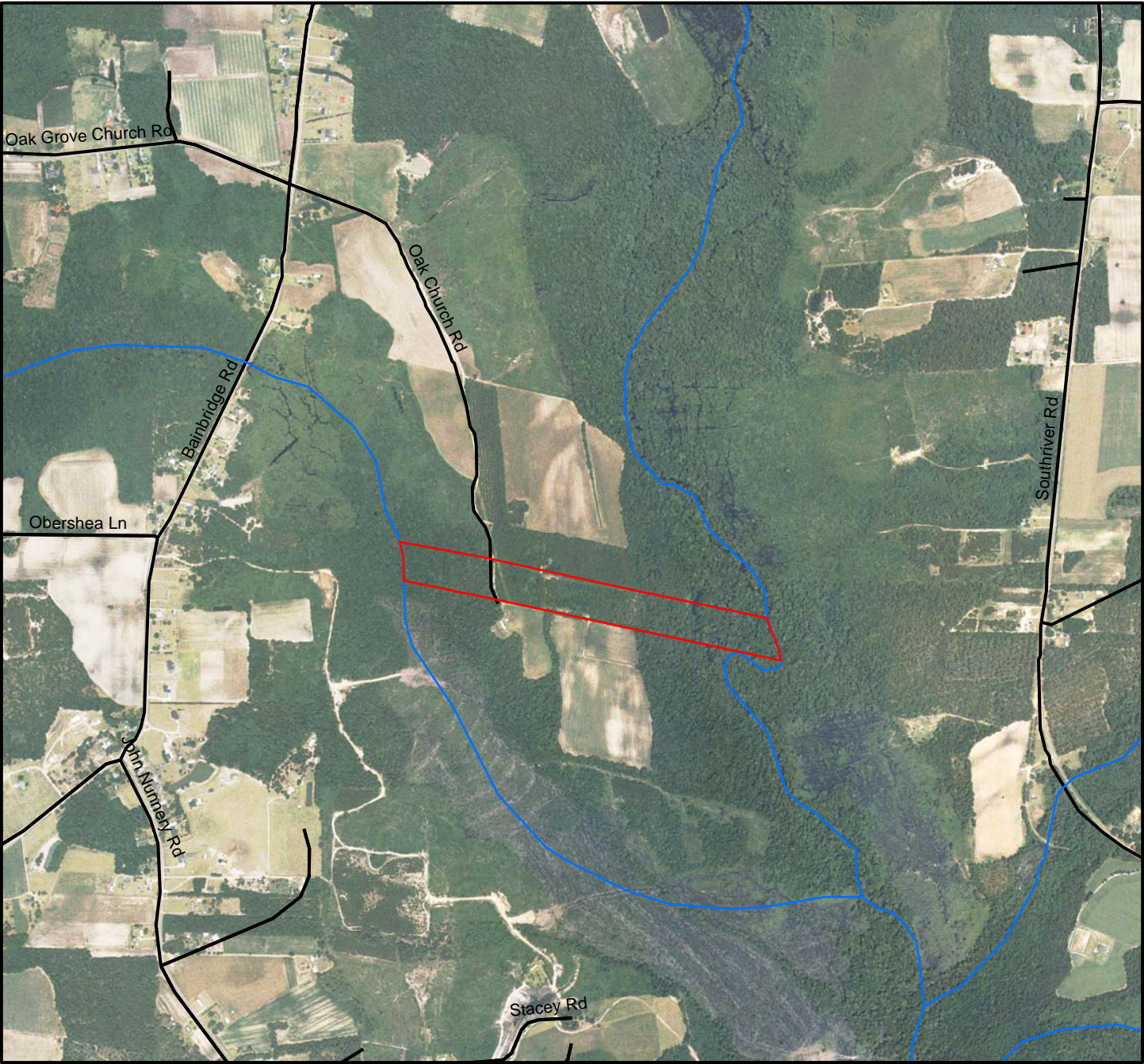
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Olsen Tract 22 +/- Acres

Portion of the Former Capps Nursery



Legend

Olsen Tract

— Hydrology

Roads

ROAD_TYPE

- Company Grade Road
- County/City Road
- Interstate/US Highway
- State Highway
- Woods Road/Jeep Trail
- Railroads
- Utilities

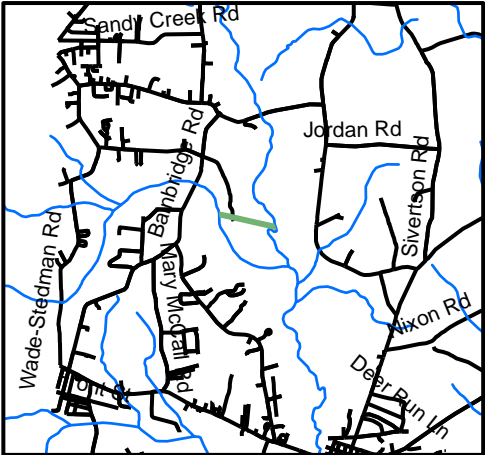


0 1,320 Feet

1 inch equals 1,320 feet

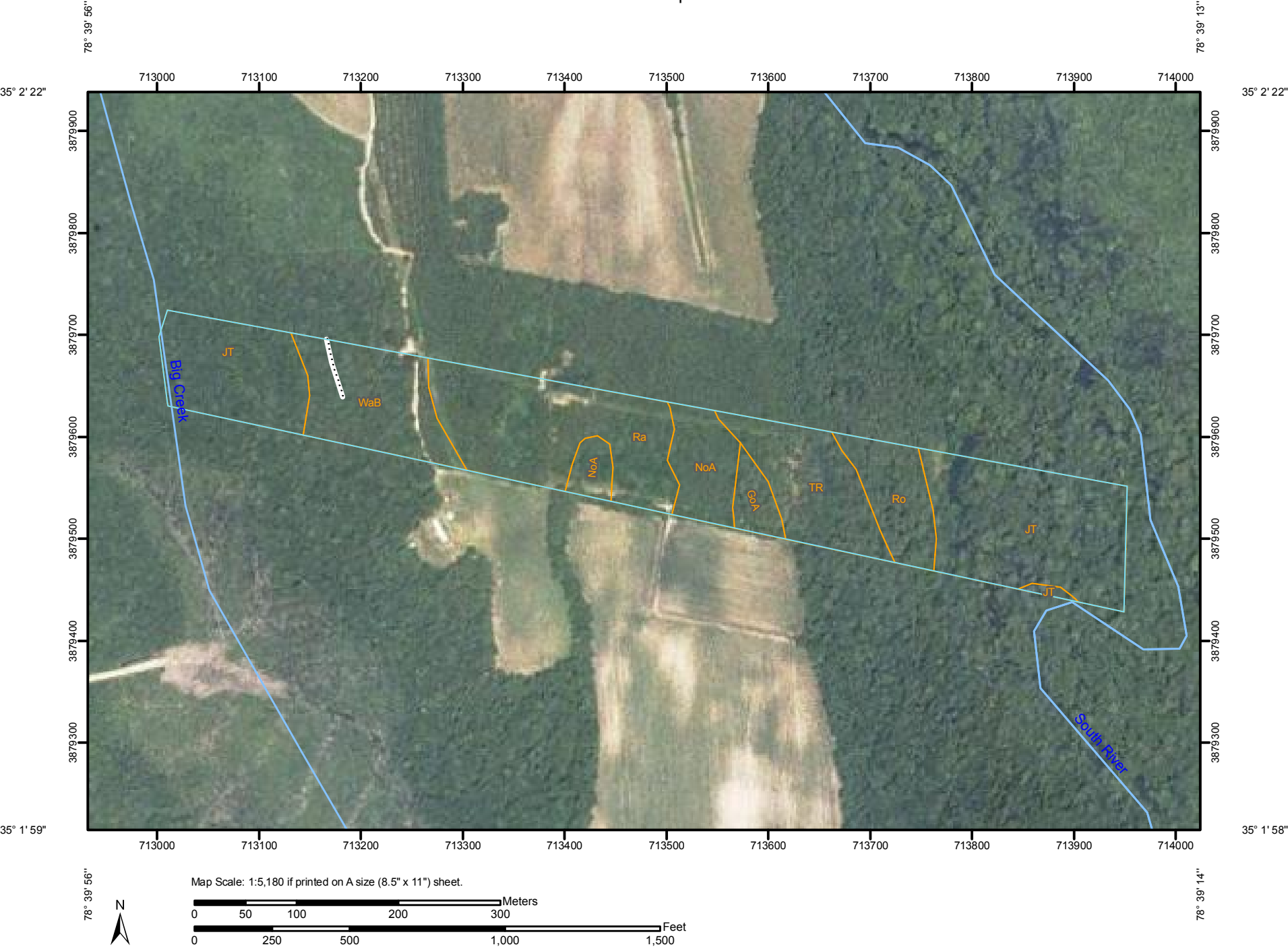
Olsen Tract
Tax Map: 1406-18-5327
Cumberland County, NC

AFM



This map is for planning purposes only.
Broker does not guarantee title to the property; purchasers should conduct a routine title exam.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report
Map—Dwellings Without Basements (Olsen Tract - Soils Map for Dwellings w/o Basements)

