

# 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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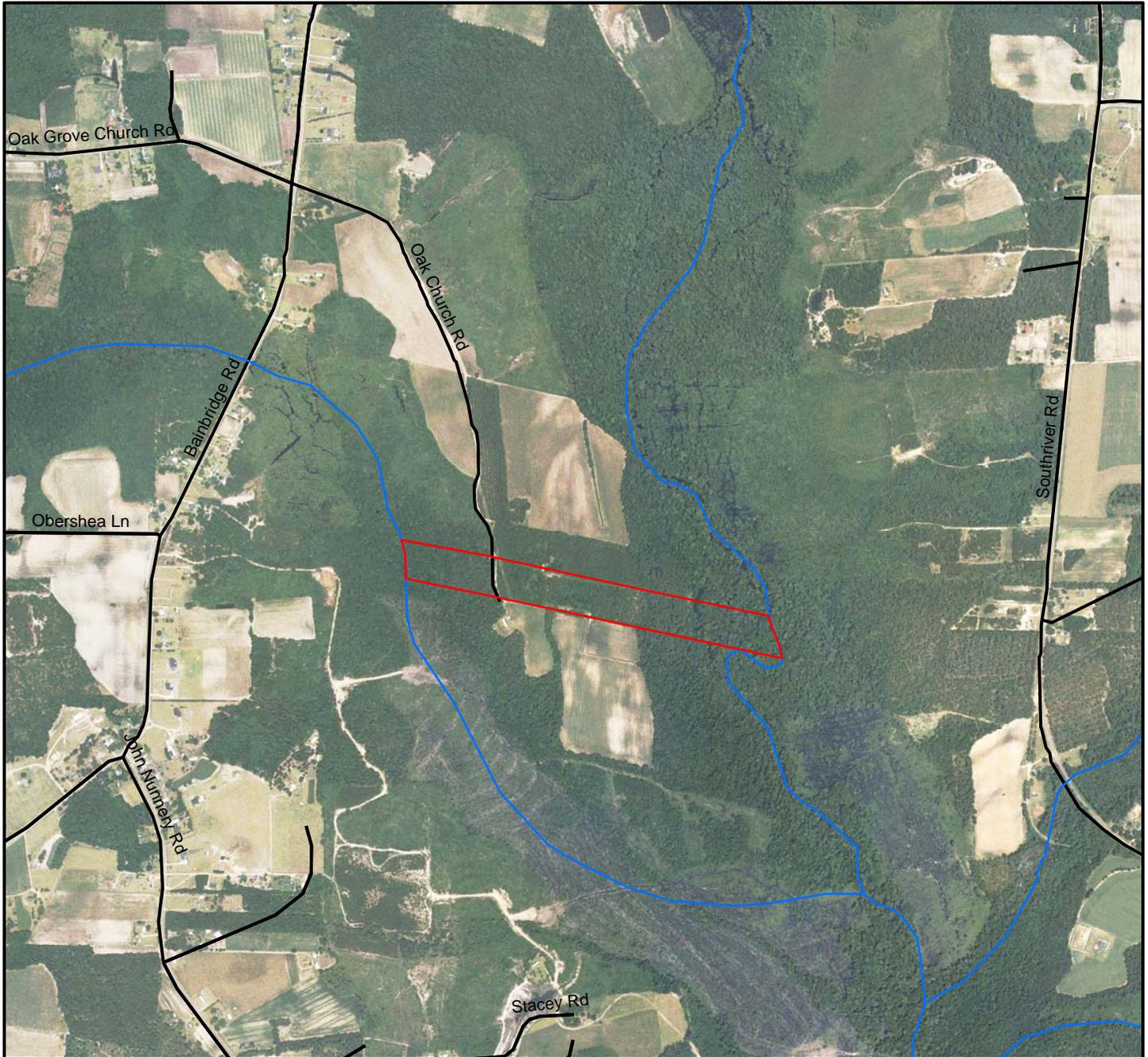
*All information is assumed to be accurate and substantially correct but no assumptions of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, 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**

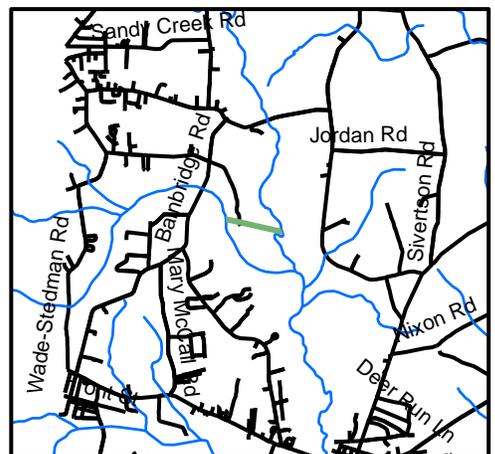
ROAD\_TYPE

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



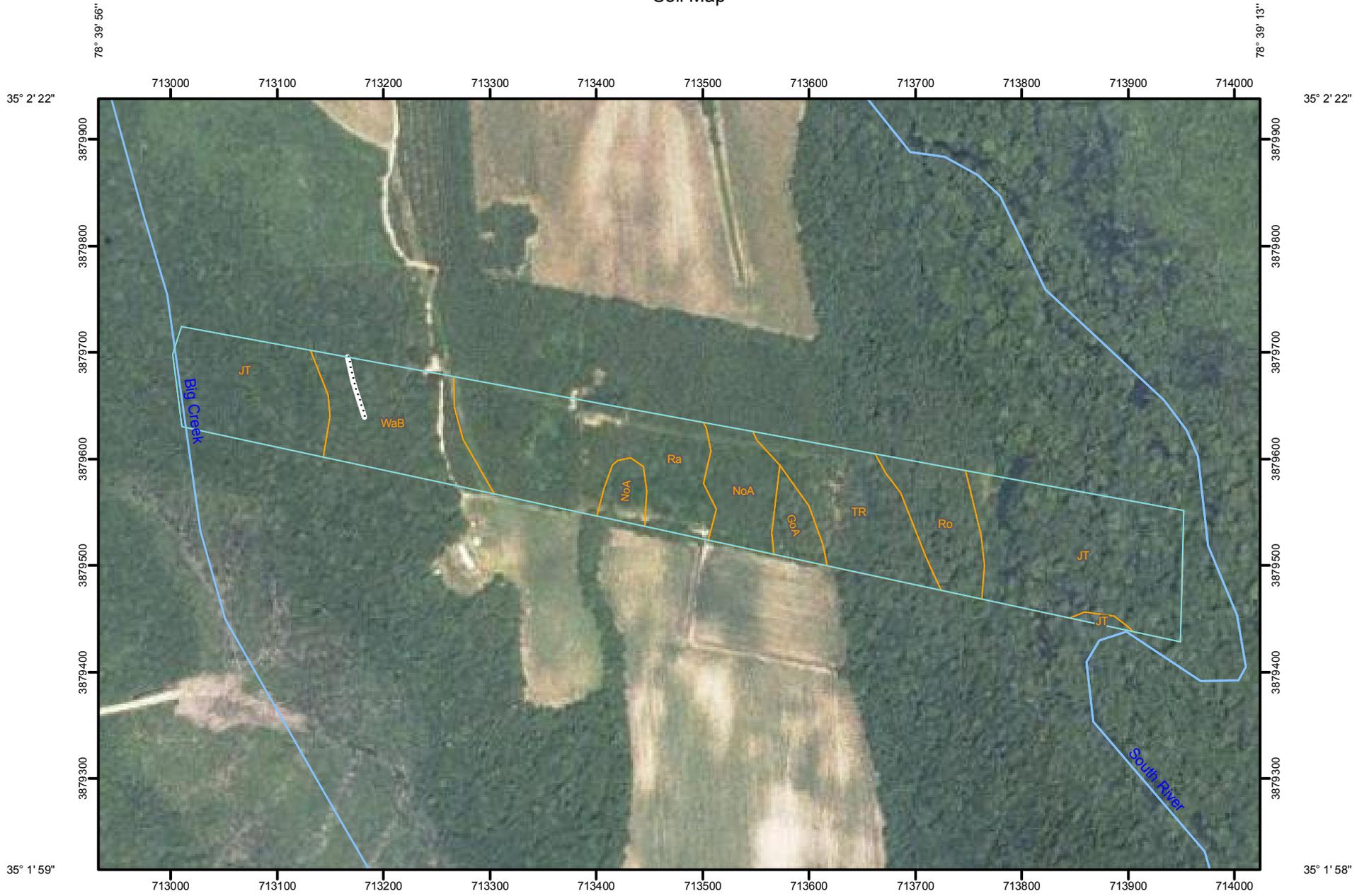
0  1,320  
Feet  
1 inch equals 1,320 feet

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

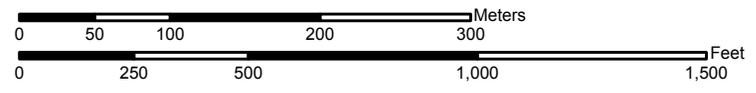


This map is for planning purposes only.  
Broker does not guarantee title to the property; purchasers should conduct a routine title exam.

# Custom Soil Resource Report Soil Map



Map Scale: 1:5,180 if printed on A size (8.5" x 11") sheet.



78° 39' 56"

78° 39' 14"

35° 1' 59"

35° 1' 58"

35° 2' 22"

35° 2' 22"

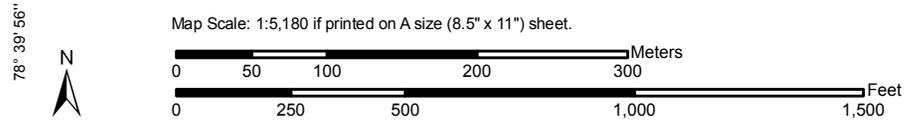
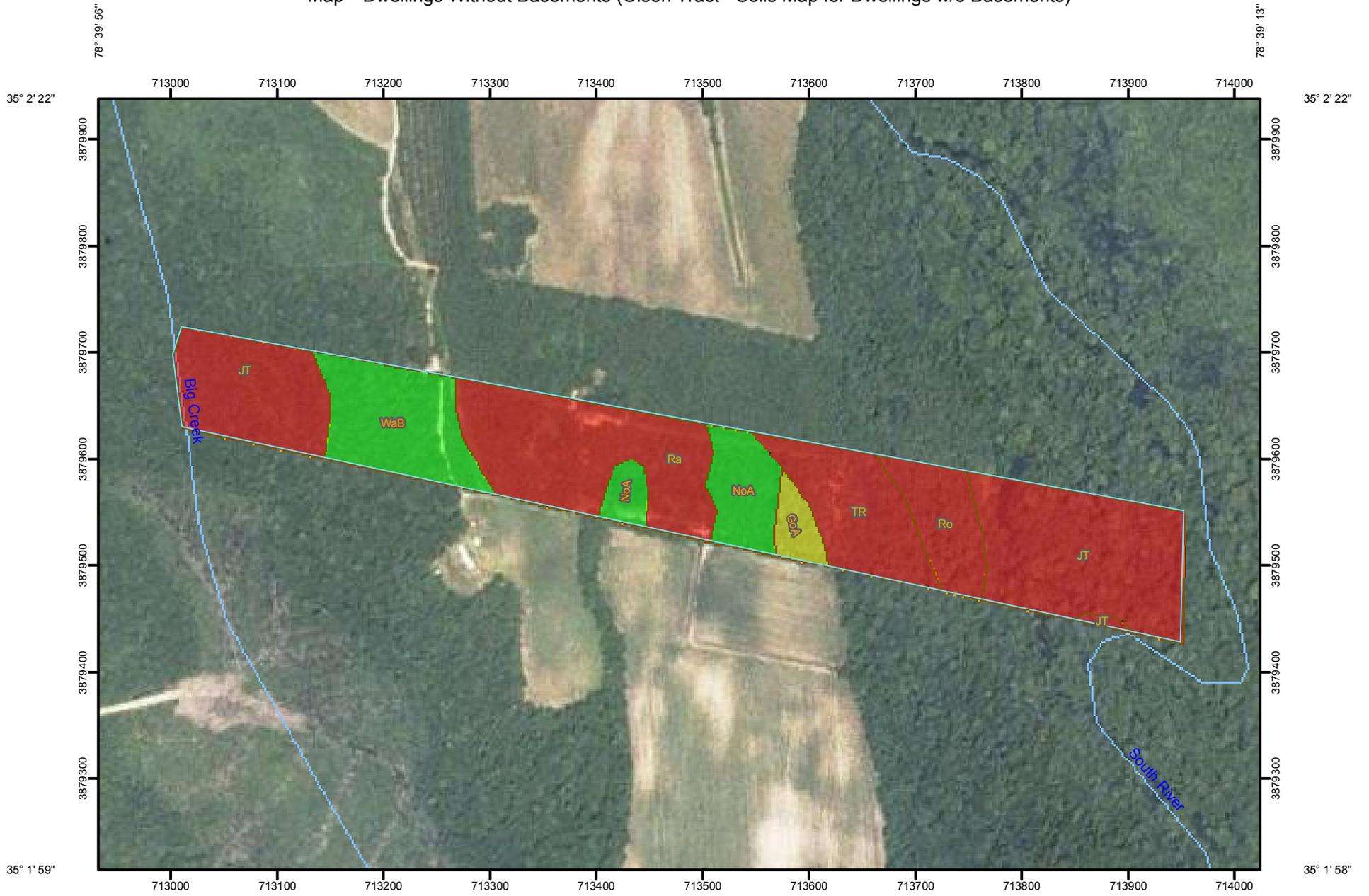
78° 39' 56"

78° 39' 13"

713000 713100 713200 713300 713400 713500 713600 713700 713800 713900 714000

3879900  
3879800  
3879700  
3879600  
3879500  
3879400  
3879300

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



78° 39' 56"

78° 39' 14"