



TMM Real Estate, LLC

Real Estate Brokerage Services

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EXECUTIVE SUMMARY

Capps Forestry Enterprises, Inc. Tract Warren County, NC

**101 +/- Acres
Price - \$171,700.00**

Property Information:

Address: Greentown Rd

City: Warrenton, NC 27589

Tax Map # G10, Parcel# 15 and 16

Deed: DB 627, PG 292

2008 Property Taxes: \$217.36

Description: This property has been owned and managed by professional foresters. Approximately 74 acres were planted in 1998 and 6 acres were planted in 2001. Both areas of pines were release sprayed to reduce competition, which has greatly increased their growth potential. A pulpwood thinning will be needed in about 5 years. Growth rate is excellent due to response from release herbicide spray. Approximately 1,000 feet of road frontage provides excellent access. Abundant wildlife includes deer and turkey. The Tar River Land Conservancy has a conservation easement along Fishing Creek containing 19.554 acres which prohibits cutting of the timber in that area.

Directions: From Warrenton take Hwy 58 south approximately 8 miles to left onto Greentown Road. (SR 1612). Travel 0.7 miles to property on right. Look for orange ribbons near property corners. Look for sign.

General Information

Best Use: Timber Production//Recreation

Current Use: Timber Production

Topography: Level to rolling

Access: 900+/- feet road frontage

Creek frontage: 3,200+/- feet

Financial Information

Loan Assump: No

Possession: At closing

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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Comments: Excellent timber and wildlife property. Ideal for hunting and recreational use while the timber produces a nice return on investment. Substantial timber sale income will be available in the future. Approximately 2,500 feet of frontage along Fishing Creek. Located in southern Warren County, the tract is about 1 hour driving distance from Raleigh.

Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.





