

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

Office: 919+846-7520 Fax: 919+848-2230 Toll Free: 800-962-2281

EXECUTIVE SUMMARY

Kimber Tract Robeson County, NC

**98 +/- Acres
Price - \$171,500.00**

Property Information:

Address: Dallas Rd.

City: Lumberton, NC 28358

Legal Information:

Tax PIN #: 9279261646

Par. Ref. No. 021601002

Deed Book 821, Page 705

Annual Taxes: Approximately \$518.00

Description: This tract contains 35 acres of well managed fields and 62+/- acres of timber. The timber consists predominantly of pine pulpwood and small sawtimber. It is growing well and will produce an excellent stand of sawtimber in 10 – 15 years with good management. Fields are leased on an annual basis for \$50.00 per acre. Extensive road frontage provides options for future sale of smaller parcels. Abundant wildlife present with possibility of ducks along creek.

Directions: From Lumberton go south on I-95 to Exit 14. Take Hwy 74 east to first right onto Dallas Rd. (I-95 frontage road). Travel 3 miles to property on the right. Look for sign. Look for orange ribbons near property corners on road.

Comments: First time on the market. This property has been closely held within the family for many years. This is a great buying opportunity for a discerning land investor. The property offers annual farm rental income, valuable and growing timber stands, good soils for a residence and great location in the county. Located only 3 miles off I-95, it provides convenient access in a north-south direction to Lumberton and other destinations. Easy access to Hwy 74 and Wilmington.

General Information

Best Use: Timber Production/Farming

Recreation/Residential

Current Use: Timber production/Farming

Topography: Level

Access: Extensive road frontage,
approximately 1,200 feet

Financial Information

Loan Assump: No

Possession: At closing

Listing Information

This property is being marketed by:

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

Office Phone: 919-846-7520

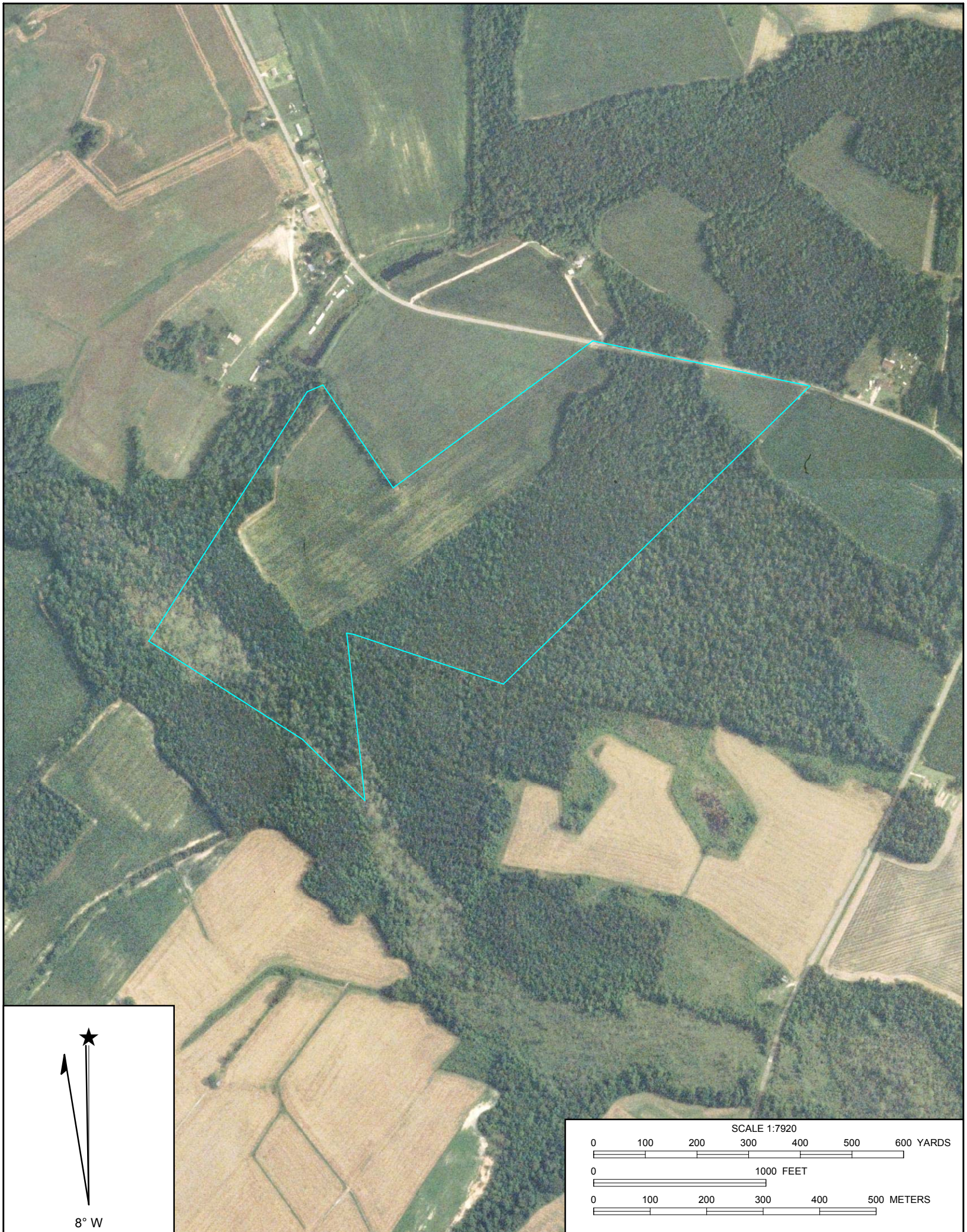
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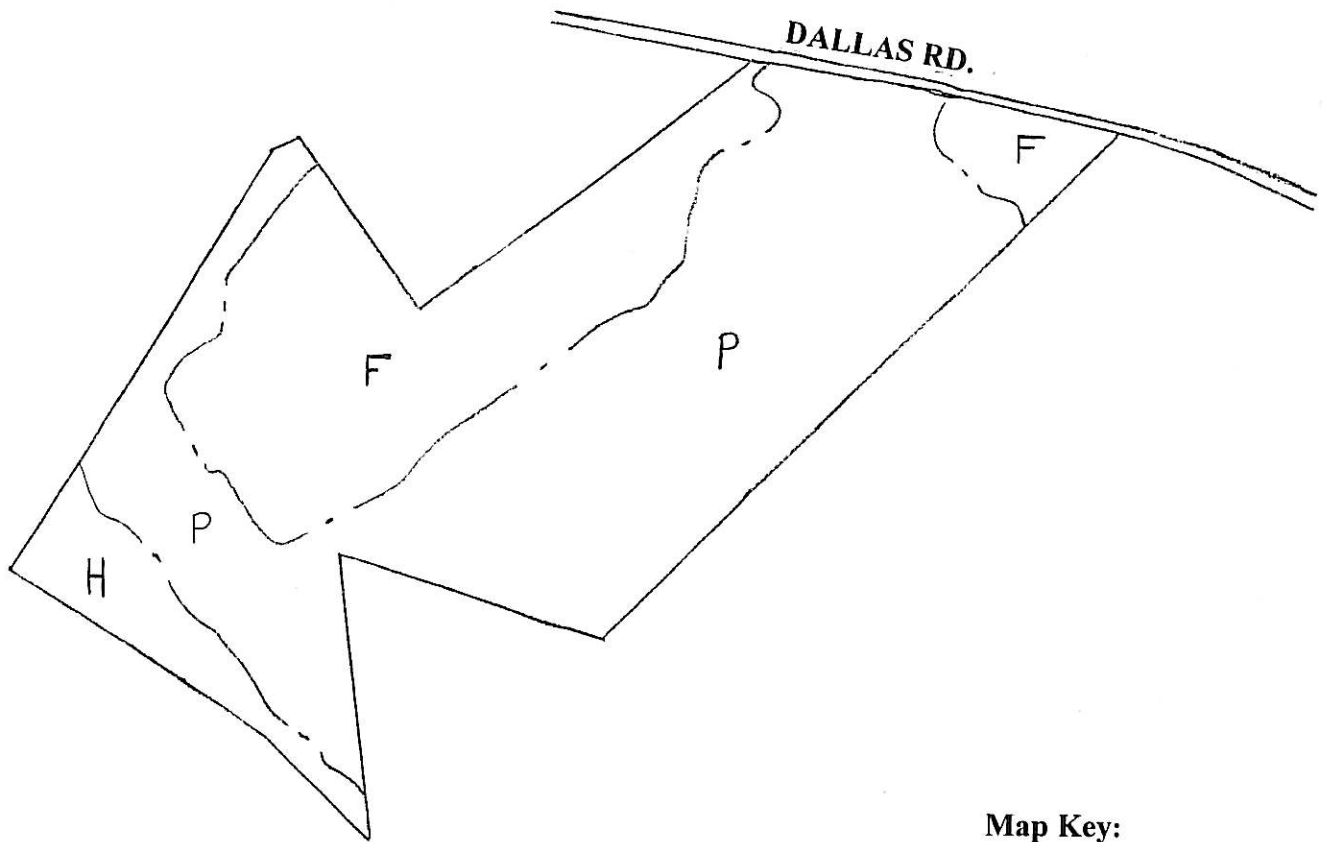
Email: eeorr@tmmoc.com

Website: www.tmmoc.com

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 not liability for inaccuracies in the listing information.



KIMBER TRACT
ROBESON COUNTY, NC
98+/-ACRES



Map Key:

P- Pine
H- Hardwood
F- Field

LEGEND

METAL CORNER MARKER
CONCRETE CORNER MARKER
PINE KNOT CORNER MARKER
WOODS ROAD
GRAVEL ROAD
PAVED ROAD
BUILDING
FENCE
STREAM, CREEK OR RIVER
INTERMITTENT STREAM
TIMBER TYPE LINE
PIPELINE
POWERLINE
RAILROAD



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SCALE: 1" = 660'
DATE: 1/28/2008

KIMBER TRACT

ROBESON COUNTY, N.C

98+/- ACRES

