

Kenneth M. Perry Tract



259+/- ACRES HALIFAX CO., NC

List Price \$923,750.00

Prime Hunting, Farm & Timber Land

Jeffrey D. Wolgemuth Sole Proprietor

Larry J. Harrup, Forester/Broker

Jeffrey D. Wolgemuth Sole Proprietor
3530 Sledge Road Littleton NC 27850
Larry J. Harrup NCRF 1802 NC Broker 332600

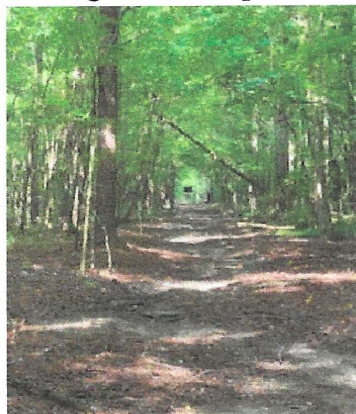
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This is an excellent tract of land and timber that consists of three parcels: 0801281 (102+/- Acres), 0801282 (57+/- Acres) and 0801283 (100+/- Acres) located just south of Scotland Neck in Halifax County North Carolina. Based on the Halifax County tax records, the properties contain a total of 115+/- acres of woodland, 143+/- acres of open land and a 1+/- acre lot with a 1,712 sqft house. This property has a potential to provide many forms of income including rental income from the house, hunting leases and farming leases.

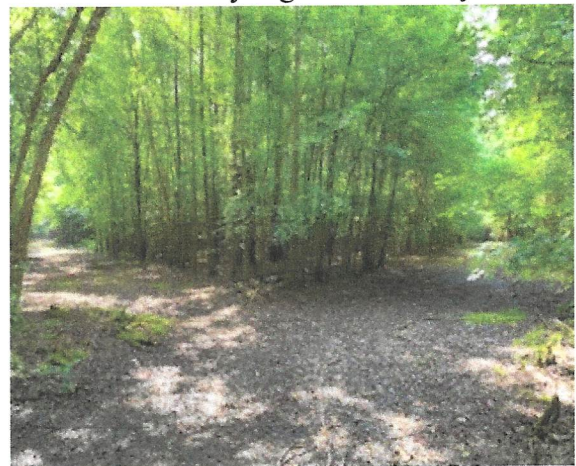
The timberland contains a good mixture of thinned loblolly pine, pine/hardwood mix and swampland. A timber cruise was performed on approximately 90+/- acres of the thinned pine area and pine/hardwood mix. A copy of this timber cruise is available for purchase. The remaining stand of swampland approximately 25+/- acres can be clearcut with suitable logging equipment and favorable dry weather conditions. The stream buffer area along Deep Creek should be marked and select harvested. The timber is mature in today's market and could be harvested if desired, after the timber harvest replant in loblolly pine seedlings at a minimum rate of 484 trees per acre and plant Cypress in the swamp.



This property along with the surrounding area has an abundance of wildlife species such as whitetail deer, wild turkey and waterfowl. The area is known for very high deer density and hunting leases are premium. There are numerous



trails and tree stands throughout the property, the tree stands do not convey. These shooting lanes and trails have been well maintained by the current lessee.



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The cropland on this property has been very well maintained by a local farmer and is currently planted in cotton. The soil types for the open farmland consists predominately of Bethera loam,



Goldsboro fine sandy loam, Gritney fine sandy loam and Noboco fine sandy loam. A copy of the soil map and soil types have been included in this brochure. Parcel 0801283 also has a small field surrounded by timber that is located to the southwestern portion of the tract. This field has the potential to be an excellent food plot for hunting whitetail deer and turkey.

All three of these parcels contain a vast amount of road frontage along both sides of three separate roads. The property has road frontage along Highway 125, Bells Bridges Road and Whites Fork Road. This property is located approximately 1hr and 30 minutes from Raleigh, 2hrs from Richmond, 2hrs and 15 minutes from Virginia Beach, 40 minutes from Rocky Mount and 45 minutes from Greenville.



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Located on tax parcel 0801281 and based on the Halifax County tax office is a 1712 sqft. conventional house. The house has 3 bedrooms and one full bath with a central gas heating and air conditioning unit and fireplace. The house is currently being rented to a tenant and we will need prior notice before any showing. This house has many possibilities, it can continue to produce rental income, it can be a hunting cabin to come down and stay while you are hunting on the farm or it can also be used for just a weekend

getaway to enjoy your new property located in beautiful Halifax County North Carolina.

LISTING AGENT HAS ATTEMPTED TO OFFER ACCURATE DATA. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. BUYERS ARE ADVISED TO CONFIRM ALL ITEMS. PLEASE CONTACT LARRY J. HARRUP AT 804-731-8468 OR JEFFREY D. WOLGEMUTH AT 252-532-9885 OUR OFFICE NUMBER IS 252-586-1116 TO ARRANGE A SHOWING OR YOU MAY PROCEED AT YOUR OWN RISK WHEN VIEWING THE PROPERTY. THANK YOU FOR YOUR INTEREST AND WE LOOK FORWARD TO HEARING FROM YOU SOON.



259 +/- Acres / Halifax County

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P.O. Box 336 Macon NC 27551
List Price \$923,750.00

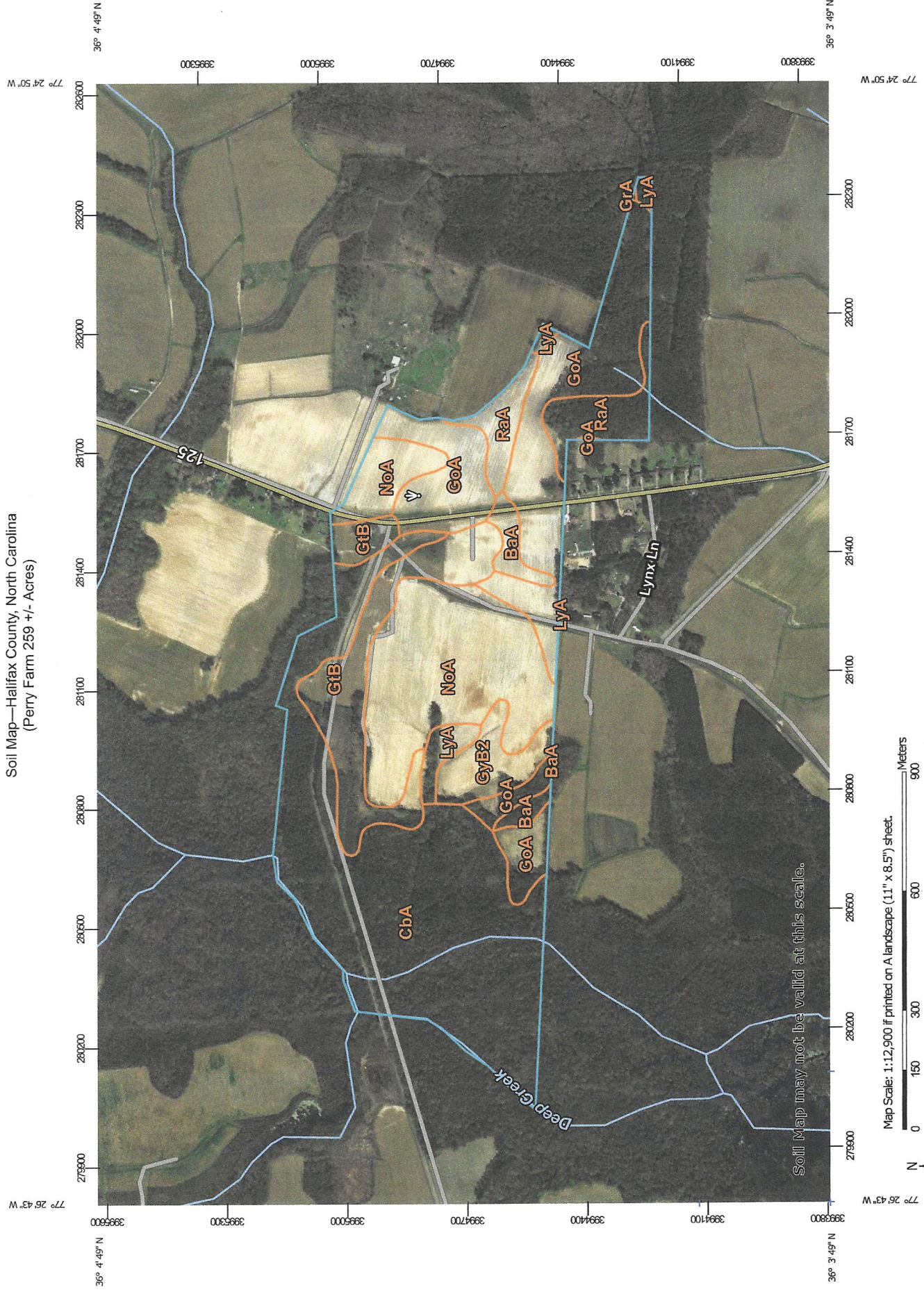
Larry J. Harrup
Cell: 804-731-8468
Office: 252-586-1116
larryh5@vt.edu



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Soil Map—Halifax County, North Carolina
(Perry Farm 259 +/- Acres)



Map Unit Legend

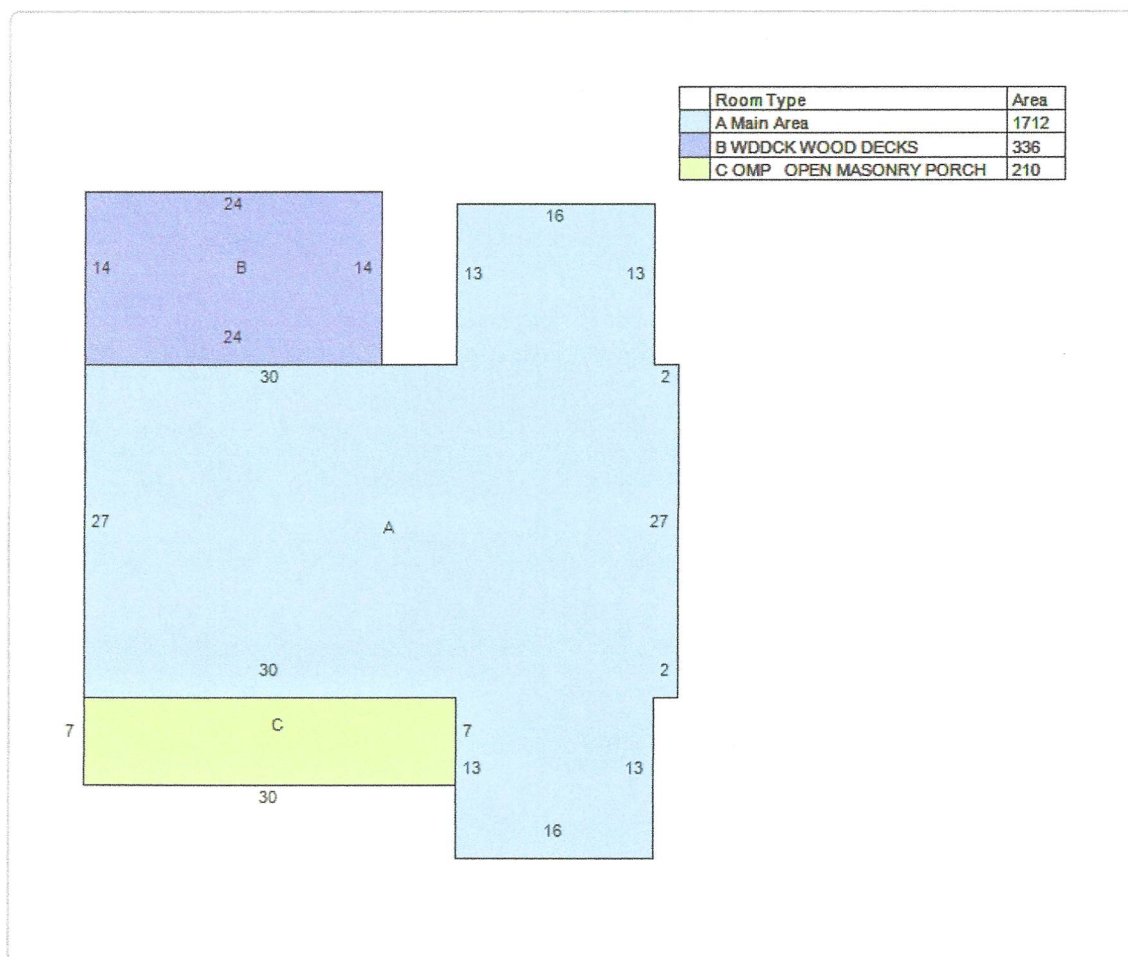
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaA	Bethera loam, 0 to 1 percent slopes	5.2	2.0%
CbA	Chastain and Bibb soils, 0 to 1 percent slopes, frequently flooded	93.1	35.5%
GoA	Goldsboro fine sandy loam, 0 to 2 percent slopes	55.9	21.3%
GrA	Grantham loam, 0 to 1 percent slopes	0.0	0.0%
GtB	Gritney fine sandy loam, 2 to 6 percent slopes	29.1	11.1%
GyB2	Gritney sandy clay loam, 2 to 6 percent slopes, moderately eroded	9.6	3.7%
LyA	Lynchburg fine sandy loam, 0 to 2 percent slopes, Southern Coastal Plain	4.7	1.8%
NoA	Noboco fine sandy loam, 0 to 2 percent slopes	50.4	19.2%
RaA	Rains fine sandy loam, 0 to 2 percent slopes, Southern Coastal Plain	14.5	5.5%
Totals for Area of Interest		262.6	100.0%

Card 1
 Stories 1
 Exterior Wall AL/VINYL
 Style CONVENTIONAL
 YB/Remodeled/EYB 1940/0/0
 Ground Floor Area 1712
 Finished Bsmt Sqft CRAWL
 Physical Condition FAIR CONDITION
 Grade C-- AVERAGE -
 Total Rooms 6
 Bedrooms 3
 Full Bath/Half Bath 1/0
 Attic NONE
 Add'l Fixtures 0
 System FORCED AIR
 Heating System CENTRAL W/ AC
 Total Fixtures 5
 Fuel Type GAS
 Int/Ext 2
 Mason Trim Area 0
 Prefab Fireplace 0
 Split Level/Foyer A
 Unfinished Area 0
 Rec. Room Area 0
 WBFP Stacks/Openings 0/0
 Bsmt. Gar. (No Cars)
 MSC O.F.DES/Quan /0
 MSC O.F.DES/Quan /0
 S.F.L.A. 1712
 Physical Cond 0
 Value 52000

Other Building & Yard Improvements

Card 1											
Description	Year Built	Area	Grade	Value	Type	Quan.	Size	Mods	Cond	F	MD%
GRAIN BIN	2007	2,412	C-AVERAGE	\$8,300	AG1	2	16 x 12		F		0

Sketches



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NOTES:
