

# Thompson Hamilton & Blesso Tract

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48+/- ACRES HALIFAX CO., NC

List Price \$132,850.00

Excellent Hunting & 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 that consists primarily of timberland located just west of Tillery in Halifax County North Carolina. The Halifax County parcel number for the property is 0300386 and the property is currently enrolled in present use. Based on the Halifax County tax records, the property contains a total of 48.49+/- acres of woodland. This property can be a great starter timberland investment or a nice addition to your land portfolio.

The timberland is a mixture of a natural and planted loblolly pine plantation and hardwood



bottoms with several different age classes. The first is approximately 22+/- acres that is roughly 11 years old. The timber was harvested around 2011 and allowed to naturally regenerate with a mixture of pine and hardwood. The second stand is approximately 16+/- acres that consists of mature thinned pine sawtimber that is ready for harvest. The remaining 10+/- acres of the timberland is located in swampy bottomland areas that consists of various mixed hardwood and pine pulpwood and sawtimber species.

This property along with the surrounding area has an abundance of wildlife species such as whitetail deer, wild turkey, waterfowl and is very close proximity to NC Game Lands. The property is located approximately 1hr and 30 minutes from Raleigh, 1hr and 45 minutes from Richmond, 2hrs and 30 minutes from Virginia Beach, 45 minutes from Rocky Mount and 1hr and 15 minutes from Greenville.





**48 +/- Acres / Halifax County**

**Larry J. Harrup**  
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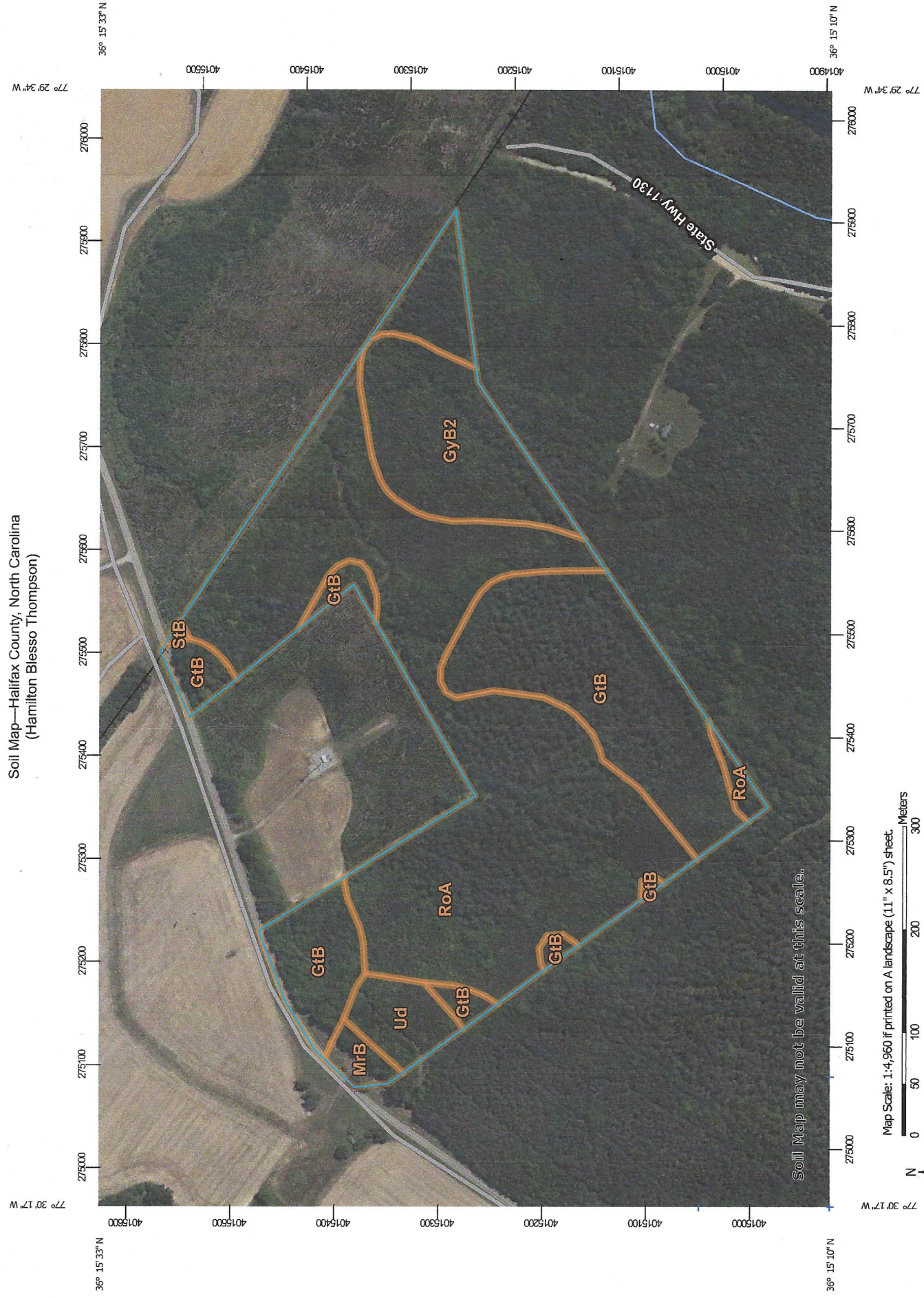
**Jeffrey D. Wolgemuth Sole Proprietor**  
**P.O. Box 336 Macon, NC 27551**  
**List Price \$132,850.00**



**DISCLAIMER:** The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.



Soil Map—Halifax County, North Carolina  
(Hamilton Blesso Thompson)





## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GtB	Gritney fine sandy loam, 2 to 6 percent slopes	13.3	27.1%
GyB2	Gritney sandy clay loam, 2 to 6 percent slopes, moderately eroded	5.8	11.8%
MrB	Marlboro fine sandy loam, 2 to 6 percent slopes	0.6	1.3%
RoA	Roanoke loam, 0 to 2 percent slopes, occasionally flooded	27.6	56.3%
StB	State fine sandy loam, 2 to 6 percent slopes	0.1	0.1%
Ud	Udorthents, loamy	1.6	3.3%
<b>Totals for Area of Interest</b>		<b>49.0</b>	<b>100.0%</b>

EXHIBIT B**Tract A:**

BEGINNING at the intersection of the centerline of State Road 1128 and the southwestern property line of the Weldon-Kinston Branch of the Seaboard Coast Line Railroad and running from said beginning point along the centerline of said State Road 1128 S73-28W 156.5 feet to the northeast corner of a 13.3 acre tract of land owned by Charles Tillery; thence continuing with the centerline of said road, the line of Charles Tillery, S76-06W 734.0 feet to the northwest corner of the 13.3 acre tract of land owned by Charles Tillery; thence continuing along the centerline of said road: S77-17W 251.0 feet; S67-24W 222.0 feet; and S42-11W 300.0 feet to a point in the corner of the lands of Dr. S. N. Wood; thence continuing with the centerline of said State Road 1128, the line of Dr. S. N. Wood: S41-56W 984.6 feet; S65-25W 623.5 feet; and S50-26W 755.2 feet to a point, a corner with Albemarle Paper Company; thence leaving said State Road 1128 and running with the line of Albemarle Paper Company N21-36W and passing through an iron on the northern right of way line of said road 3,725.5 feet to an iron situated about 4.0 feet north of a fence, a corner with Albemarle Paper Company; thence continuing with the lines of Albemarle Paper Company, said lines being situated about 4.0 feet north of a fence: S82-25E 136.6 feet; N63-29E 152.7 feet; N51-12E 201.2 feet; N79-30E 290.3 feet; N62-43E 250.8 feet; N45-46E 204.6 feet; N35-38E 194.6 feet; N54-35E 174.5 feet; N72-18E 370.6 feet; N46-07E 179.3 feet and N57-13E 46.2 feet to an iron on the southwestern property line of the aforementioned Weldon-Kinston Branch of the Seaboard Coast Line Railroad; thence with said railroad property line S49-32E 3,722.2 feet to the point of BEGINNING, containing 232.11 acres, more or less, according to a map titled *Map Showing Property of Junius W. Tillery Estate* dated September 23, 1976 and prepared by J. C. Shearin, Civil Engineer & Surveyor, and recorded in the Halifax County Registry in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

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**Tract B:**

BEGINNING at the intersection of the centerline of State Road 1128 and the southwestern property line of the Weldon-Kinston Branch of the Seaboard Coast Line Railroad and running from said beginning point along the centerline of said State Road 1128 S73-28W 156.5 feet to the northeastern corner of a 13.3 acre tract of land owned by Charles Tillery; thence leaving said road and running with the line of Charles Tillery S34-33E and passing through an iron on the southern right-of-way line of said road 695.0 feet to the southeastern corner of the Charles Tillery tract; thence with the line of Charles Tillery S63-50W 792.0 feet to the southwestern corner of the Charles Tillery tract; thence with the line of Charles Tillery N33-22W and passing through an iron on the southern right-of-way line of the aforementioned road 858.0 feet to a point in the center of said road, the northwestern corner of the Charles Tillery tract; thence with the centerline of said road: S77-17W 251.0 feet, S67-24W 222.0 feet and S42-11W 300.0 feet to a corner with Dr. S. N. Wood; thence leaving said road and running with the line of Dr. S. N. Wood S33-25E and passing through an iron on the southern right-of-way line of said road 1,574.1 feet to an iron, a corner with Dr. S. N. Wood; thence continuing with the line of Dr. S. N. Wood N63-12E 924.8 feet to an iron, the corner of Dr. S. N. Wood and Frank Hill; thence with the line of Frank Hill N57-39E 773.9 feet to a gum, the corner of Frank Hill and the northwestern corner of the Odd Fellows Lot; thence along a ditch N00-34E 379.4 feet to a point on the southwestern property line of the aforementioned Weldon-Kinston Branch of the Seaboard Coast Line Railroad; thence with said railroad property line N58-32W 300.6 feet and N49-32W 782.1 feet to the point of BEGINNING, containing 48.49 acres, more or less, according to a map titled *Map Showing Property of Junius W. Tillery Estate* dated September 23, 1976 and prepared by J. C. Shearin, Civil Engineer & Surveyor, and recorded in the Halifax County Registry in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.



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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.

## **NOTES:**

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