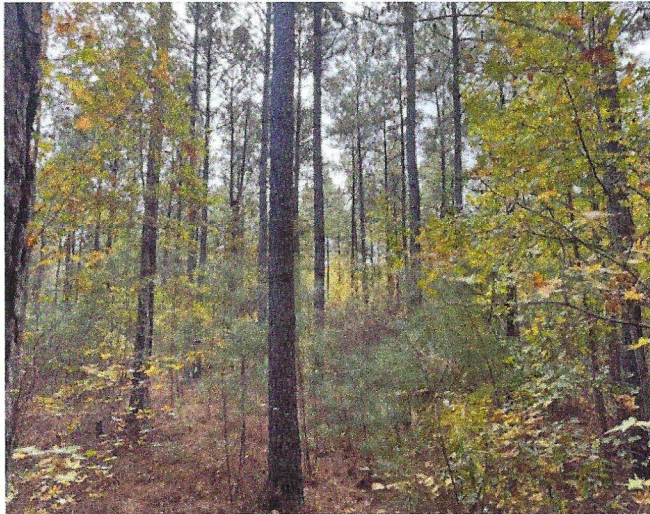


Jeffrey D. Wolgemuth Sole Proprietor
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Larry J. Harrup NCRF 1802 NC Broker 332600

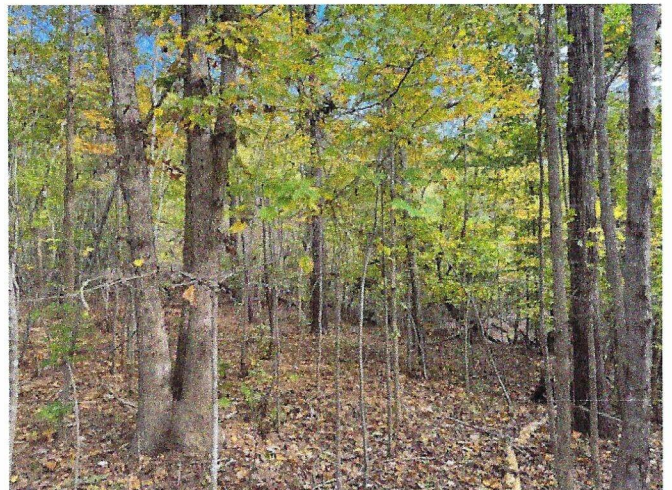
Chipley King Tract 3B 25.19+/- Acres
List Price \$314,750.00

This is a very nice tract of land that consists of mostly woodland located just south of Henrico in Northampton County North Carolina. The Northampton County parcel number for the property is 3041-01-0423 and based on a recorded survey, the property contains a total of 25.19+/- acres. This property appears to have the potential to be broken up into several more tracts to create an excellent housing development especially with such close proximity to Lake Gaston. The property could also be a timberland investment for the future or could possibly be a nice place to build a home with several acres of privacy.



The timberland consists of approximately 25+/- acres of merchantable pine sawtimber, pine pulpwood and hardwood pulpwood. The soils on this property consists of Wedowee sandy loams. The timber in this area could be cut now to produce some immediate income. After harvest, the area should be site prep sprayed during the late summer months to kill all unwanted pine and hardwood natural regeneration. The cutover area should then be replanted February to mid-March the following year with genetically improved loblolly pine seedlings.

This property along with the surrounding area has an abundance of wildlife species such as whitetail deer, wild turkey, waterfowl and even black bear. The woods are fairly open so trails could be established leading to the bottomland or other areas on the property. Tree stands could be installed along the stream bottoms for deer hunting.



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The property has approximately 500ft of road frontage along River Road and approximately 1,400ft of road frontage along Pine Tree Road. This property is located just a few miles from a public boat landing.

The property is also located within a ten minute drive to local dining and a shopping center with a drug store, grocery store and several other local businesses. The parcel is approximately 30 minutes from Littleton, 25 minutes from Roanoke Rapids, 1hr and 30 minutes from Raleigh and 45 minutes from Rocky Mount.



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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:
