



# ALBEMARLE LAND & TIMBER SERVICES, INC.

LAND SALES • TIMBER SALES & APPRAISALS • FOREST MANAGEMENT

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## Albemarle Land & Timber Services, Inc.

Oct. 3, 2025

Would like to offer **"FOR SALE"** - "The T.A. Newbold Miller, LLC Tracts" - **"Pender Woods Tract"**... which consists of one parcel approx. 162 acres.

### Introduction

Albemarle Land & Timber Services, Inc., is pleased to offer for sale the following tracts of land and their improvements. This is a nice parcel of land consisting of cutover reforested in the spring of 2021. This parcel is behind the fields off Pender Road but has an access point off Harvey Point Road. This parcel offers a good location to local mills for a timber investment and a great place to build a house with plenty of recreational property attached.

### Location and Description

The property line trees are painted and have been to left to still be able to identify the property boundary lines. The acreage was replanted by hand crews with Hybrid Loblolly Pine Seedlings on a spacing grid of 8 ft by 10 ft equating to approx. 545 trees to the acre.

There are abundant White Tail Deer, Wild Turkey and an occasional Black Bear in this area. Distance to local restaurants, grocery stores and the nice town of Hertford are only a short drive. Most of this tract is upland capable of growing the Loblolly Pine Timber.

### Tract – 162.21 acres by survey

### Soils

The soils on this property are good soils for Timber Growth.

(Ro) – Roanoke –Clay Silt Loam soils Site Index 97 for Loblolly Pine

(To)- Tomotley-Fine Sandy Loam Site Index 94 for Loblolly Pine



### **General Information**

This property has been a part of the Newbold family for many years. The zoning is shown as Rural Agricultural or RA. Approximate road frontage is 300 feet.

The distance from and along the highway 17 north to Elizabeth City Walmart and the Hospital is approx. 11 miles.

The distance to the Edenton area shops and Hospital to travel south on Hwy 17 is approx. 12 miles.

**The Asking Price For this Acreage is \$275,000.00 (Two Hundred Seventy Five Thousand Dollars)**

The owners are not aware of any boundary line issues or environmental issues on this property.

Every potential buyer is encouraged to look at this property to verify the attributes of this acreage. All acreage and distances are estimated and not guaranteed. The acreage was determined by GIS and survey Maps and are considered an estimate.

If you should have any questions, please feel free to contact me and I will try to get you an answer.

The owners reserve the right to accept or reject any and all offers.

**Offers should be presented to Albemarle Land and Timber Services, Inc and will be submitted and will be considered by the owners.**

Offered By.

Albemarle Land & Timber Services, Inc.

Mark A. Williams

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