



# ALBEMARLE LAND & TIMBER SERVICES, INC.

LAND SALES • TIMBER SALES & APPRAISALS • FOREST MANAGEMENT

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## Albemarle Land & Timber Services, Inc.

December 1, 2025

Would like to offer "FOR SALE"- "The Cartwright Tract"- "Frog Island - Weeksville" ... which consists of one parcel approx. 124.4 acres.

### Introduction

Albemarle Land & Timber Services, Inc., is pleased to offer for sale the following tract of land and its improvements. This is a nice parcel of land consisting of mature Loblolly Pine and marsh like areas to the Big Flatty Creek. This parcel is behind the woods of others off Frog Island Road but has an access through an old cartway path that has been used for over 100 years. There used to be an old field on this site. This parcel offers a good location for Duck Hunting on the creek, White Tail Deer and Turkey. Just outside the Creek is the Albemarle Sound.

### Location and Description

The property is in the middle of a large area of wooded acreage. Part of this acreage was replanted by hand crews with Loblolly Pine Seedlings and the other part has grown back as the old field grew up. There is approximately 75 acres of merchantable timber and part being old growth Loblolly Pines.

There are abundant White Tail Deer, Wild Turkey, Ducks and an occasional Black Bear in this area.

### Tract – 124.2 acres by tax information

### Soils

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

(Grt) – Gertie –Clay Silt Loam soils Site Index 93 for Loblolly Pine

(WaA)- Wahee-Fine Sandy Loam Site Index 86 for Loblolly Pine



### **General Information**

This property has been a part of the Cartwright family for many years. The zoning is shown as Rural Agricultural or R1. Access is via an old Cartway Path used for over 100 years to farm and harvest the timber.

**The Asking Price For this Acreage is \$300,000.00 (Three Hundred 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 Tax 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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