



# 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 Road Farm Tract"**... which consists of one parcel approx. 204.79 acres total.

### 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 reforested acreage replanted in the spring of 2021 along with cultivated fields with an abundance of road frontage on Pender Road. This parcel has woodland behind the fields with separate access off Pender Road with a metal gate. This parcel offers a good location to local stores and a great place to build a house, or several houses, with plenty of recreational or a working farm producing income attached.

### Location and Description

The property line trees are painted and have been left to still be able to identify the property boundary lines in the wooded area. The majority of the wooded 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 is a small area of natural Loblolly Pines growing back in the middle of the tract which are approx.. 10 years old surrounded by the 4 year planted stock. 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 cultivated ground currently being farmed for cash crops such as Corn, Soybean, Wheat, and Cotton and the woods with Hybrid Loblolly Pine.

Tract – 204.79 acres by survey

Wooded Tract– approx..83 acres

Cultivated Fields- approx.. 121 acres by FSA maps

### Woodland Soils

The soils on this property are good for Timber Growth.

(At) – Augusta – Fine Sandy Loam Site Index 90 for Loblolly Pine

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



### **Farm Soils**

(AaA) -Altavista – Fine Sandy Loam

(To)- Tomotley- Fine Sandy Loam

(Ch)- Chapanoke- Silt Loam

### **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 4000 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 \$1,165,000.00 (One Million One Hundred Sixty 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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