



CONSULTING FORESTRY / REAL ESTATE

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**MARTHA COURSER'S
"BULLOCK SCHOOL ROAD" TRACT(S)
49.1+/- AC. IN "3" PARCELS BEING SOLD AS ONE
LIST PRICE: \$69,900.00 (U.S.)**

- **EXCELLENT MARKETABLE TIMBER:** Estimated timber value is \$35,000.00 based on 2016 100% Sawtimber Inventory and 10% Pulpwood cruise. There is about a 50/50 mix of pine and various hardwoods including White & Red Oak, Poplar, Sweet Gum and other mixed hardwoods. ALL 3 TRACTS ARE COMPLETELY IN TIMBERLAND.
- **ABUNDANT WILDLIFE – DEER & WILD TURKEY**
- **DEEDED 12 FEET WIDE SHARED RIGHT-OF-WAY ALONG EXISTING FARM PATH AS SHOWN ON MAP**
- **APPROXIMATELY 1,200' FRONTAGE ON "COKEY SWAMP CANAL**
- **Will cooperate with Buyer's Broker @ 3.0%**

Listing agent has attempted to offer accurate data. Information is deemed reliable but is not guaranteed. Buyers are advised to confirm all items.

FEEL FREE TO SELF-TOUR THIS GREAT TIMBER LAND PROPERTY OR CALL GREG MOTT @ 252-308-7020 FOR A SHOWING APPOINTMENT.

