



CONSULTING FORESTRY / REAL ESTATE

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Mott & Shay Consulting Foresters, PLLC / Mott & Shay, Inc. Real Estate 

MEDLIN & MAY TRACT
99.53+/- (SURVEYED) ACRES
Lee Jernigan Rd. & Pierce Ave.,, Ahoskie Twncsp.
Hertford County, NC
~~LIST PRICE: \$139,900.00 (U.S.)~~

REDUCED PRICE: \$119,000.00 (U.S.)

THE TIMBER WAS HARVESTED DURING THE SUMMER/FALL MONTHS OF 2019. A VERY THOROUGH CUT WAS PERFORMED WITH THE UTILIZATION OF A CHIPPER - APPROXIMATELY 65 ACRES WAS REFORESTED IN THE WINTER OF 2020 (SEE "TYPE MAP"), ESTABLISHING 450+/-, 3RD GENERATION, GENETICALLY IMPROVED LOBLOLLY PINE SEEDLINGS PER ACRE. The hardwood bottomlands were left to regenerate naturally.

- Property is gated & locked on Lee Jernigan Rd.
- 1.17+/- Miles of paved road frontage on Lee Jernigan Rd. & Pierce Ave.
- 2,282+/- Feet of frontage on **AHOSKIE CREEK** canal (property subject to a 95' wide drainage easement along canal)
- UTILITIES : Electricity and County Water

***THIS TRACT IS ENTIRELY IN TIMBER LAND AND IS A
GREAT ENTRY LEVEL TIMBER LAND & HUNTING
LAND INVESTMENT***

WILL COOPERATE WITH BUYER'S BROKER @ 2.5% COMMISSION

Listing agent has attempted to offer accurate data. Information is deemed reliable but is not guaranteed. Buyers are advised to confirm all items. Visit www.mottshay.com for photos and videos. You may self-tour the property or call Greg Mott to arrange a showing @ 252-308-7020