

# MICHAEL D. NEAL & ASSOCIATES, INC.

*Forestry Consultants to Private Landowners Since 1974*

754 NC 11 North

Ahoskie, North Carolina 27910

PHONE 252-398-1460

FAX 252-398-1480

## LAND SALE

MARY ANNETTE ROUNTREE THOMPSON

LISA ROUNTREE PERRY

MICHAEL LEON ROUNTREE

HERTFORD COUNTY, N.C.

Type of Sale: Sealed Bid

Time of Sale: 11:00 a.m., Tuesday, December 6, 2011

Place of Sale: Michael D. Neal & Associates' office located at  
754 NC 11 North, Ahoskie, N.C.

Property Identification: Liverman Farm  
PINs 5955-53-2880 and 5955-62-4508

Land Classifications:  
(by ArcMap) 45.64 Acres +/- Cleared Land (FSA)  
0.63 Acre +/- Powerline R.O.W.  
69.52 Acres +/- Woodlands  
115.79 Acres by Tax Office Records  
(Not Survey Acreage)

Structural Improvements: None

Utilities: Electricity, Telephone, Water

Sale Boundaries: Painted and/or Flagged Pink

### Sale Conditions:

1. One bid will be accepted for the entire tract.
2. A 10-percent deposit is required upon acceptance of the high bid.
3. The owners reserve the right to reject any and all bids.
4. Possession shall be given at closing subject to harvest of current crops.

Thank you,



Wesley Y. Davis

NC Real Estate Broker #271509

Office: 252-398-1463

**PROPERTY DESCRIPTION**  
**MARRY ANNETTE ROUNTREE THOMPSON**  
**LISA ROUNTREE PERRY**  
**MICHAEL LEON ROUNTREE**  
**LIVERMAN FARM**  
**HERTFORD COUNTY, N.C.**

**Cleared Land – 45.64 Acres**

The farm land is composed primarily of the Craven and Lenoir soils series. Craven is moderately well drained and makes up the majority of the cleared land with the minority being Lenoir which is somewhat poorly drained.

**Woodland – 69.52 Acres**

**Stand 1**

The majority of the timber on the 48+/- acres, is hardwood pulpwood. There is a small component of both pine and hardwood sawtimber found within this stand as well. This stand appears to have had a select cut harvest in the past, as the sawtimber left within this stand is mature but is well under-stocked as a merchantable timber class .

This stand is low to moderately-stocked, supporting an average of 140 trees per acre. Of this average, 32 trees are of sawtimber size and quality with the remaining 108 trees per acre being pulpwood. The average diameter at breast height (DBH) of hardwood pulpwood is 8.9 inches. Hardwood sawtimber has an average DBH of 17 inches. Pine sawtimber and chip and saw average DBH is 11.1 inches and pine pulpwood DBH averages 7.4 inches.

**Stand 2**

Stand 2 totals 14+/- acres and is composed primarily of pine pulpwood. Pine chip and saw, hardwood pulpwood and pine sawtimber compose the remainder of the stand. The stand was aged using an increment borer at 22 years old.

This stand is moderately-stocked, supporting an average of 239 trees per acre. Of this average, 161 trees are pine pulpwood, 51 trees are hardwood pulpwood, 25 trees are pine chip and saw, and 2 trees are pine sawtimber size and quality. The average DBH of pine sawtimber and chip and saw is 11.3 inches. Pine pulpwood DBH averages 8.5 inches while hardwood pulpwood average DBH is 6.5 inches.

### Stand 3

Stand 3 containing 7+/- acres is a mixed hardwood pine stand composed primarily of hardwood pulpwood with a decent component of pine chip and saw, and hardwood sawtimber. This stand was aged using an increment borer at 28 years old.

This stand is well stocked, supporting an average of 260 trees per acre. Of this, 141 trees per acre are hardwood pulpwood having an average DBH of 7.6 inches. Pine chip and saw has an average DBH of 10.6 inches and contributes 37 trees per acre to the total. Hardwood sawtimber is composed of both red and white oaks, which average 15 trees per acre with an average DBH of 15.7 inches. Pine sawtimber makes up the remainder of the stand with an average DBH of 14 inches and 9 trees per acre.

### Timber Volume

**LIVERMAN FARM – STANDS 1, 2, 3  
APPROXIMATELY 69 ACRES  
HERTFORD COUNTY, N.C.  
NOVEMBER 1, 2011**

### Sawtimber

Pine	139.6 Tons
Chip and Saw	335.1 Tons
Red Oak	388.5 Tons
White Oak	212.7 Tons
Sweetgum	27.7 Tons
Red Maple	18.7 Tons

**Total Sawtimber Volume 1,122.3 Tons**

### Pulpwood

Pine	953.5 Tons
Hardwood	1,914.2 Tons

**Total Pulpwood Volume 2,867.7 Tons**

ACCOUNT NUMBER 15128	TOWNSHIP ST JOHNS	MAP SHEET 5955.04	PIN NUMBER 5955-53-2880	ROUTE / ZONE 500A	SPECIAL DISTRICTS FIRE CITY
OWNER NAME ROUNTREE, AUBREY LEON PO BOX 14 SR 1160					
DATE TRANS. O.O	STAMPS QUAL	DEED REFERENCE 75E/24	PLAT REFERENCE SOIL MAP 1071	DATE APPRD 080609	BY SP
OWNER ADDRESS HARRELLSVILLE, NC 27942	NEIGHBORHOOD	LANDSCAPE QUALITY	TOPOGRAPHY	AMENITIES	ROADS
LAND USE U UTILITIES	E	A	F	P	N
INFO PREVIOUS VALUES E LAND 42,371 R BUILDINGS 42,371 CRP: 50.21 WDS: 12.88 AMEN: APA: 2000 DIF: 0					

#	MTD TYP	ACRES	ACT-FRNTG	EFF-FRNTG	AVE-DEPTH	DPPTH-FAC	UNIT \$	GRD	CLS	SOIL-TYP	% ADJ	APPRaised VAL	USE VALUE
1	A2	30.69*					2629			*2/2CRAM-10		\$72,616	\$24,092
2	A2	18.03				2466				*3/3LN M-10		\$40,016	\$10,638
3	A2	1.49				2301				*4/3LF M-10		\$3,085	\$879
4	A4	6.17				955				*2/1LN M-10		\$5,303	\$3,239
5	A4	5.38				835				*4/1LF M-10		\$4,043	\$2,825
6	A4	1.33				955				*2/1LN M-10		\$1,143	\$698

METHOD:	DESCRIPTION:	PHYSICAL:	FUNCTIONAL:	BUILDING DEPRECIATION:	ECONOMIC:	% COMPLETE	USE	BUILDING CLASS	BUILDING TAX VALUE
SECTIONS:	REMARKS:								BUILDING REPLACEMENT VALUE

TYPE	AREA	OCCUP ANCY	STYLE	STOR-IES	FND BSMNT AREA	EXT-WALLS	ROOFING TYPE	ROOF #	FLOOR #	ATTC INTERIOR % WALL	BSMT % FIN	BUILT-INS	HEATING	AIR COND	PLUMBING	FIREPLACE	GRADE	HT	YEAR BUILT	EF YR	CONSECTION-DEPR	PHYS FUNC	SECTION REPL VALUE	SECTION TAX VALUE	

BUILDING #	MTHD	DESCRIPTION	REMARKS	PHYS	FNCT-DPR	ECON-DPR	TYPE	AREA	STRES	EWFLRW	GRADE	YEAR BLT	COND	SIZE	TAX VALUE

APPRaised VALUE SUMMARY		USE VALUE SUMMARY		TOTAL TAX VALUE	
LAND	\$126,206	BUILDINGS	\$42,371	LAND	\$0
TOTAL APPRAISED VALUE:	\$126,206	TOTAL USE VALUE:	\$42,371	TOTAL TAX VALUE:	\$42,371

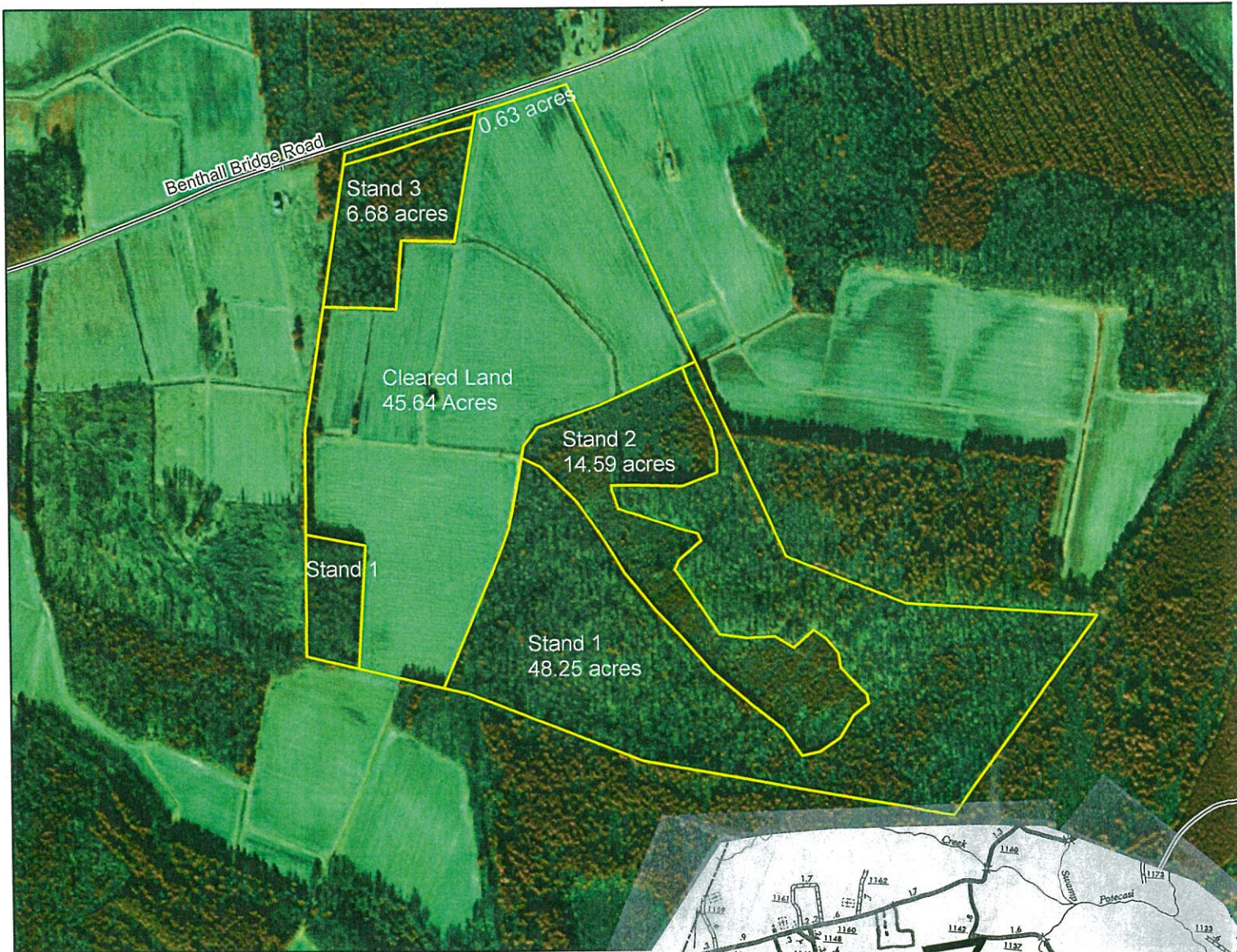


1998 Color Infrared Photography Showing  
Mary Annette Rountree Thompson  
Lisa Rountree Perry  
Michael Leon Rountree  
Liverman Farm  
Hertford County, NC



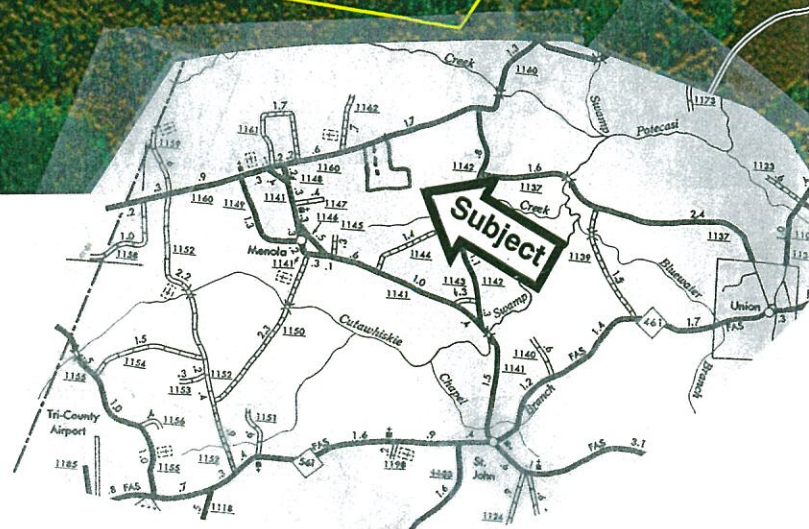
Map Prepared By  
Michael D. Neal & Associates  
Consulting Foresters  
Ahoskie, N. C.

November 1, 2011



**Legend**

- Liverman Farm
- NC Roads

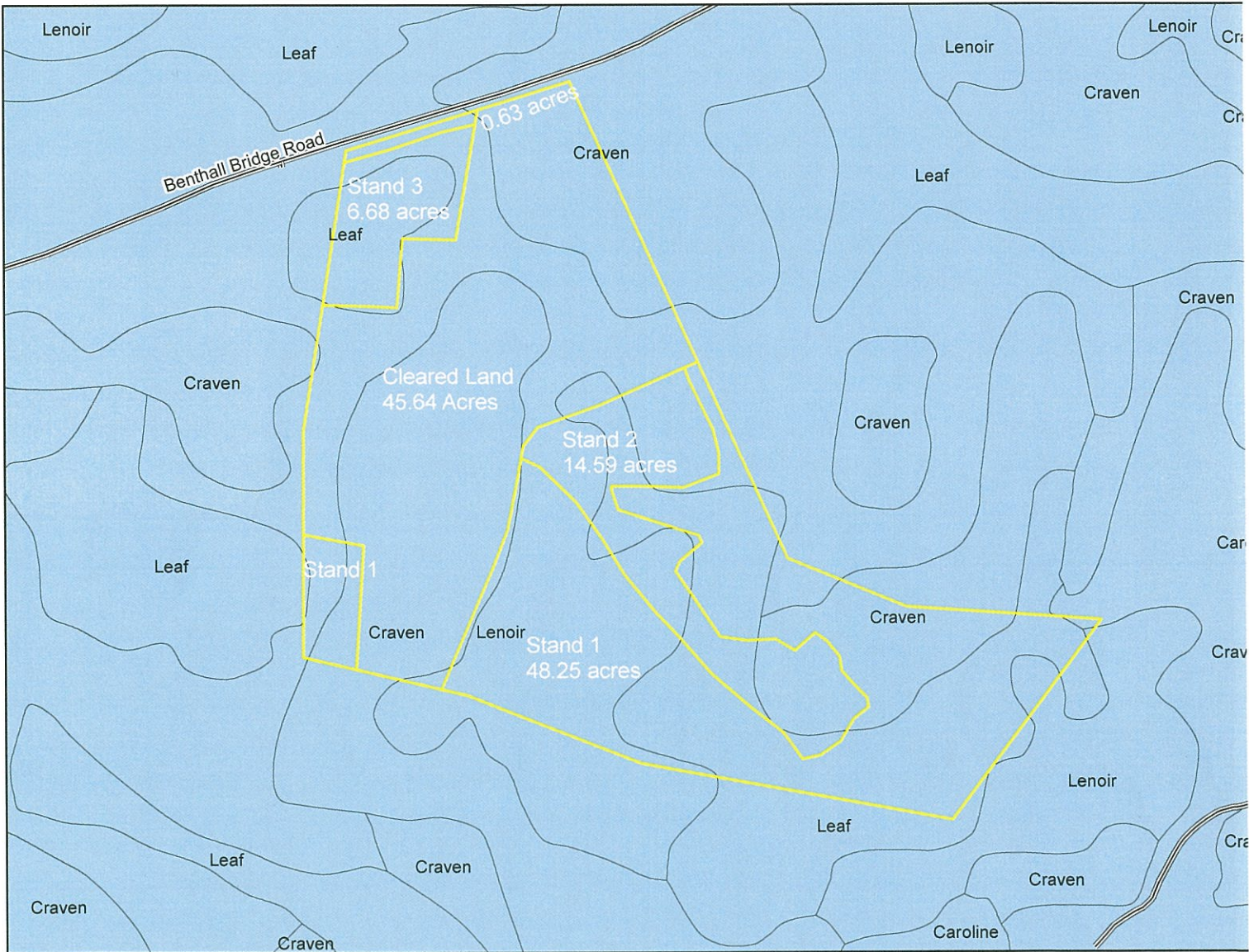


Soils Map Showing  
Mary Annette Rountree Thompson  
Lisa Rountree Perry  
Michael Leon Rountree  
Liverman Farm  
Hertford County, NC





Map Prepared By  
Michael D. Neal & Associates  
Consulting Foresters  
Ahoskie, N. C.

November 1, 2011



**Legend**

-  Liverman Farm
-  NC Roads

