

SOLD · SET PRICE

Bladen 339 Tract

± 339 Acres | Bladen County | North Carolina | Near Elizabethtown

339± Acres of Prime Timberland in Bladen County, NC – Longleaf & Loblolly Pines with Creek Frontage and Excellent Access

PRICE	PRICE / ACRE	ACREAGE
$1,187,690	$3,500	± 339

PROPERTY OVERVIEW

Located in the heart of Bladen County, North Carolina, this expansive 339.34± acre timberland tract offers a rare opportunity for both investment and recreation. With over 6,200 feet of combined frontage along Allen Priest Road and Whites Creek School Road, this property boasts excellent accessibility and multiple entry points. The tract features a well-maintained internal road system, allowing easy travel throughout the property — ideal for timber management, hunting, or simply enjoying the land's natural beauty. The upland portions of the property are predominantly planted in longleaf pine, one of the most desirable species in the Southeast for both timber and potential...

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV)

ACCESS
Dirt Road · Paved Road

UTILITIES
Electric · Telephone

WATER FEATURES
Creeks / Streams

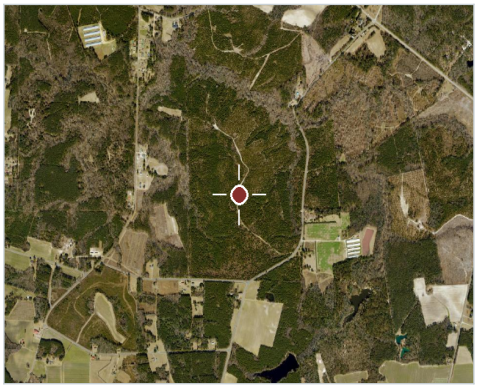
VIEWS
Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
125800160156

DOCUMENTS INCLUDED
Pipeline Map · Deed · Pipeline Easement · Soil Report · Aerial Tract Map · Aerial Map · Location Map · Locator Map

LOCATION



Bladen County, North Carolina



Jamie Lytton
Mid Atlantic Region Real Estate Manager
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 13, 2026 · https://www.afmrealestate.com/properties/339.34-acres-land-for-sale-in-bladen-county-north-carolina/bladen-339-tract

Property Photos

Bladen 339 Tract · Bladen County · North Carolina · Near Elizabethtown







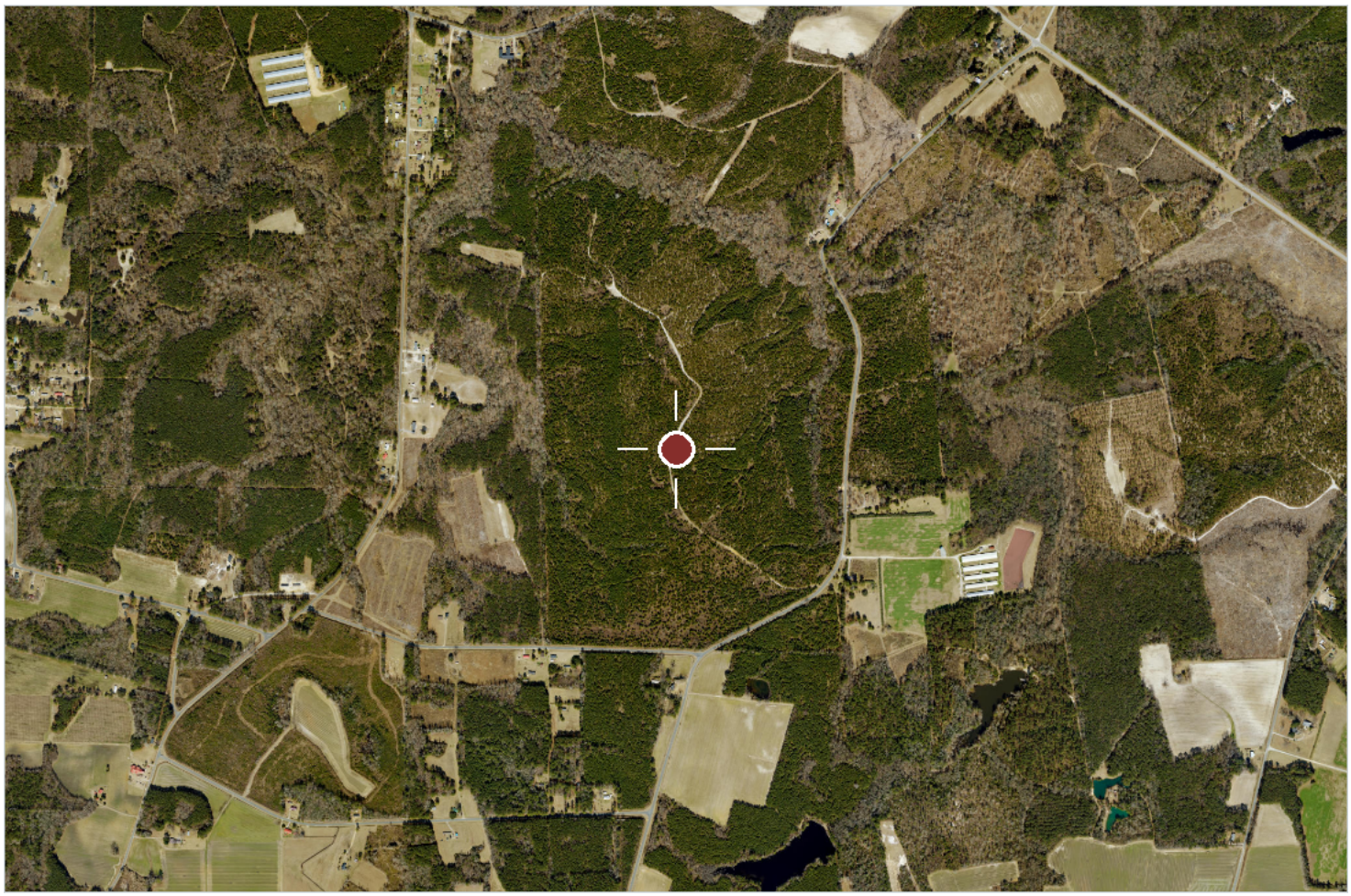






Location & Access

Bladen 339 Tract · Bladen County · North Carolina · Near Elizabethtown



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Bladen County, North Carolina

NEAREST CITY

Elizabethtown

APPROXIMATE CENTRE

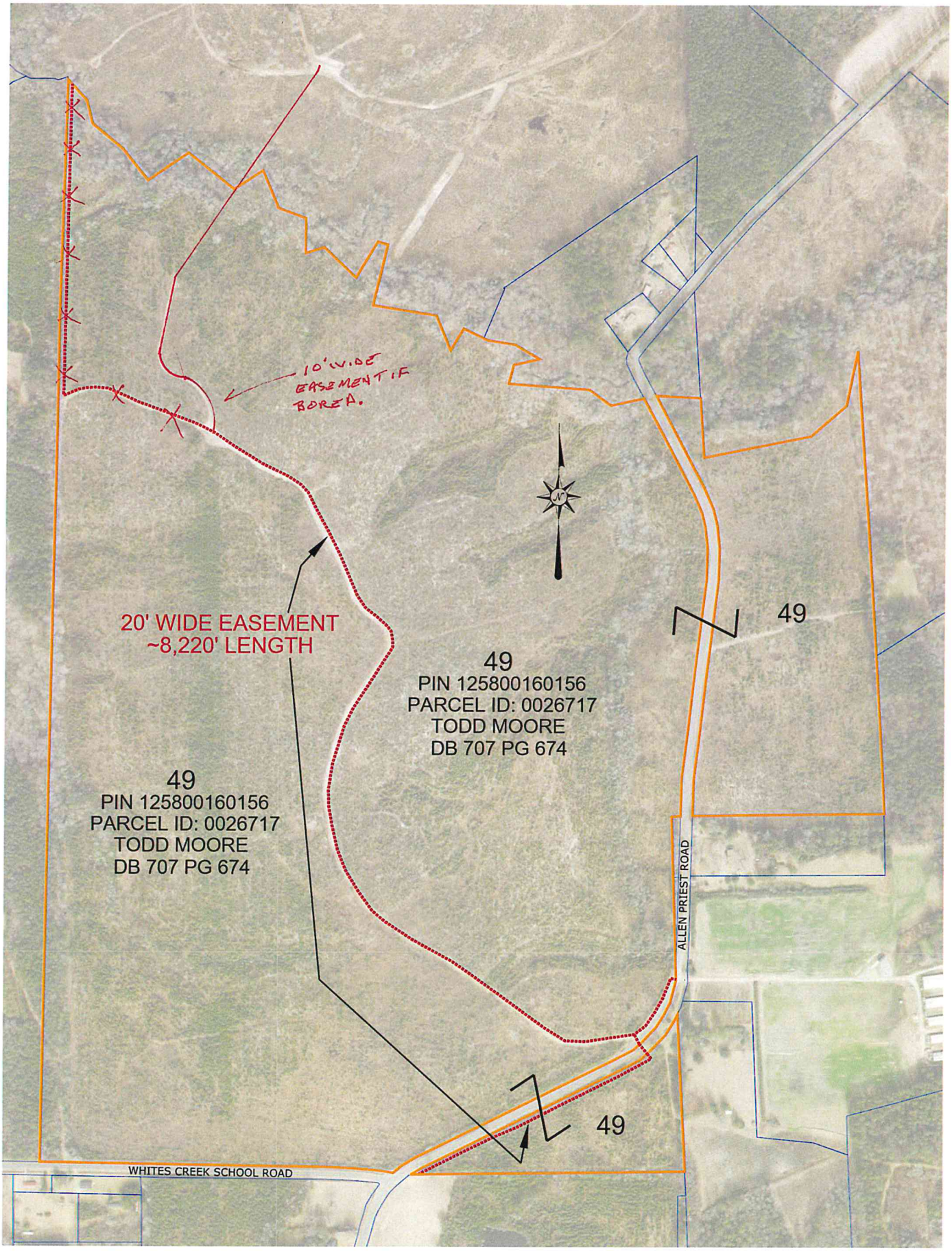
34.53461, -78.50098

COUNTY TAX PARCEL IDS

125800160156

INTERACTIVE MAP

https://id.land/maps/442a7ccd5f6a0072cc1fc55120e37079/share


10' WIDE EASEMENT IF BOREA.
20' WIDE EASEMENT
~8,220' LENGTH
49
PIN 125800160156
PARCEL ID: 0026717
TODD MOORE
DB 707 PG 674
49
PIN 125800160156
PARCEL ID: 0026717
TODD MOORE
DB 707 PG 674
49
49
ALLEN PRIEST ROAD
WHITES CREEK SCHOOL ROAD

0707
0674

FILED
BLADEN COUNTY
BEVERLY T. PARKS
REGISTER OF DEEDS

FILED	Aug 01, 2013
AT	08:44:24 am
BOOK	00707
START PAGE	0674
END PAGE	0679
INSTRUMENT #	02316

BLADEN COUNTY 08-01-2013
NORTH CAROLINA
Real Estate
Excise Tax $1,620.00

This instrument prepared under the supervision of and should be returned after recording to:

Hester, Grady & Hester PLLC
115 Courthouse Drive
Elizabethtown, NC 28337
Attn: Whitley Ward

REVENUE STAMPS: $1,620.00
PARCEL ID: 26717

SPECIAL WARRANTY DEED

THIS DEED is made as of the ____ day of July, 2013 between **BRUNSWICK TIMBER LLC,** a Delaware limited liability company, whose address is c/o Forest Investment Associates L.P., 15 Piedmont Center, Suite 1250, Atlanta, Georgia ("Grantor"), and **TODD MOORE** ("Grantee"), having an address of 125 Crosscut Lane, Southern Pines, North Carolina 28387.

WITNESSETH:

That Grantor for and in consideration of TEN AND NO/100 DOLLARS ($10.00), receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto Grantee, their heirs, successors, administrators and assigns, all that tract or parcel of land lying and being in Bladen County, North Carolina and being more particularly described on **Exhibit A** attached hereto and made a part hereof by this reference (the "Property").

The Property is a portion of the property conveyed to Grantor by Special Warranty Deed from Weyerhaeuser Company, dated as of December 17, 2003 and recorded in Book 537, page 26, Bladen County, North Carolina records.

TO HAVE AND TO HOLD the Property, together with all improvements located thereon, and any and all rights, members and appurtenances thereof to the same being ,belonging or in anywise appertaining to the use, benefit and behoof of Grantee and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, in fee simple.

RECEIVED
DATE 7/31/2013
SIGNATURE

21877270.1

Grantor shall warrant and forever defend the right and title to the Property, unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, against the lawful claims of all persons claiming by, through or under Grantor, but no further; and this conveyance and the aforesaid warranty are made subject to those matters listed as permitted title exceptions as set forth on **Exhibit B** attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by proper authority duly given, as of the date and year first above written.

Grantor:

BRUNSWICK TIMBER LLC, a Delaware limited liability company

By: Forest Investment Associates L.P., a Delaware limited partnership, its Manager

By: Forest Investment Associates, LLC., a Delaware limited liability company, its general partner

By: Forest Investment Associates, Inc., a a Georgia corporation , its manager

By: _____

Name: Charles L. VanOver

Title: Vice President

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, Kimberly Poe, a Notary Public in and for the State and County aforesaid, certify that Charles D. VanOver, personally appeared this day and being by me duly sworn, says that he is the duly acting and authorized Vice President of Forest Investment Associates, Inc., a Georgia corporation, the manager of Forest Investment Associates, LLC, a Delaware limited liability company, the general partner of Forest Investment Associates L.P., a Delaware limited partnership, the manager of Brunswick Timber LLC, a Delaware limited liability, that he executed the foregoing and annexed instrument for and on behalf of Brunswick Timber LLC, as aforesaid and that he acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed.

Witness my hand and notarial seal this 30 day of July, 2013.

Notary Public

My Commission Expires:
Notary Public, Fulton County, Georgia
My Commission Expires May 8, 2016

[Notary Seal]

KIMBERLY POE NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA May 8, 2016

EXHIBIT A

Perry:

That certain tract of land situated in Whites Creek Township, Bladen County, North Carolina, containing 339.34 acres (exclusive of 6.38 acres in highway right-of-way) and being bounded, now or formerly, on the North by the run of Whites Creek adjoining lands of C. Clark Allen and lands of Victoria Monroe Heirs, and also on the North by lands of Radford R. Allen; on the East by lands of Radford R. Allen, lands of Della Priest, and lands of Russell Harris, Jr.; on the South by lands of Della Priest, lands of Russell Harris, Jr., lands of Mrs. O. P. Hilburn and lands of Ernest Melvin, and on the West by lands of Elbert Atkins, and more specifically described as follows:

BEGINNING at a point marked by an iron re-bar set 8.0 feet South of the center line of soil SR 1716 and 0.46 mile Eastwardly along said SR 1716 from its intersection with SR 1713, said point of beginning being the Southwest corner of lands herein described, and also the Southeast corner of lands of Elbert Atkins as set out in Deed Book 175, page 271; and running thence from said point of beginning and with a line of Elbert Atkins North 04 degrees 44 minutes East 5232.53 feet to a point in the Run of Whites Creek; thence up and with the Run of Whites Creek, an actual traverse being as follows: South 43 degrees 43 minutes East 110.57 feet, South 18 degrees 20 minutes East 143.96 feet, South 52 degrees 36 minutes East 198.43 feet, South 40 degrees 19 minutes East 195.78 feet, North 50 degrees 42 minutes East 224.95 feet, South 51 degrees 52 min East 290.48 feet, North 37 degrees 08 minutes East 167.63 feet, South 24 degrees 26 minutes East 194.99 feet, South 69 degrees 05 minutes East 136.14 feet, South 01 degrees 52 minutes East 173.78 feet, North 74 degrees 39 minutes East 87.87 feet, South 47 degrees 53 minutes East 198.01 feet, North 29 degrees 20 minutes East 212.66 feet, South 71 degrees 45 minutes East 70.00 feet, South 17 degrees 48 minutes West 314.79 feet, South 81 degrees 47 minutes East 117.47 feet, South 80 degrees 35 minutes East 215.14 feet, South 16 degrees 39 minutes East 166.93 feet, North 34 degrees 28 minutes East 120.16 feet, South 66 degrees 39 minutes East 133.85 feet, South 81 degrees 20 minutes East 153.96 feet, South 56 degrees 48 minutes East 119.93 feet, South 78 degrees 14 minutes West 137.27 feet, South 10 degrees 31 minutes West 123.00 feet, South 07 degrees 57 minutes East 90.59 feet, South 20 degrees 36 minutes East 87.70 feet, South 81 degrees 47 minutes East 341.70 feet, South 61 degrees 13 minutes East 85.44 feet, North 76 degrees 19 minutes East 107.16 feet to a nail in the center of a bridge where SR No. 1714 crosses the Run of Whites Creek, North 50 degrees 17 minutes East 100.00 feet, South 74 degrees 26 minutes East 162.41 feet to a point in said Run, a corner of Victoria Monroe Heirs land; thence South 04 degrees 21 minutes West 377.0 feet along an old marked line, also a line of Radford R. Allen lands as set out in Deed Book 218, page 311, to a point marked by a new iron pipe; thence North 85 degrees 22 minutes East 524.54 feet along an old marked line, also a line of Radford Allen,

to a point marked by a new iron pipe and old gum pointers; thence North 58 degrees 33 minutes East 230.60 feet with a line of Radford Allen to a point marked by a new iron pipe; thence North 14 degrees 32 minutes East 295.64 feet with a line of Radford Allen to a point marked by a new iron pipe; thence South 00 degrees 56 minutes West 1618.22 feet along an old marked line, also a line of Radford Allen to a point marked by an old concrete monument; thence South 00 degrees 38 minutes East 754.95 feet, with a line of Russell Harris, Jr., to a new iron pipe; thence North 85 degrees 56 minutes West 1060.33 feet along an old marked line, to and with a line of Della Priest, crossing SR No. 1714, to a point marked by an old re-bar; thence South 04 degrees 17 minutes West 1632.89 feet along an old marked line, also a line of Della Priest and then Russell Harris, Jr., to a point marked by an old lightwood stake; thence North 83 degrees 27 minutes West 2943.60 feet along an old marked line, also a line of Mrs. O. P. Hilburn, to and then within the right-of-way lines of SR No. 1716 to the point of beginning, containing a total of 345.72 acres, more or less, or a net of 339.34 acres, more or less, excluding state road rights-of-way, and being as shown on a map entitled "Map of a Survey for Boise Cascade Timberlands - G. G. Perry Tract," dated February 5, 1981, by Lloyd R. Walker, Registered Land Surveyor.

Derivation: Being that same property conveyed to Boise Cascade Corporation by deed recorded in Book 276, Page 632, Registry of Deeds for Bladen County, North Carolina.

EXHIBIT B

Permitted Encumbrances

1. Ad valorem taxes not yet due and payable.

2. Zoning and other land use requirements and restrictions.

3. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements and rights-of-way, whether of record, on the ground, or acquired through prescription.

4. All matters which would be revealed by an accurate survey or inspection of the Property.

5. Riparian rights of others in and to any creeks, rivers, lakes, streams or other bodies of water located on or adjoining the Property.

6. All matters of record.

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS

FILED	Apr 16, 2024
AT	12:11:23 pm
BOOK	00861
START PAGE	0904
END PAGE	0908
INSTRUMENT #	01044
EXCISE TAX	(None)

JSB

This Easement prepared by:

Monarch Bioenergy, LLC
9200 Watson Road, Suite 200
St. Louis, MO 63126

When recorded, return to:

Ray Dorman, SR/WA
V&M, a JMT company
3508A Trent Road
New Bern. NC 28562

PIPELINE EASEMENT

STATE OF NORTH CAROLINA

COUNTY OF BLADEN

Grantor: **TODD MOORE**
2329 CLARK AVENUE
RALEIGH, NC 27607-7321

Grantee: **Monarch Bioenergy, LLC** with an address at 9200 Watson Road, Suite 200, St. Louis, Missouri 63126

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and in consideration of the Easement and mutual covenants and agreements set forth in this Pipeline Easement ("Agreement"), Grantor grants to Grantee, its successors and assigns, all of the following:

Easement. A perpetual easement and right of way which is 20 feet wide as shown in Exhibit A (the "Easement") for purposes of continuing diligence (including surveying and environmental diligence), constructing, installing, maintaining, operating, inspecting, and protecting the pipeline and appurtenant facilities (including communication service equipment for the operation of Grantee's pipeline and facilities) for the transportation of biogas and natural gas, through lands which are owned by Grantor located all or in part of the Township of Whites Creek, Bladen County, North Carolina, and described as follows:

Parcel Identifier Number: 125800160156

Including lands acquired by Grantor, Deed Book 707, Page 0674, Bladen County, North Carolina, including contiguous or appurtenant lands owned by Grantor, containing approximately 339.34 acres ("Grantor's Land").

Grantee's Right of Possession. During times of pipeline construction, diligence (including surveying and environmental diligence), Grantee shall not enter upon the surface of the Grantor's lands and all construction shall take place with subsurface boring methods. No surface access or use to said lands is granted via this easement unless the subsurface boring distance exceeds constructability limits at which point Grantee permits access to an area (~40' x 40') to complete the pipeline construction and/or repairs.

Grantor's Right of Possession. Grantor may fully use and enjoy Grantor's Land in any way (including typical farming) that does not interfere with Grantee's rights granted under this Agreement.

Further Assurances. Grantor agrees to execute and deliver to Grantee such further affidavits, amendments, permit documents and other instruments as may be necessary or convenient to more fully carry out the purposes of this Agreement (e.g., certified survey), including to cooperate with Grantee's efforts to obtain financing (e.g., non-disturbance agreement).

Binding Effect; Assignment. The terms and conditions of this Agreement will run with Grantor's Land and will extend to and benefit the parties hereto and their successors and assigns. Grantee, its successors and assigns, will have the right to assign or transfer the rights granted under this Agreement in whole or in part.

Ownership of the Property. Grantor represents, warrants and covenants that (i) it is the lawful owner of Grantor's Land and has the right to convey the rights set forth herein; (ii) Grantor's Land is free from all encumbrances, except for encumbrances of record, and contains no substances or materials which would cause or threaten impairment to human health or the environment; (iii) Grantee shall have quiet enjoyment hereunder; and (iv) should the depiction of Grantor's Land in Exhibit A for any reason prove incorrect or inadequate to cover the land intended to be conveyed, Grantor agrees to execute such instrument(s) that may be necessary to correct the inadequacy.

Abandonment. Grantee agrees in the event of complete non-use of the pipeline by Grantee or its successors or assigns for a period of five consecutive years following commercial in-service, the Easement shall be considered abandoned. Grantee shall furnish at its expense, upon receipt of written request from Grantor, a release of the Agreement. In this event, Grantee shall, in its sole discretion, have the right to abandon its facilities in-place or remove them from Grantor's Land. The time during which Grantee fails to use its facilities due to: (i) authorized acts or orders of federal, state or local government; or (ii) strikes, shall not be included in calculating the five year period for abandonment.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor signs this Agreement this 15th day of April, 2024.

GRANTOR: TODD MOORE

By: _____

Print Name: TODD MOORE

STATE OFNORTH CAROLINA
COUNTY OF BLADEN

I, Ray Dorman, a Notary Public for Craven County, North Carolina, do hereby certify that TODD MOORE personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 15th day of April, 2024.

[NOTARY SEAL]

RAY DORMAN NOTARY PUBLIC CRAVEN COUNTY, NC

_____ Sign

Ray Dorman Print

My commission expires: 7/01/2025

Exhibit A

Property shown as solid orange lines below, in Bladen County, North Carolina, GIS PIN #125800160156, Parcel ID #0026717 containing approximately 339.34 acres, found in deed book 707, page number 674.

Includes a 20' wide permanent pipeline easement, of approximately 7,425 linear feet, on property defined within Exhibit A. First portion of easement to begin at northerly boundary line and run southerly generally following an earth lane to exit at westerly side of Allen Priest Road. Second portion of easement connecting to first portion and crossing Allen Priest Road to southerly side of road and running southwesterly along southerly side of road to exit at southerly boundary line. Following approximately the alignment as shown below in the red/dashed line. (see second sheet)

0861
0908

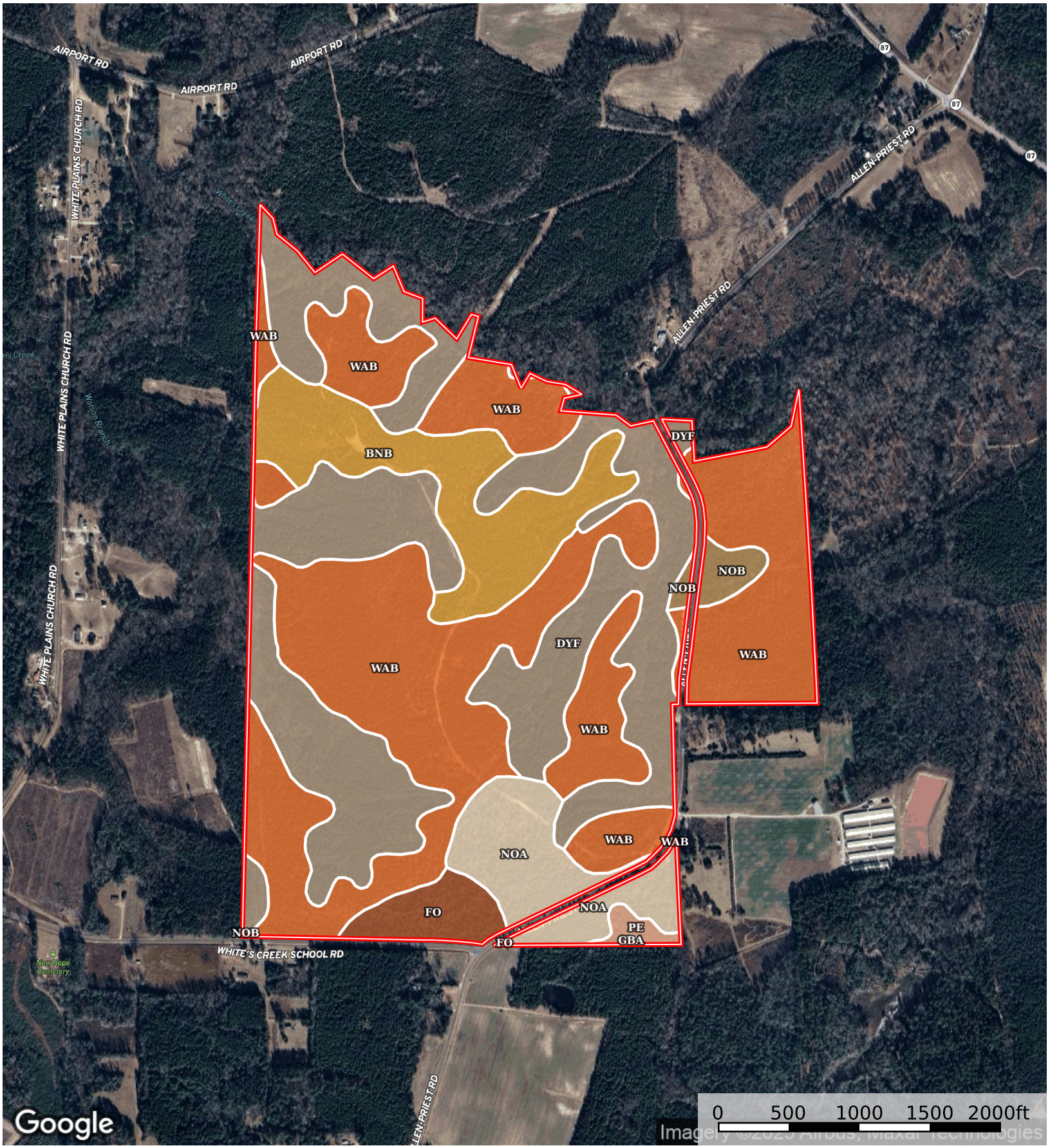
An attached map that has this legend: "THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."



Bladen 339 Tract

North Carolina, AC +/-

AFM REAL ESTATE



Boundary

Jamie Lytton

P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

All Polygons 334.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WaB	Wagram fine sand, 0 to 6 percent slopes	146.9	43.93	0	59	2s
DyF	Dystrochrepts, steep	111.72	33.41	0	18	7e
BnB	Blanton sand, 2 to 7 percent slopes	36.87	11.03	0	30	3s
NoA	Norfolk loamy fine sand, 0 to 2 percent slopes	23.39	6.99	0	72	1
Fo	Foreston loamy sand	8.86	2.65	0	63	2w
NoB	Norfolk loamy fine sand, 2 to 6 percent slopes	4.48	1.34	0	72	2e
Pe	Pantego loam	2.08	0.62	0	81	3w
GbA	Goldsboro sandy loam, 0 to 3 percent slopes	0.13	0.04	0	77	2w
TOTALS		334.43(*)	100%	-	43.44	3.72

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 289.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WaB	Wagram fine sand, 0 to 6 percent slopes	116.37	40.17	0	59	2s
DyF	Dystrochrepts, steep	110.85	38.26	0	18	7e
BnB	Blanton sand, 2 to 7 percent slopes	36.87	12.73	0	30	3s
NoA	Norfolk loamy fine sand, 0 to 2 percent slopes	15.89	5.48	0	72	1
Fo	Foreston loamy sand	8.79	3.03	0	63	2w
NoB	Norfolk loamy fine sand, 2 to 6 percent slopes	0.94	0.32	0	72	2e
TOTALS		289.71(*)	100%	-	40.5	3.99

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 34.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WaB	Wagram fine sand, 0 to 6 percent slopes	30.52	87.37	0	59	2s
NoB	Norfolk loamy fine sand, 2 to 6 percent slopes	3.54	10.13	0	72	2e
DyF	Dystrochrepts, steep	0.87	2.49	0	18	7e
TOTALS		34.93(*)	100%	-	59.3	2.12

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 9.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NoA	Norfolk loamy fine sand, 0 to 2 percent slopes	7.5	76.69	0	72	1
Pe	Pantego loam	2.08	21.27	0	81	3w
GbA	Goldsboro sandy loam, 0 to 3 percent slopes	0.13	1.33	0	77	2w
Fo	Foreston loamy sand	0.07	0.72	0	63	2w
WaB	Wagram fine sand, 0 to 6 percent slopes	0.01	0.1	0	59	2s
TOTALS		9.79(*)	100%	-	73.98	1.45

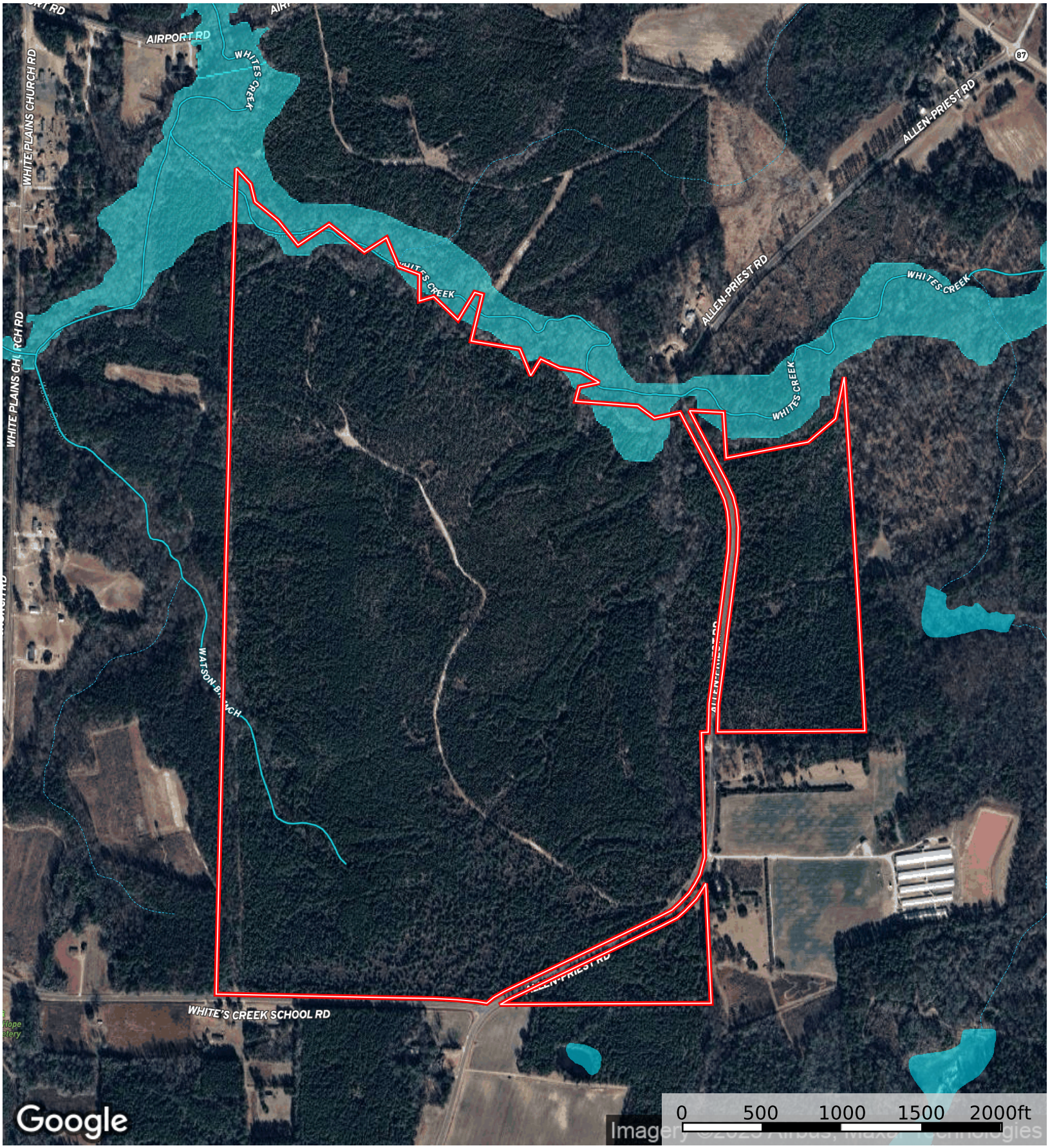
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Bladen 339 Tract

North Carolina, AC +/-

AFM REAL ESTATE

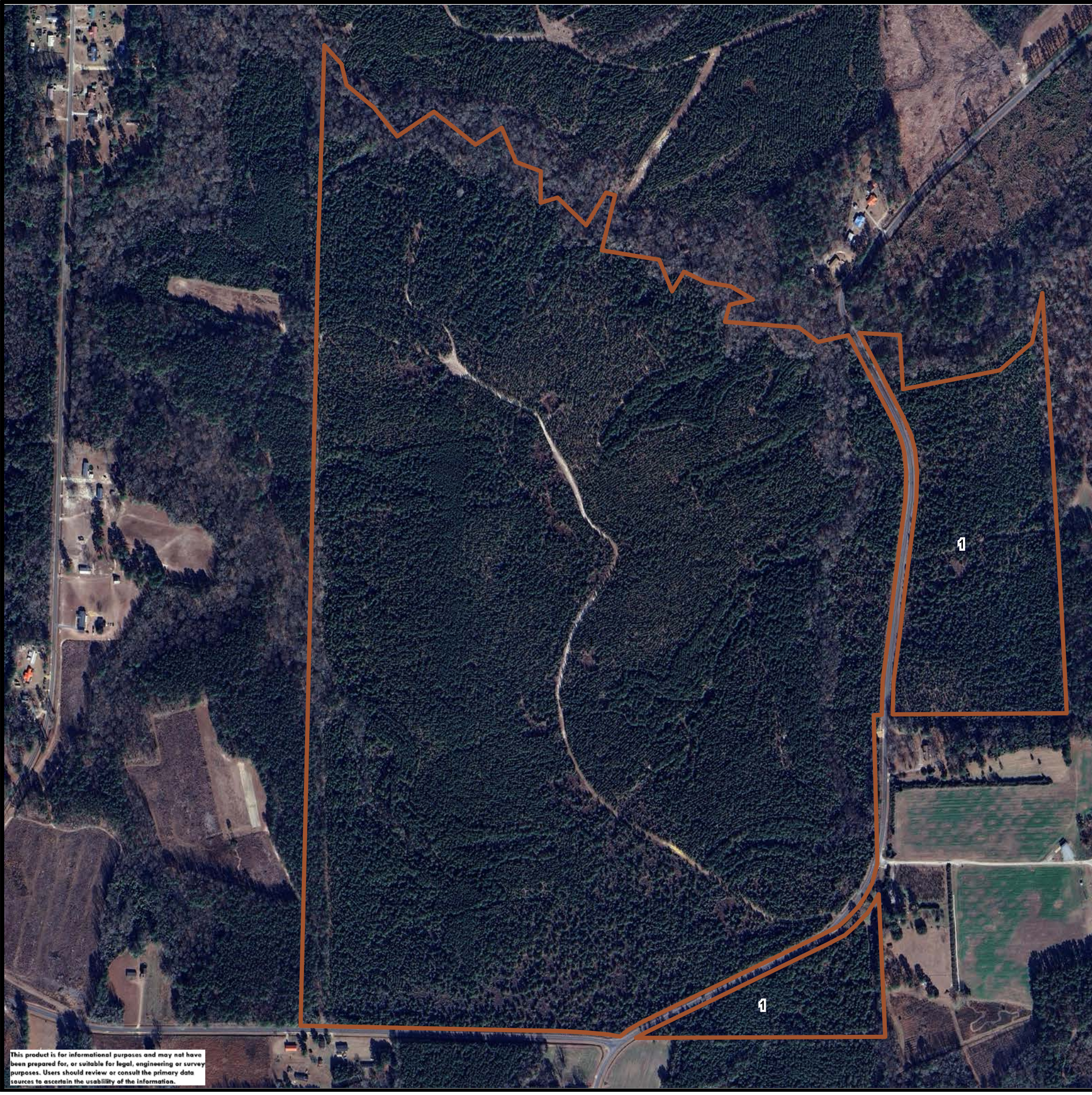


Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included | Stream, Intermittent | River/Creek | Water Body

Jamie Lytton

P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.


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Bladen 339 Tract

North Carolina, AC +/-

AFM REAL ESTATE



Boundary

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TODD MOORE

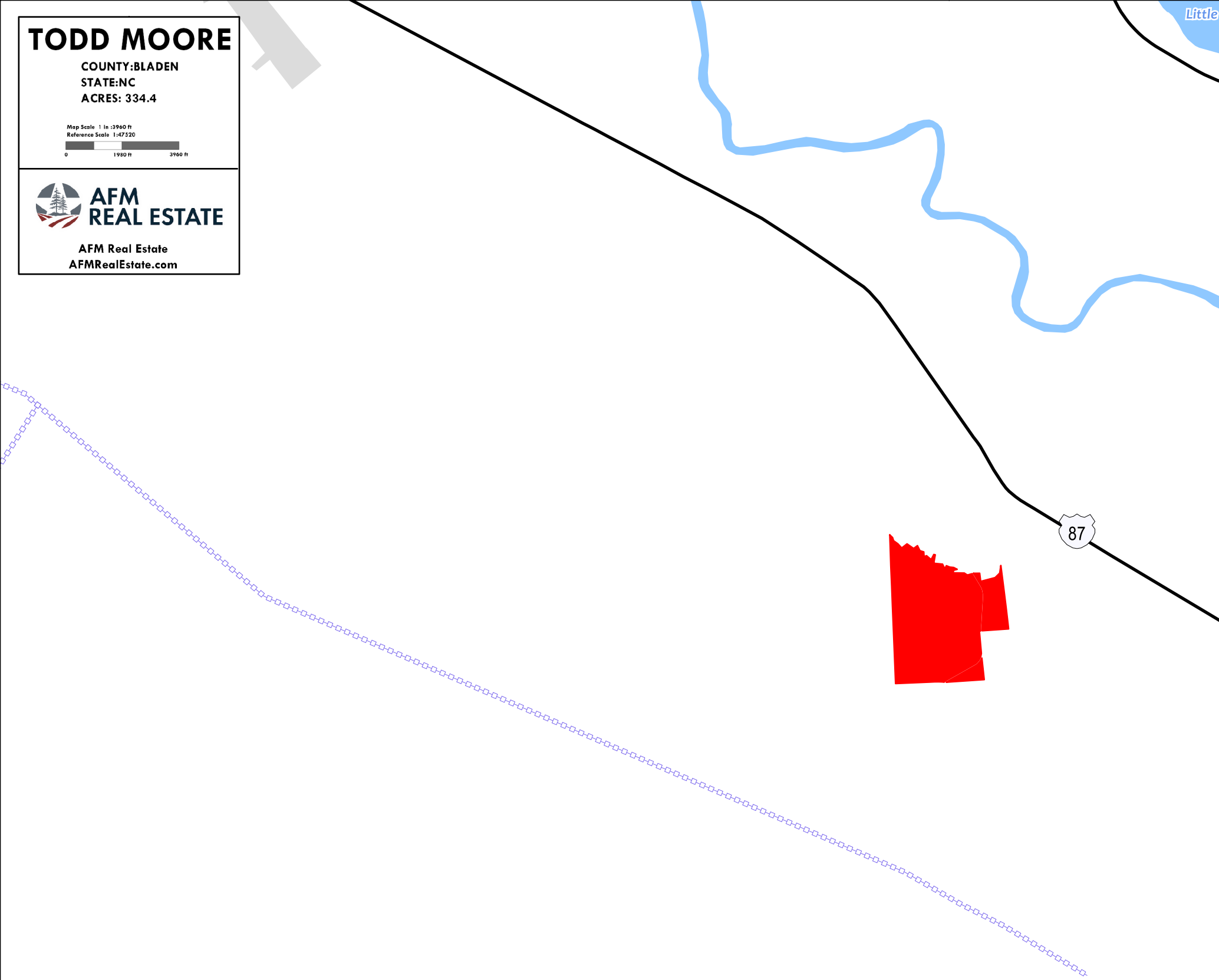
COUNTY:BLADEN
STATE:NC
ACRES: 334.4

Map Scale 1 in :3960 ft
Reference Scale 1:47520

0 1980 ft 3960 ft

AFM REAL ESTATE

AFM Real Estate
AFMRealEstate.com



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