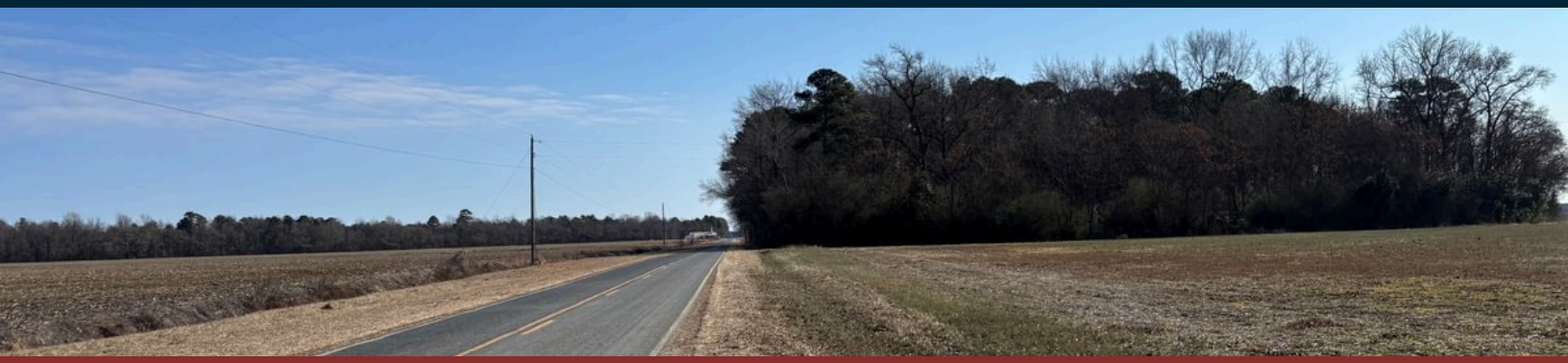


SOLD · SET PRICE

North Duffie Road Tract

± 75 Acres | Hoke County | North Carolina | Near Wagram

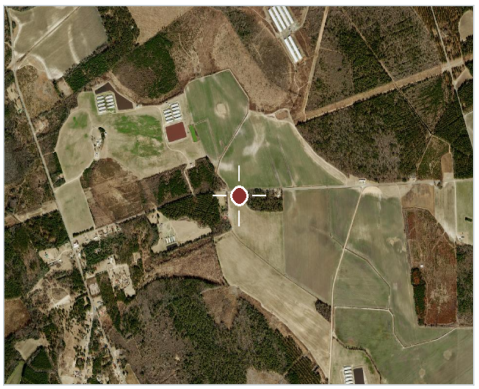
75± Acres of Prime Farmland & Timber | Utilities Available | North Duffie Road – Wagram, NC

PRICE	PRICE / ACRE	ACREAGE
$270,000	$3,600	± 75

PROPERTY OVERVIEW

Located in the quiet, rural countryside of Wagram, this ±75-acre tract in Hoke County offers a rare combination of productive farmland, mature timber, and long-term rural investment potential. Situated just off North Duffie Road, the property provides both privacy and accessibility in a steadily growing area of the Sandhills region. Approximately 64.39 acres of the tract are currently in active row-crop production, featuring open, level ground well-suited for continued agricultural use, hay production, or conversion to pasture. The remaining 10.48 acres consist of mature pine and hardwood timber, offering immediate recreational appeal, wildlife habitat, and aesthetic diversity. This timbered acreage creates natural buffers and shade, making the property well-positioned for a future homesite, horse operation, or mixed-use farm. Utilities are already in place with electric, telephone, and county water available, reducing upfront developme...

LOCATION



Hoke County, North Carolina

PROPERTY DETAILS

TYPE
Agriculture / Farmland (Fields)

ACCESS
Paved Road

UTILITIES
Electric · Telephone · Public Water

VIEWS
Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
194010001014

DOCUMENTS INCLUDED
Pipeline easement · Aerial Tract Map · Soil Map · Stand Map · Locator Map



Jamie Lytton
District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
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 September 14, 2026 · https://www.afmrealestate.com/properties/75-acres-land-for-sale-in-hoke-county-north-carolina/north-duffie-road-tract

Property Photos

North Duffie Road Tract · Hoke County · North Carolina · Near Wagram











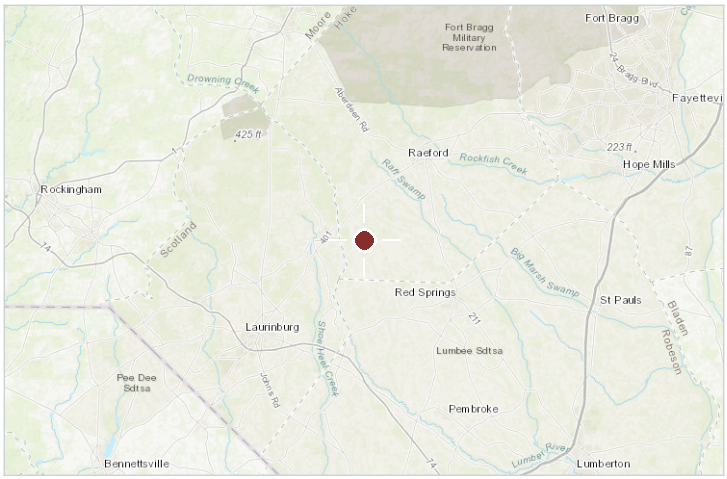


Location & Access

North Duffie Road Tract · Hoke County · North Carolina · Near Wagram



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



Regional locator

COUNTY & STATE

Hoke County, North Carolina

NEAREST CITY

Wagram

APPROXIMATE CENTRE

34.8832, -79.31294

COUNTY TAX PARCEL IDS

194010001014

INTERACTIVE MAP

https://id.land/maps/33449a15b76ac930b456e473030d2880/share

FILED ELECTRONICALLY
HOKE COUNTY NC
ELAINE BRAYBOY
REGISTER OF DEEDS
==========
FILED Jul 22, 2024
AT 10:14:21 AM
BOOK 01544
START PAGE 0447
END PAGE 0458
INSTRUMENT # 04869
EXCISE TAX $0.00
NL

This Easement prepared by:

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

When recorded, return to:

Monarch Bioenergy, LLC
c/o Colliers Engineering & Design
5275 Parkway Plaza Blvd., Suite 100
Charlotte, NC 28217

PIPELINE EASEMENT

STATE OF NORTH CAROLINA

COUNTY OF HOKE

Grantor: **Andrew C. Womble, and wife Emily M. Womble** with an address at 11281 Crawford St., Laurinburg, NC 28352
Marvin S. Womble, and wife Cynthia E. Womble with an address at 507 Montrose Lane, Laurinburg, NC 28352
Theron T. Womble, and wife Peggy J. Womble with an address at 4616 Kimberly Circle, Sanford, NC 27330
Olivia W. Griffin, and husband Richard M. Griffin with an address at 748 Wood Hollow Rd., Taylorsville, NC 28681

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, repairing, altering, replacing, removing, relocating, inspecting, upgrading, and protecting the pipeline and appurtenant facilities for the exclusive purpose of transporting biogas and natural gas, including work for storm water management plans; to perform necessary pre-construction work; to install electric power supply and

Submitted electronically by "Colliers Engineering & Design, Inc."
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Hoke County. NCGS 47-14(a1)(5).

communication service equipment for the operation of Grantee's pipeline and facilities; and to have reasonable ingress to and egress from its Easement and any adjacent properties or easements across and through lands which are owned by Grantor located all or in part of the Township of Allendale, Hoke County, North Carolina, and described as follows:

Parcel Identifier Number: **194010001014**

Including lands acquired by Grantor, Estate Book 09 E, Page 105 Hoke County, North Carolina, including contiguous or appurtenant lands owned by Grantor, containing approximately 75 acres ("Grantor's Land").

Grantee's Right of Possession. During times of pipeline construction, diligence (including surveying and environmental diligence), maintenance, repair, replacement or removal, Grantor grants Grantee reasonable temporary use of the Grantor's Land outside the Easement while exercising those rights, including but not limited to, the right to transport pipe, vehicles, machinery, persons, equipment and other materials to and from other lands. Grantee will have (i) the right to clear vegetation, undergrowth, trees and any other obstructions which interfere with the rights granted in this Agreement; and (ii) no liability for damages caused by keeping the Easement clear.

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. Grantor will not disturb or allow to be disturbed Grantee's erosion controls or storm water management plan controls which are required by permit.

Restoration; Damages. Grantee shall, to the extent reasonably practical, restore Grantor's Land to the same condition as when the Grantee began any construction. Grantee shall also be responsible for actual physical damage (including crop damage) to the extent caused by Grantee in exercising the rights granted herein.

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).

Indemnification. Grantee shall, at Grantee's sole cost and expense, comply with all applicable laws, orders, ordinances and other public requirements now or hereafter affecting the Pipeline Easement Area or the use thereof (as well as obtaining, at Grantee's sole cost and expense, all required governmental approvals and building permits, etc. for the construction/installation of the pipeline and improvements to be located on the Pipeline Easement Area), and indemnify, defend and hold Grantor harmless from expense (including reasonable attorney fees, court costs and expenses) or damage resulting from failure to do so.

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.

Professional Fees It is the Grantee's responsibility to secure all professional services and associated expenses necessary to execute the easement agreement(s). These expenses include, but are not limited to, surveying, environmental diligence, recording, and closing fees.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor signs this Agreement this 3 day of June, 2024.

GRANTOR:

By: _____
ANDREW C. WOMBLE

STATE OF NORTH CAROLINA
COUNTY OF Scotland

I, Courtnie C. Hunt, Notary Public for Robeson County, North Carolina, do hereby certify that Andrew C. Womble personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 3rd day of June, 2024.

[NOTARY SEAL]

COURTNIE C. HUNT
Notary Public - North Carolina
Robeson County
My Commission Expires Feb 1, 2027

_____ Sign

Courtnie C. Hunt Print

My commission expires: 2/1/2027

IN WITNESS WHEREOF, Grantor signs this Agreement this 3 day of June, 2024.

GRANTOR:

By: Emily M. Womble
EMILY M. WOMBLE

STATE OF NORTH CAROLINA
COUNTY OF Scotland

I, Courtnie C. Hunt, Notary Public for Robeson County, North Carolina, do hereby certify that Emily M. Womble personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 3rd day of June, 2024.

[NOTARY SEAL]

COURTNIE C. HUNT
Notary Public - North Carolina
Robeson County
My Commission Expires Feb 1, 2027

C. C. Hunt Sign

Courtnie C. Hunt Print

My commission expires: 2/1/2027

IN WITNESS WHEREOF, Grantor signs this Agreement this 3 day of June, 2024.

GRANTOR:

By: Marvin Womble
MARVIN S. WOMBLE

STATE OF NORTH CAROLINA
COUNTY OF Hoke

I, Linda R Hollingsworth, Notary Public for Hoke County, North Carolina, do hereby certify that Marvin S. Womble personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 3 day of June, 2024.

[NOTARY SEAL]

LINDA R HOLLINGSWORTH
NOTARY PUBLIC
HOKE COUNTY, NC

Linda R Hollingsworth Sign

Linda R Hollingsworth Print

My commission expires: June 10, 2027

IN WITNESS WHEREOF, Grantor signs this Agreement this 3 day of June, 2024.

GRANTOR:

By: Cynthia E. Womble
CYNTHIA E. WOMBLE

STATE OF NORTH CAROLINA
COUNTY OF Hoke

I, Linda R Hollingsworth, Notary Public for Hoke County, North Carolina, do hereby certify that Cynthia E. Womble personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 3 day of June, 2024.

[NOTARY SEAL]

LINDA R HOLLINGSWORTH
NOTARY PUBLIC
HOKE COUNTY, NC

Linda R Hollingsworth Sign

Linda R Hollingsworth Print

My commission expires: June 10, 2027

IN WITNESS WHEREOF, Grantor signs this Agreement this 4th day of June, 2024.

GRANTOR:

By: _____
THERON T. WOMBLE

STATE OF ~~NORTH CAROLINA~~ South Carolina

COUNTY OF Horry

I, Karol V. Kar, Notary Public for Horry County, ~~North~~ South Carolina, do hereby certify that Theron T. Womble personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 4 day of June, 2024.

[NOTARY SEAL]

KAROL V. KAR
NOTARY PUBLIC
My Comm. Exp.
May 25, 2029
STATE OF SOUTH CAROLINA

_____ Sign

Karol V. Kar Print

My commission expires: May 25, 2029

IN WITNESS WHEREOF, Grantor signs this Agreement this 4th day of June, 2024.

GRANTOR:

By: _____
PEGGY J. WOMBLE

STATE OF ~~NORTH~~ SOUTH CAROLINA
COUNTY OF Horry

I, Karen V. McCall, Notary Public for Horry County, North Carolina, do hereby certify that Peggy J. Womble personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 4 day of June, 2024.

[NOTARY SEAL]

NOTARY PUBLIC
My Comm. Exp.
Mar 25, 2029
STATE OF SOUTH CAROLINA

_____ Sign

Karen V. McCall Print

My commission expires: March 25, 2029

IN WITNESS WHEREOF, Grantor signs this Agreement this 10 day of June, 2024.

GRANTOR:

By: Olivia W. Griffin
OLIVIA W. GRIFFIN

STATE OF NORTH CAROLINA
COUNTY OF Catawba

I, Regina T Penley, Notary Public for Catawba County, North Carolina, do hereby certify that Olivia W. Griffin personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

Witness my hand and official seal/stamp this the 10 day of June, 2024.

[NOTARY SEAL]

REGINA T PENLEY
NOTARY PUBLIC
My Commission Expires
03-15-25
CATAWBA COUNTY, NC

Regina T Penley
Sign

Regina T Penley
Print

My commission expires: March 15, 2025

IN WITNESS WHEREOF, Grantor signs this Agreement this 10 day of June, 2024.

GRANTOR:

By: _____
RICHARD M. GRIFFIN

STATE OF NORTH CAROLINA
COUNTY OF Catawba

I, Regina T Penley, Notary Public for Catawba County, North Carolina, do hereby certify that Richard M. Griffin personally appeared before me this day and acknowledged the due execution of the foregoing Easement.

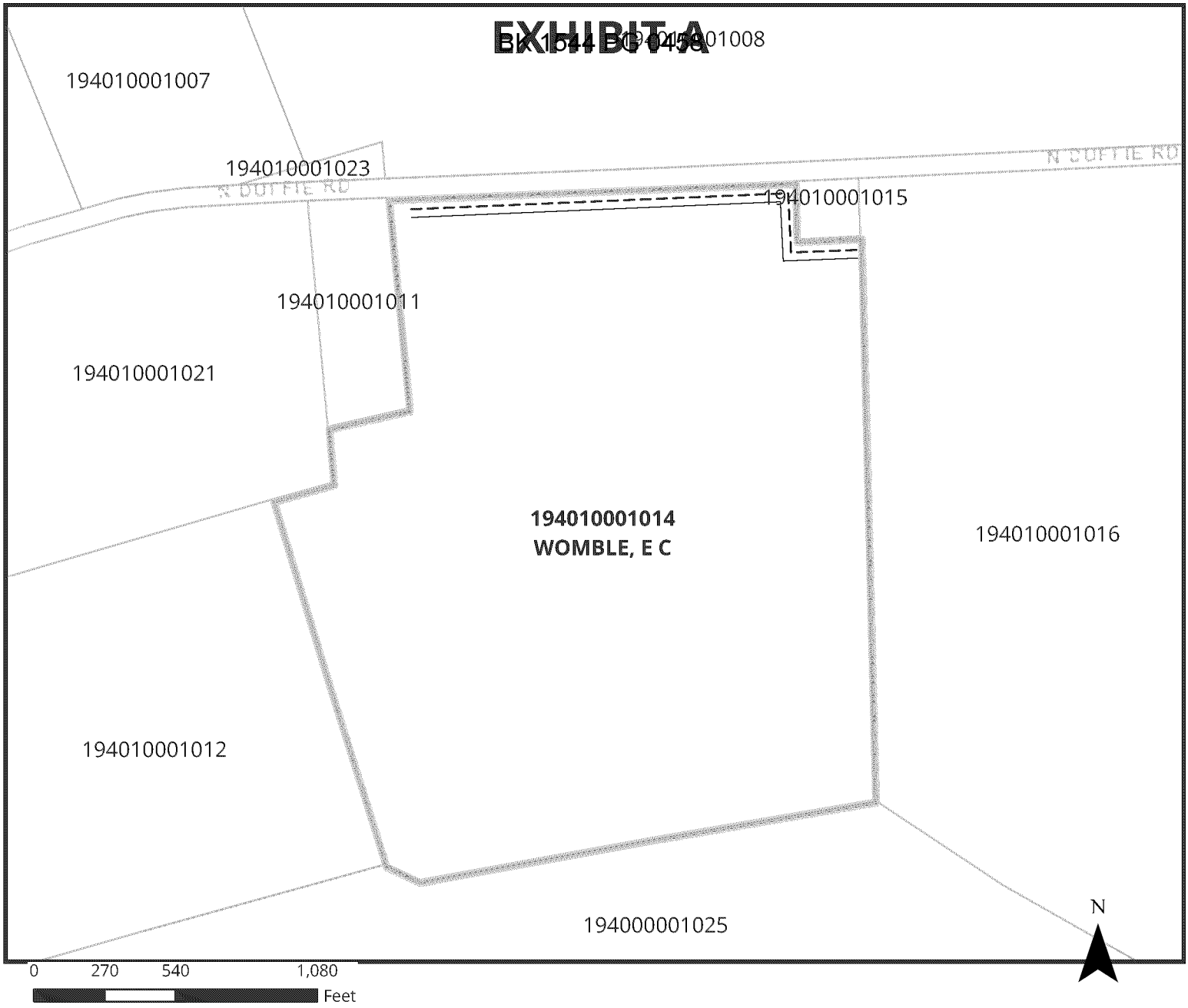
Witness my hand and official seal/stamp this the 10 day of June, 2024.

[NOTARY SEAL]

REGINA T PENLEY NOTARY PUBLIC My Commission Expires 03-15-25 CATAWBA COUNTY, NC

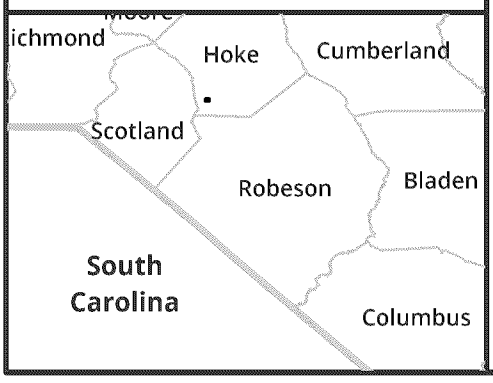
_____ Sign
Regina T. Penley Print
My commission expires: March 15, 2025

EXHIBIT A



MONARCH ENERGY - RAE
North Carolina - MEGA LAU
Hoke County, North Carolina

- 10' Directional Boring Easement
- 20' Open Trench Easement
- Parcel
- Adjacent Parcel



LANDOWNER:
E C WOMBLE HEIRS

PARCEL REFERENCE NUMBER:
194010001014

PIN:
194010001014

PROPERTY ADDRESS:
N DUFFIE RD

APPROXIMATE ACRES IN EASEMENT:
0.758 Acres

REFERENCE:
ESTATE BOOK & PAGE: 9E/105

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.

The temporary workspace is not depicted on the exhibit.

ROESLEIN ALTERNATIVE ENERGY, LLC

MONARCH

DATE: 5/22/2024

North Duffie Road Tract

Hoke County, North Carolina, 75 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.

North Duffie Road Tract

Hoke County, North Carolina, 75 AC +/-

AFM REAL ESTATE



Boundary

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

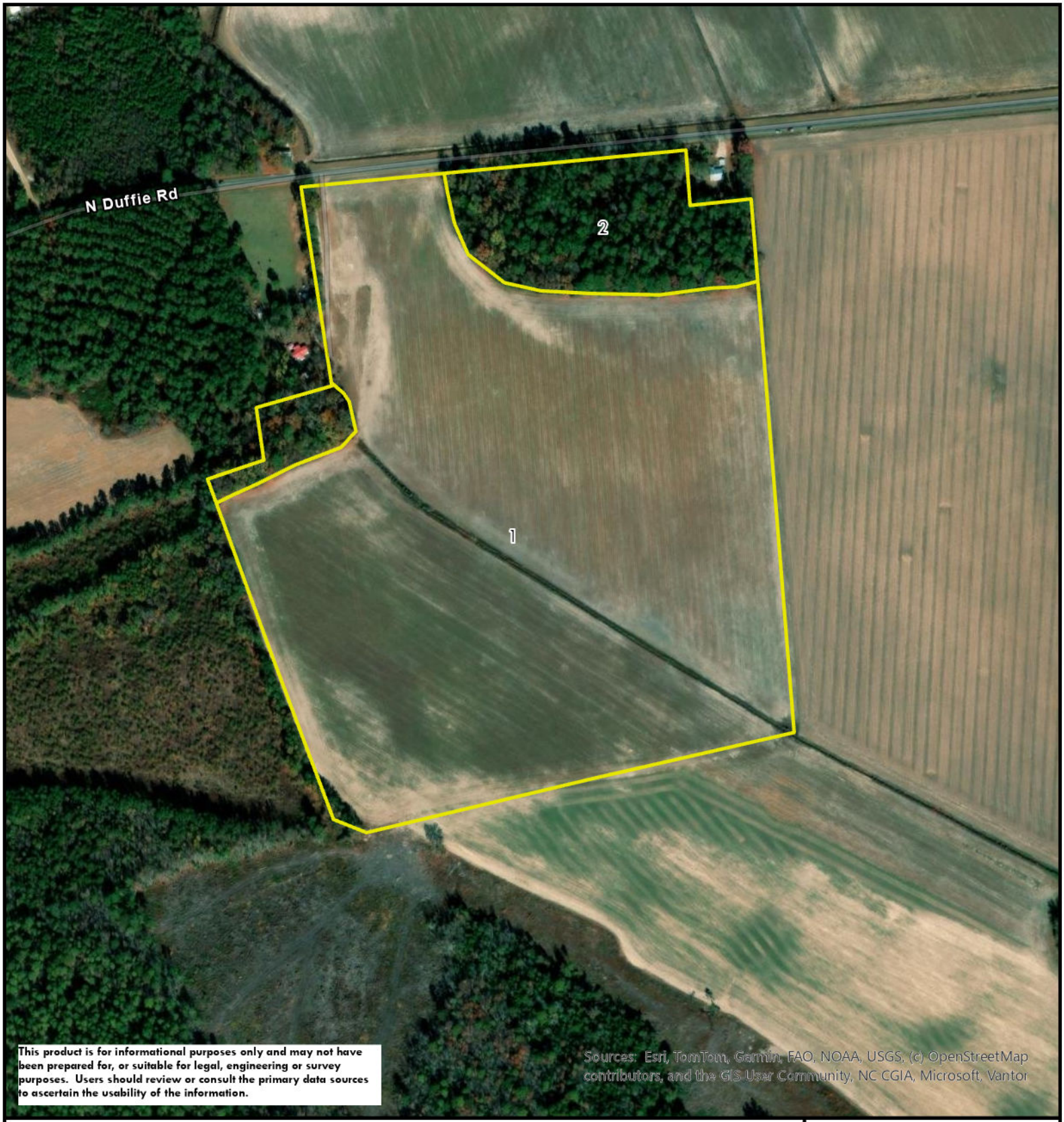
The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 74.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Rains sandy loam, 0 to 2 percent slopes	33.67	44.95	0	56	4w
NoA	Norfolk loamy sand, 0 to 2 percent slopes	28.5	38.05	0	68	1
CaB	Candor sand, 1 to 8 percent slopes	7.57	10.11	0	22	4s
Ly	Lynchburg sandy loam, 0 to 2 percent slopes	2.33	3.11	0	54	2w
LaB	Lakeland sand, 1 to 8 percent slopes	2.14	2.86	0	34	4s
GoA	Goldsboro loamy sand, 0 to 2 percent slopes, Southern Coastal Plain	0.69	0.92	0	69	2w
TOTALS		74.9(*)	100%	-	56.56	2.78

(*) 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.





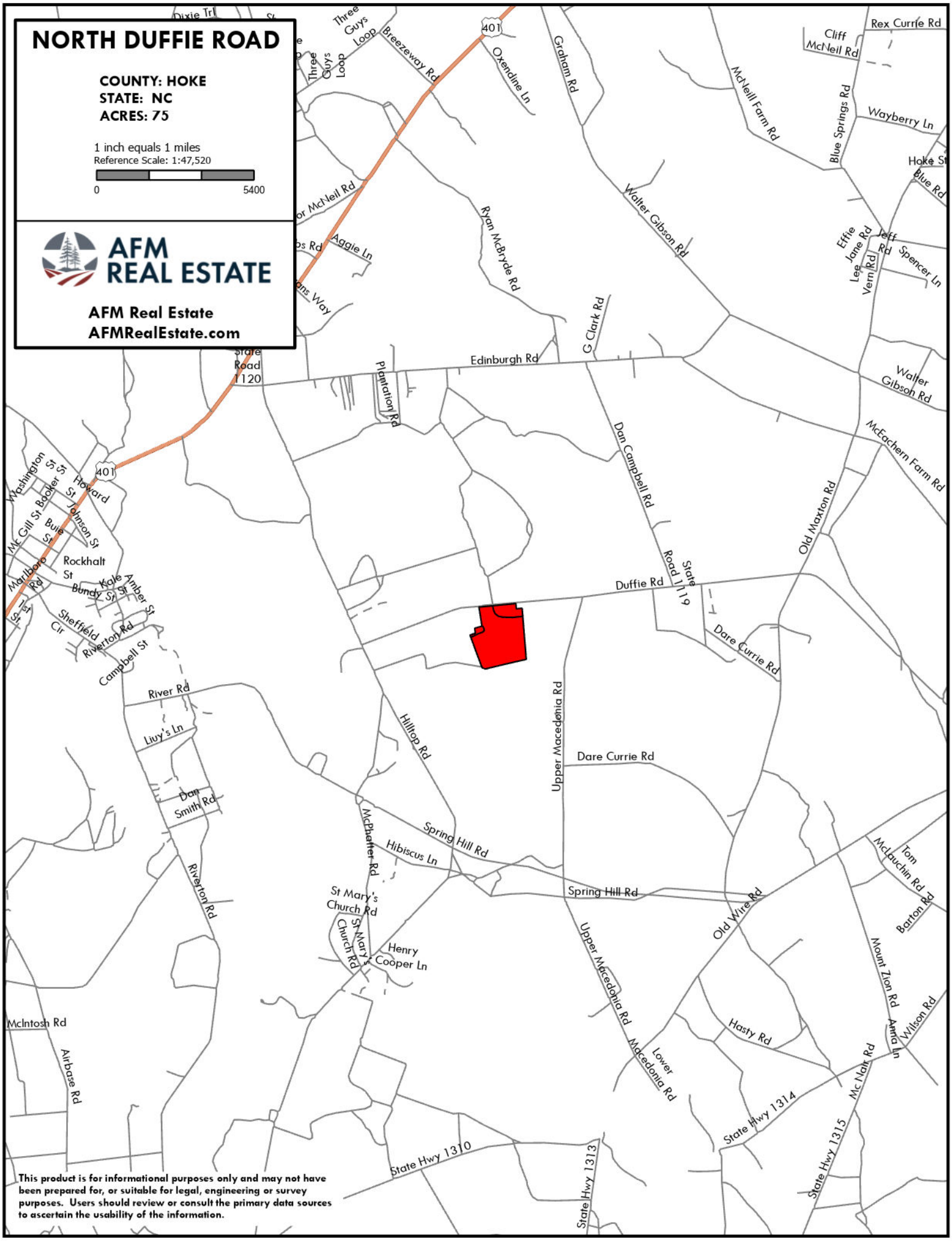
STAND	DOM_S_NAME	YEAR_EST	ACRES
1	FARMLAND	0	64.39
2	PINE-HARDWOOD	1960	10.48

AFM REAL ESTATE

NORTH DUFFIE ROAD

COUNTY: HOKE
STATE: NC
ACRES: 75

Jamie Lytton, RF
(M) 910-975.0262
AFM Real Estate
AFMRealEstate.com


NORTH DUFFIE ROAD
COUNTY: HOKE
STATE: NC
ACRES: 75
1 inch equals 1 miles
Reference Scale: 1:47,520
0
5400
AFM REAL ESTATE
AFM Real Estate
AFMRealEstate.com
Duffie Rd
Edinburgh Rd
Dare Currie Rd
Spring Hill Rd
Hilltop Rd
Upper Macedonia Rd
Lower Macedonia Rd
Old Maxton Rd
Dan Campbell Rd
Walter Gibson Rd
Ryan McBryde Rd
G Clark Rd
Graham Rd
Oxendine Ln
Breezeway Rd
Three Guys Loop
Aggie Ln
McNeill Farm Rd
Blue Springs Rd
Wayberry Ln
Rex Currie Rd
Cliff McNeil Rd
Hoke St
Blue Rd
Effie Jane Rd
Lee Vern Rd
Jeff Rd
Spencer Ln
McEachern Farm Rd
Plantation Rd
State Road 1120
State Road 1119
401
Washington St
Booker St
Howard St
Johnson St
Mc Gill St
Bue St
Marlboro Rd
Rockhalt St
Bundy St
Kale Amber St
Sheffield Cir
Riverton Rd
Campbell St
River Rd
Liuy's Ln
Dan Smith Rd
Riverton Rd
McPhatter Rd
St Mary's Church Rd
Henry Cooper Ln
Hibiscus Ln
Old Wire Rd
Tom McLauchlin Rd
Barton Rd
Mount Zion Rd
Wilson Rd
Anna Ln
Hasty Rd
Mc Nair Rd
State Hwy 1314
State Hwy 1315
State Hwy 1313
State Hwy 1310
McIntosh Rd
Airbase Rd
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