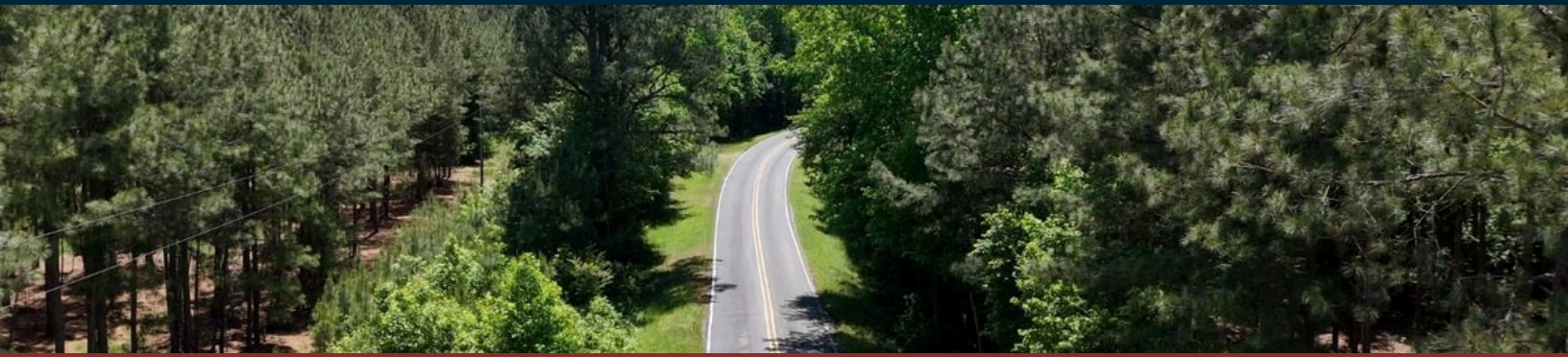




UNDER CONTRACT · SET PRICE

Wadsworth Road Tract

± 102 Acres | Moore County | North Carolina | Near Carthage

101.7± Acres of Managed Timberland for Sale in Moore County, NC - Wadsworth Road Recreational & Investment Tract Near Carthage

PRICE	PRICE / ACRE	ACREAGE
\$813,658	\$7,999	± 102

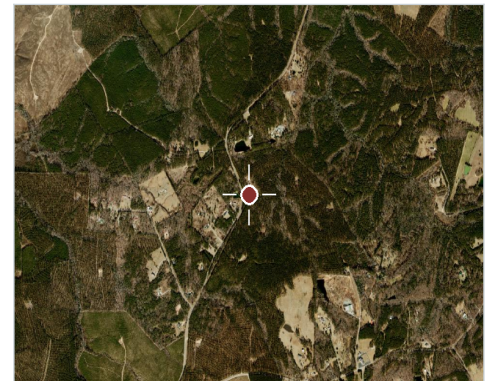
PROPERTY OVERVIEW

Located in the northern portion of Moore County, NC, this exceptional ±101.7-acre timberland tract offers a unique opportunity for investors, outdoor enthusiasts, and buyers seeking a private rural retreat within close proximity to some of central North Carolina's fastest growing areas. Situated along Wadsworth Road approximately 5.5 miles northeast of Carthage, NC, the property is conveniently located just 18 miles from Sanford, NC, and approximately 60 miles from Raleigh, NC, allowing for easy access while still offering the peace and privacy of the countryside. With approximately 930 feet of road frontage along Wadsworth Road and zoning designated as RA by Moore County...

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	ATV · Gravel Road · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Food Plots · Roads · Gate
COUNTY TAX PARCEL IDS	
Portion of 859900281175	
DOCUMENTS INCLUDED	
Deed · Stand Map · Locator Map	

LOCATION



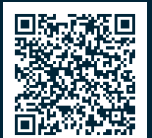
Moore County, North Carolina



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



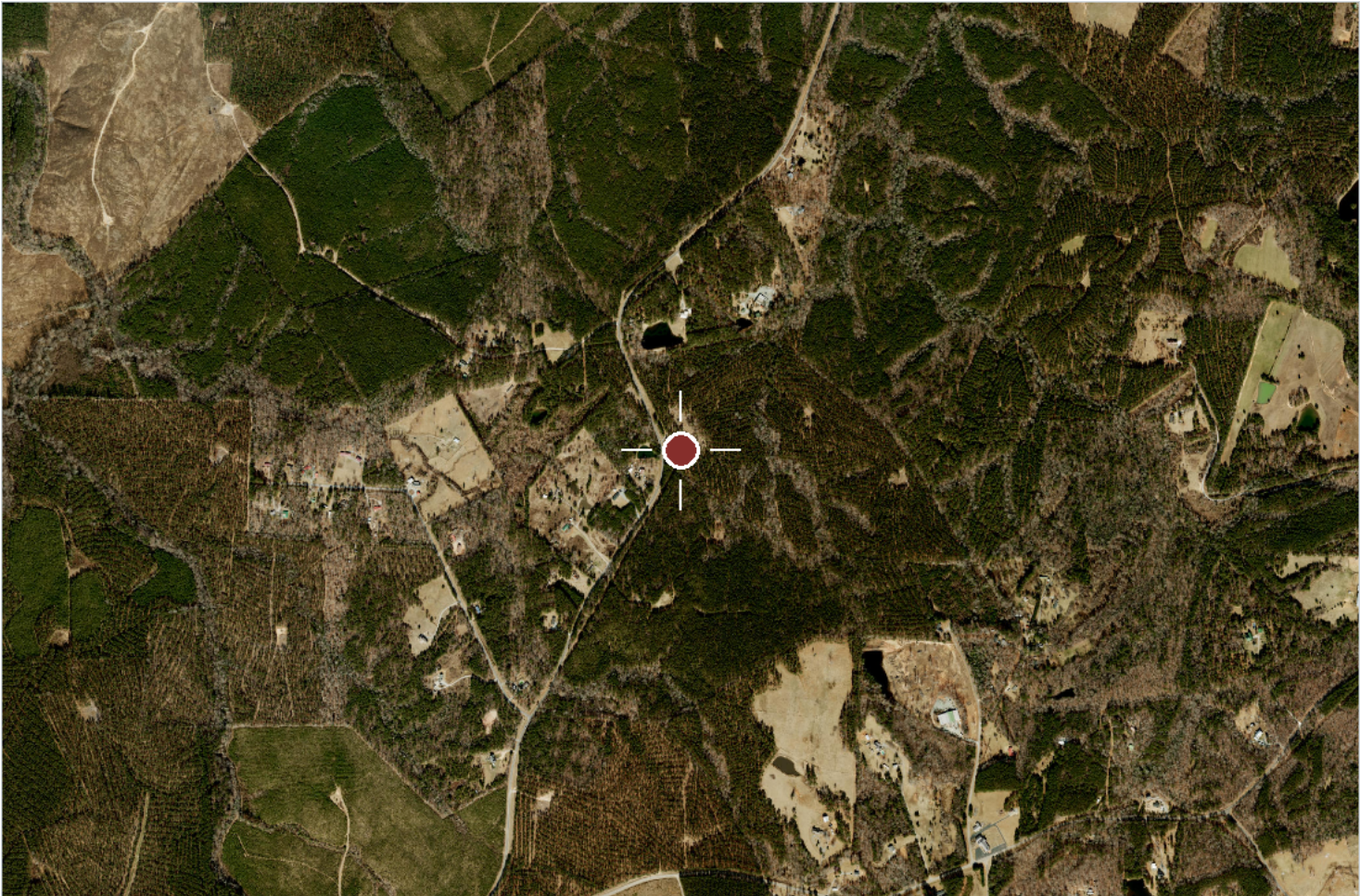
Property Photos

Wadsworth Road Tract · Moore County · North Carolina · Near Carthage



Location & Access

Wadsworth Road Tract · Moore County · North Carolina · Near Carthage



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

COUNTY & STATE
Moore County, North Carolina

NEAREST CITY
Carthage

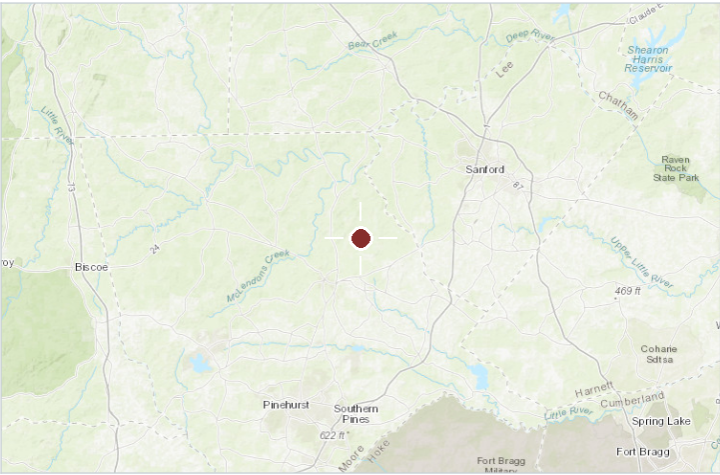
APPROXIMATE CENTRE
35.39301, -79.36512

COUNTY TAX PARCEL IDS
Portion of 859900281175

INTERACTIVE MAP



<https://id.land/maps/10cca50a4b171ce5f0656bd57c71ec75/share>



Regional locator

FOR REGISTRATION REGISTER OF DEEDS
 Judy D. Martin
 Moore County, NC
 December 21, 2018 04:18:55 PM
 Book 5072 Page 207-282
 FEE: \$270.00
 INSTRUMENT # 2018017945



INSTRUMENT # 2018017945

Prepared by:
 Robert M. Friesen, Esq.
 Robbins May & Rich LLP
 No Title Exam By Drafting Attorney

Return To:
 Robert M. Friesen, Esq.
 Robbins May & Rich LLP
 120 Applecross Road
 Pinehurst, North Carolina 28374

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: -\$0-

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Brief description for the Index: Jordan Timberlands, Inc. Land (Moore County)

THIS DEED made this _____ day of December, 2018, by and between

Grantor
 Jordan Timberlands, Inc.
 P.O. Box 98
 Mount Gilead, NC 27306-0098

Grantee
 Jordan Two, LLC
 P.O. Box 98
 Mount Gilead, NC 27306-0098

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, as a capital contribution and in exchange for membership interests in Grantee, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Moore County, North Carolina and more particularly described as follows:

See "Exhibit "A" attached and incorporated by reference hereto.

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the properties, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The properties herein conveyed do not include the primary residence of a Grantor.

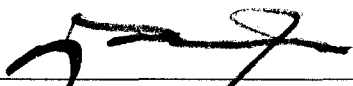
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions noted above.

IN WITNESS WHEREOF, this instrument is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

[Signature Page to Follow]

JORDAN TIMBERLANDS, INC.

 (SEAL)
 By: Robert B. Jordan, III, President

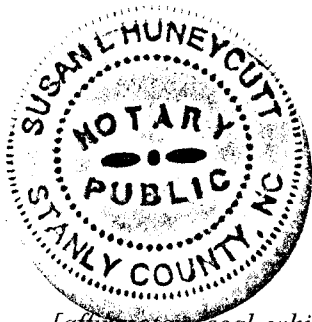
STATE OF North Carolina
 COUNTY OF Montgomery

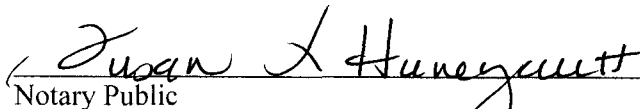
I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Robert B. Jordan, III	President

- ☒ I have personal knowledge of the identity of the principal;
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
☐ A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 20 day of December, 2018.




 Notary Public

Print notary name: Susan L. Huneycutt
 (notary name must be exactly as on notary seal)

My commission expires: 09/21/2021

[affix notary seal, which must be fully legible]

TRACT 9132
MOORE COUNTY

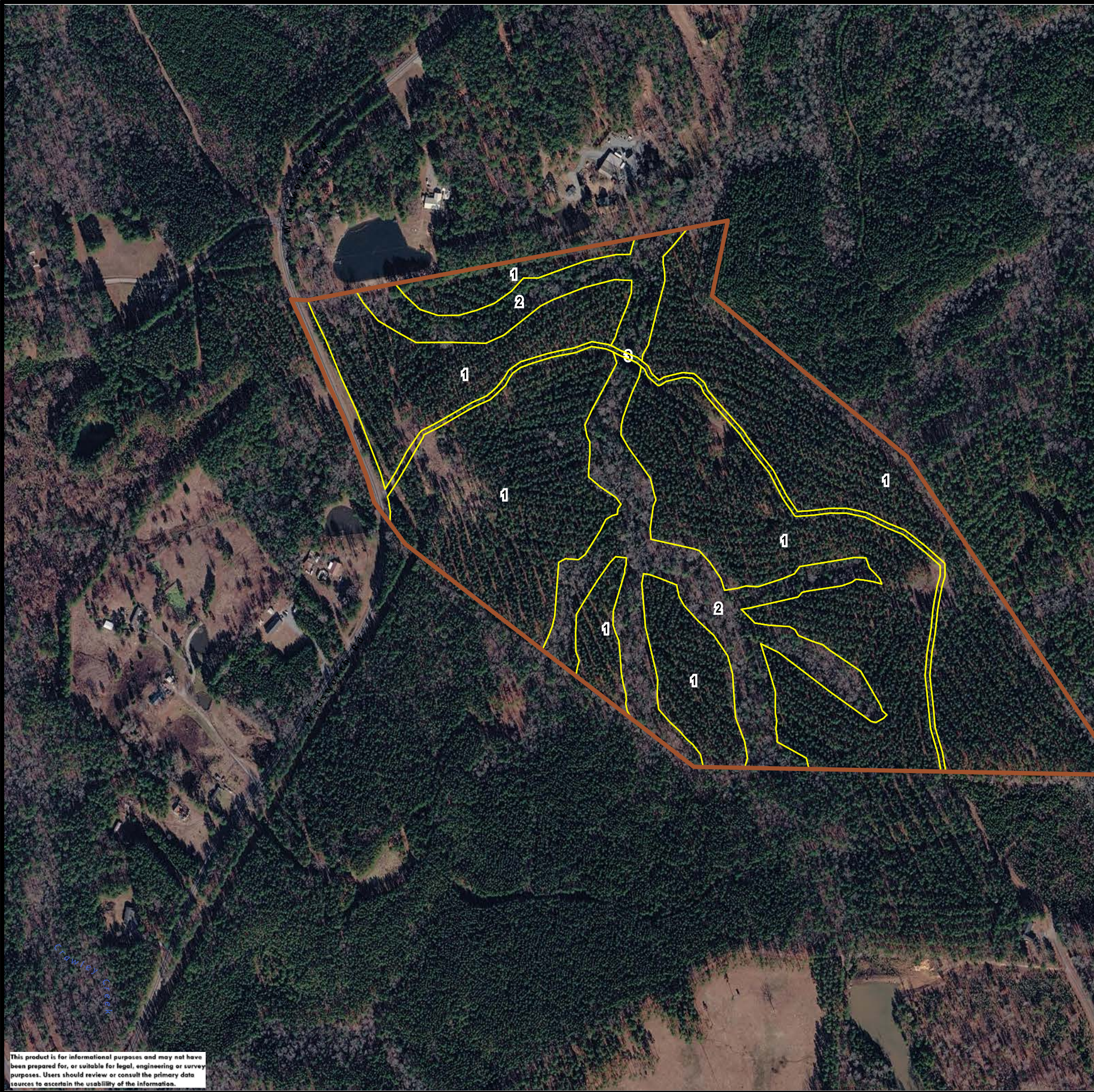
TRACT NO. 9132

In Carthage Township, Moore County, North Carolina
All of that certain tract and parcel of land
lying and being in Carthage Township, Moore
County, North Carolina, adjoining the lands
now or formerly belonging to H. T. Cobb, W. B.
Kelly, Whitaker, Dunlap and others and more
particularly described by notes and bounds as
follows:

BEGINNING at an iron stake on or near the
public road in the line of Dunlap; thence
crossing said road with the line of W. B.
Kelly, N. 34 deg. West 20.15 chs. to an iron
stake; thence re-crossing said road and
continuing along the line of Watson N. 83 Deg.
E. 31.75 chs. to a stake, dogwood and maple
pointers; thence S. 13 deg. W. 4.5 chs.;
thence S. 48 deg. E. 17.75 chs. to a stake and
maple pointers; thence crossing a road and
continuing along the line of Cobb, N. 31 deg.
S. 24 chs. to a stake, oak pointers; thence
along the line of Whitaker and Dunlap N. 83
Deg. W. 27 chs.; thence along the line of
Dunlap N. 84 deg. W. 22.20 chs. to the point
and place of beginning containing 103 acres,
more or less; and being the same and identical
tract of land conveyed to B. T. Hall and wife
Ruth A. Hall by Glenn R. Elliott and wife
Doris R. Elliott under deed dated January 18,
1953 and recorded in the Moore County Registry
in Deed Book 260 on page 468 to which record
reference is hereby made.

Exhibit "A"

Moore County
Jordan Timber to Jordan Two
Page 49 of 73

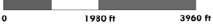


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CHAMPION 40002

COUNTY:MOORE
STATE:NC
ACRES: 101.7

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



AMERICAN FOREST
MANAGEMENT

Jamie Lytton, RF
(M) 910-975-0262
American Forest Management Inc.
www.americanforestmanagement.com

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