



SOLD · SET PRICE

Carol Anderson Tract

± 79 Acres | Columbus County | North Carolina | Near Delco

Timber and Recreation Opportunity

PRICE	PRICE / ACRE	ACREAGE
\$210,000	\$2,658	± 79

PROPERTY OVERVIEW

Great timber and recreation opportunity on this ±79-acre tract. This tract offers immediate timber income or could be held as long term timber investment. Recreational hunting opportunity is excellent as well with several four-wheeler trails established on property for access. There are several lanes on the tract that could be planted for food plots. Deeded access to this tract is via 20-foot-wide easement from Connor Road. This easement also provides access to adjoining tract.

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV)

ACCESS
Legal Access

WATER FEATURES
Creeks / Streams

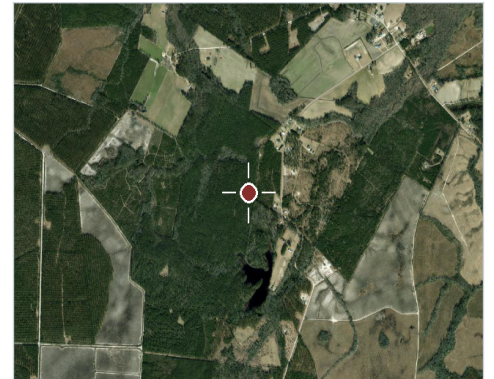
VIEWS
Timber

COUNTY TAX PARCEL IDS
027364

DOCUMENTS INCLUDED

Aerial image · Easement locator map · Easement survey · Property survey map · Property deed

LOCATION



Columbus County, North Carolina



Keith Kinlaw
Real Estate Broker, NC
O: 910.645.4415 C: 910.876.1735
keith.kinlaw@afmforest.com
Principal Broker: Chris Manus (North Carolina)

SCAN TO VIEW



Property Photos

Carol Anderson Tract · Columbus County · North Carolina · Near Delco

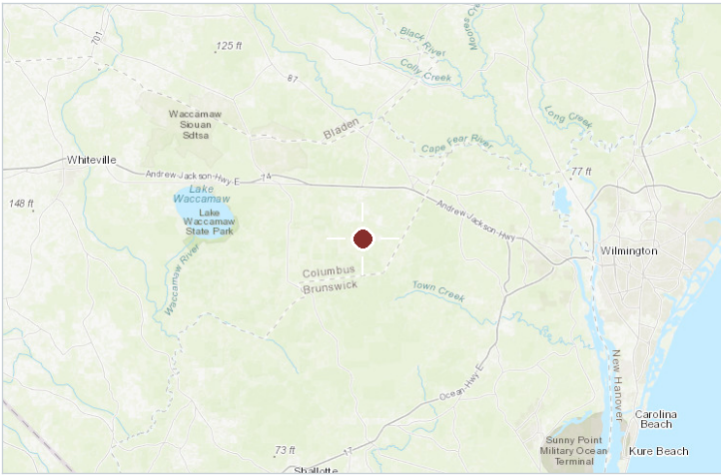


Location & Access

Carol Anderson Tract · Columbus County · North Carolina · Near Delco



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



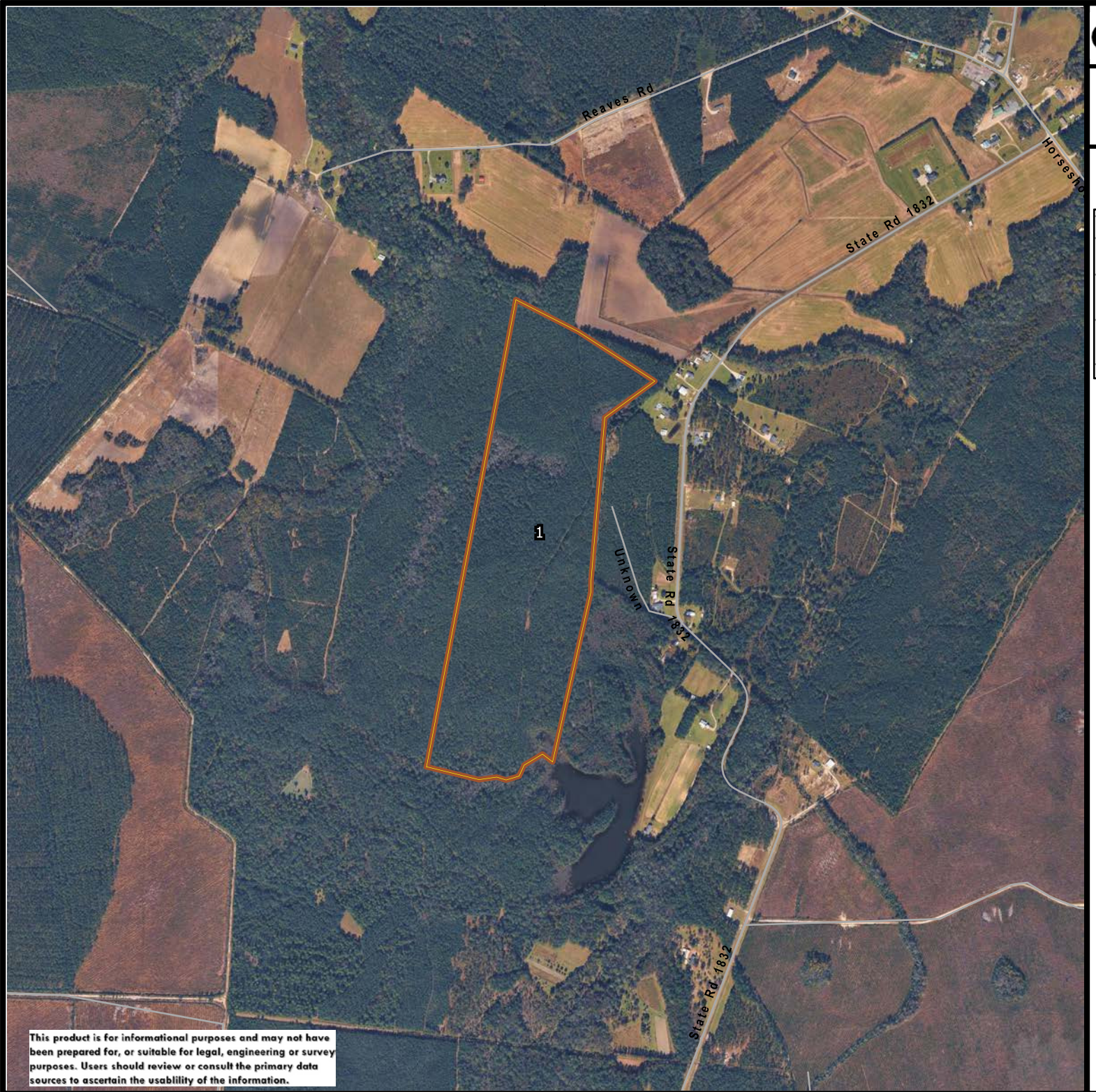
Regional locator

COUNTY & STATE
Columbus County, North Carolina

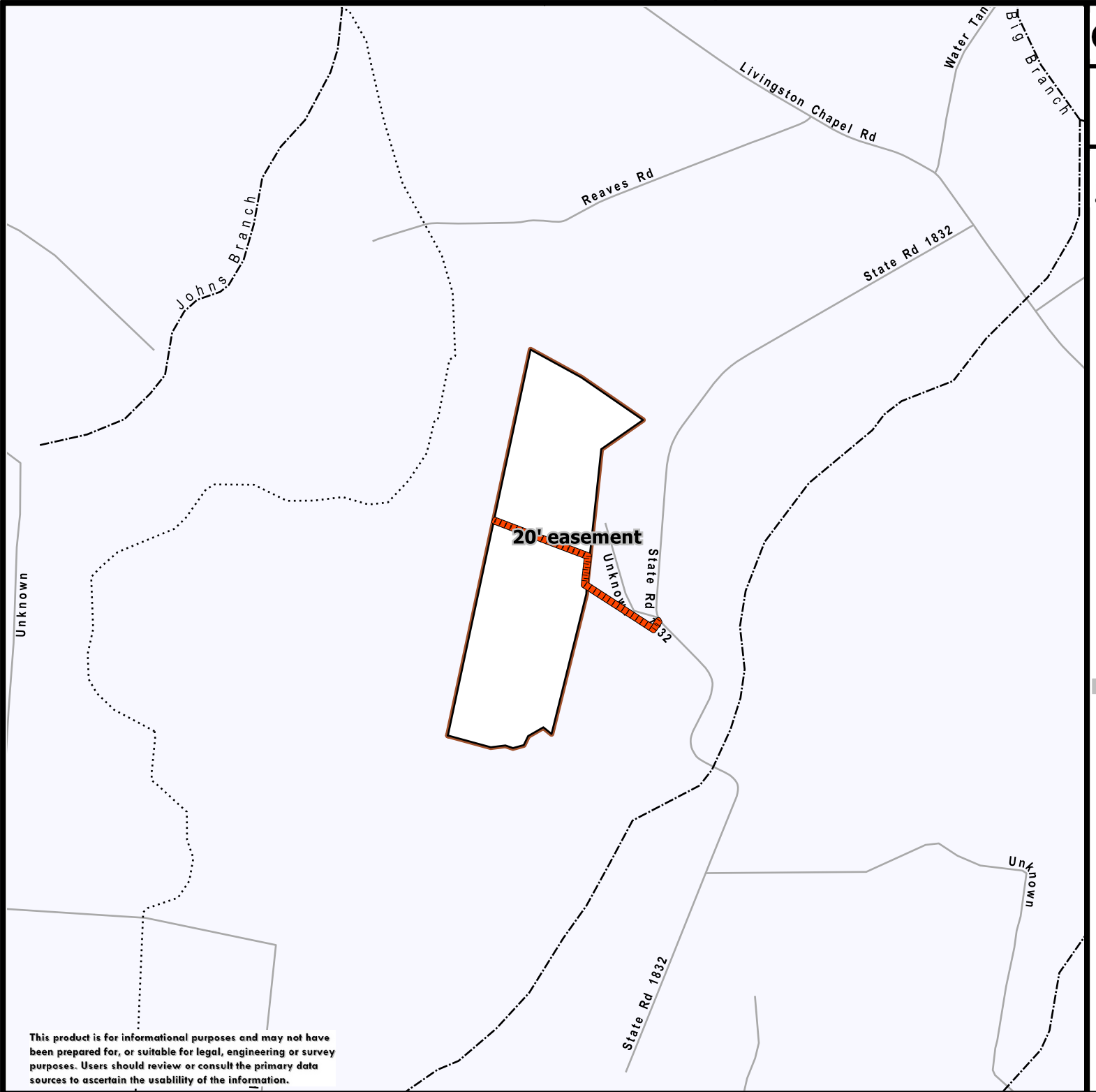
NEAREST CITY
Delco

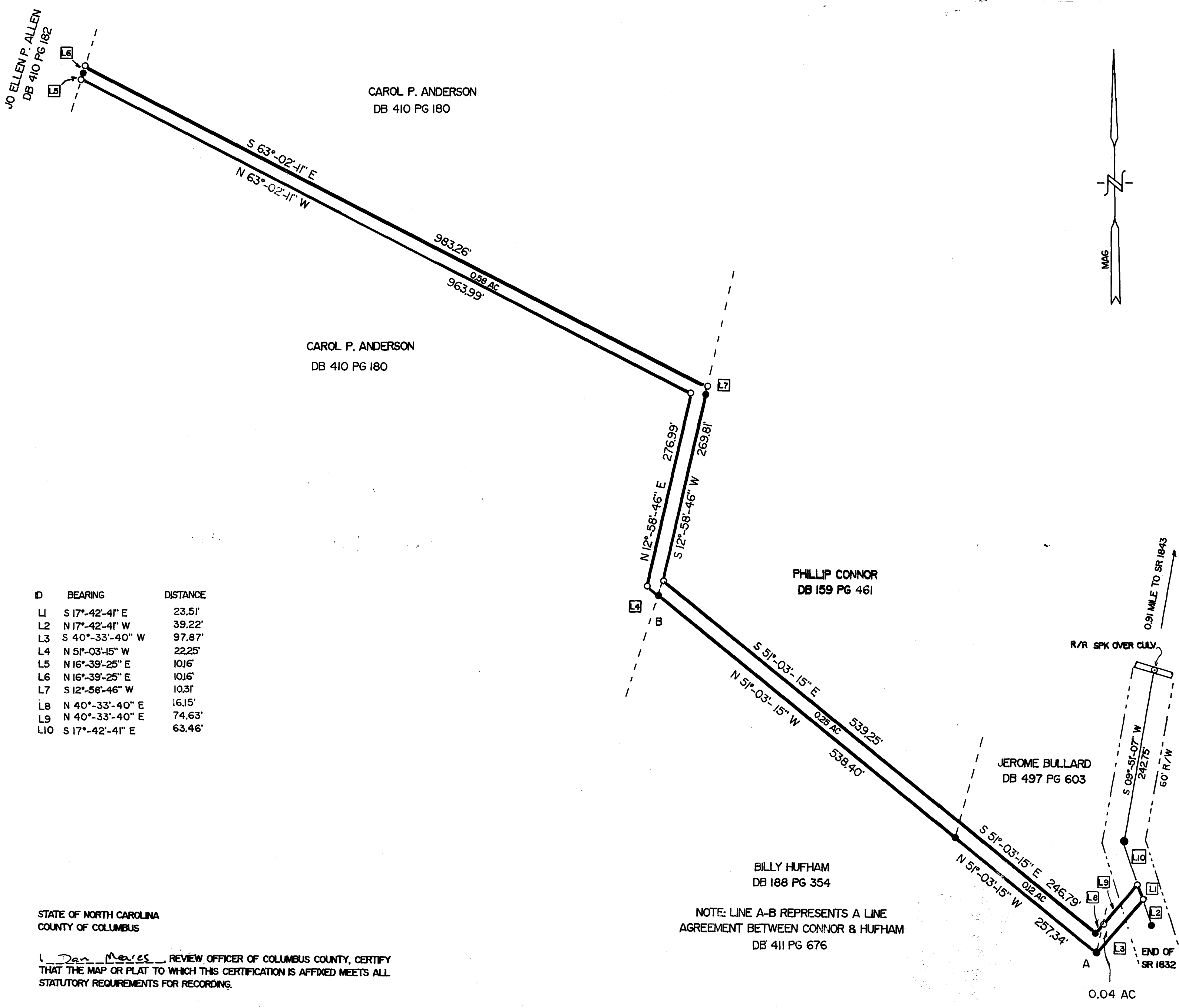
APPROXIMATE CENTRE
34.25599, -78.28447

COUNTY TAX PARCEL IDS
027364



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.





ID	BEARING	DISTANCE
L1	S 17°-42'-41" E	23.51'
L2	N 17°-42'-41" W	39.22'
L3	S 40°-33'-40" W	97.87'
L4	N 51°-03'-15" W	22.25'
L5	N 16°-39'-25" E	10.16'
L6	N 16°-39'-25" E	10.16'
L7	S 12°-58'-46" W	10.31'
L8	N 40°-33'-40" E	16.15'
L9	N 40°-33'-40" E	74.63'
L10	S 17°-42'-41" E	63.46'

STATE OF NORTH CAROLINA
COUNTY OF COLUMBUS

I, Dan Means, REVIEW OFFICER OF COLUMBUS COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 4-26-01

Dan Means
REVIEW OFFICER

NOTES:

- 1) TRACT ① CONTAINS 79 ACRES ± AND IS THE EASTERLY PORTION OF THE FORMER J. J. PETERSON 158 ACRE ± TRACT. PARCEL A + PARCEL B EQUALS TRACT 1.
- 2) TRACT ② CONTAINS 79 ACRES ± AND IS THE WESTERLY PORTION OF SAID 158 ACRE ± TRACT.
- 3) LINES ⑥, ⑦, ⑧ & ⑨ WERE SURVEYED BY JEROLD W. LEWIS; ALL OTHER LINES WERE SURVEYED BY OTHERS. THE LINES OF DIVISION WERE SURVEYED BY ME, ALSO.
- 4) SURVEY REFERENCE: DEED BOOK 350, PAGE 181
- 5) TIE LINE RUNS WITH AND/OR ALONG AN ACCESS AND UTILITIES EASEMENT.

FILED
1990 APR 20 PM 12:20
COLUMBUS COUNTY, N.C.
BY *Mun*

04403

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Jerold W. Lewis
SURVEYOR
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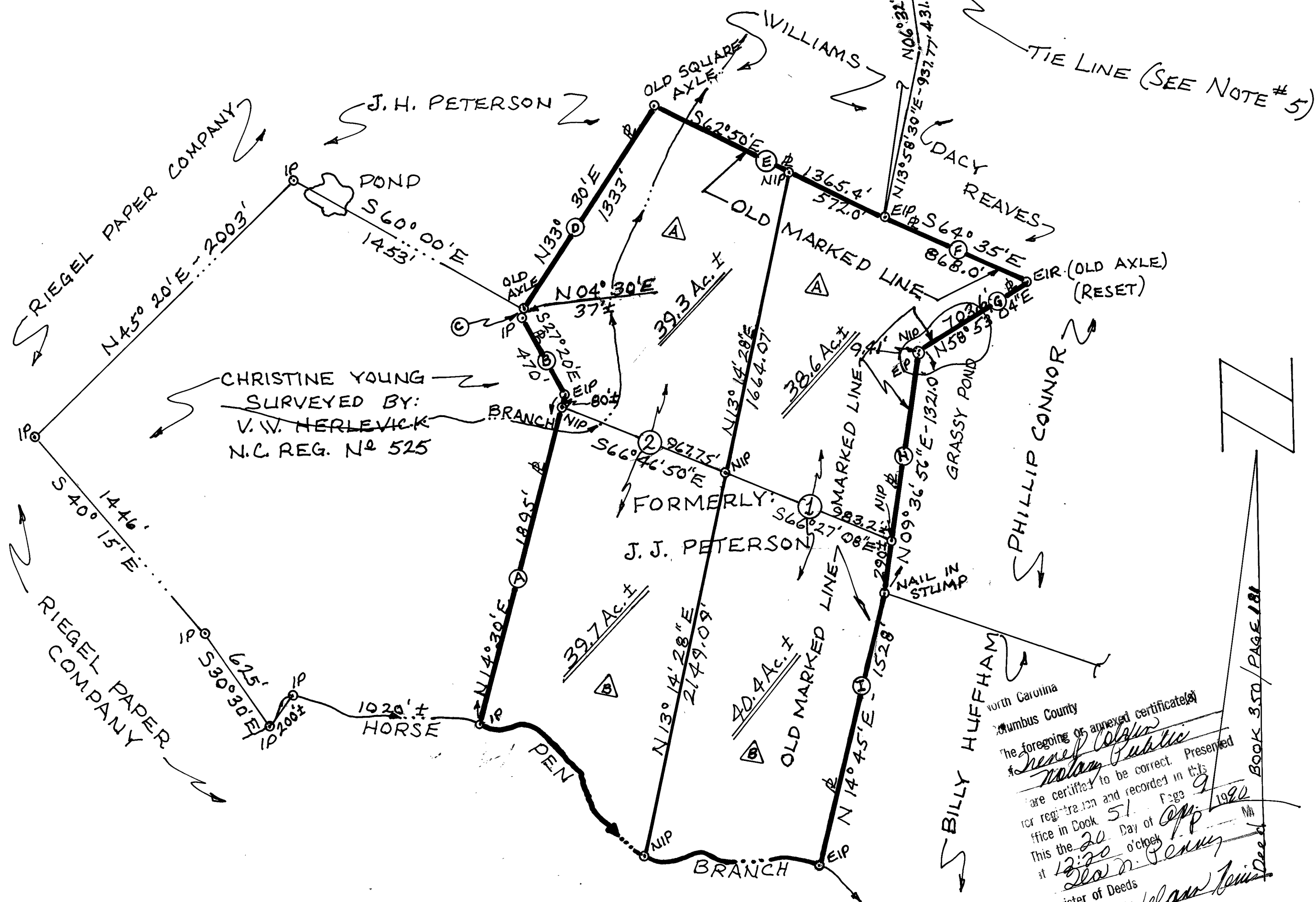
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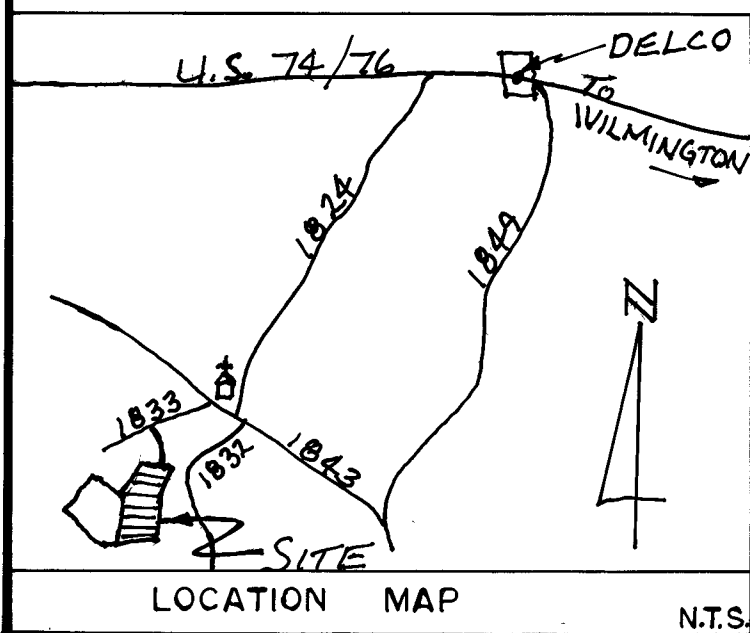
DATE

DATE



LEGEND:

NIP NEW IRON PIPE
EIP EXISTING IRON PIPE
IP IRON PIPE
C CENTER LINE
P PROPERTY LINE
② TRACT DESIGNATOR
A PARCEL



BOUNDARY SURVEY		FOR: CA Jo
OF: J. J. PETERSON TRACT		DATE: 2/2
TOWNSHIP: RANSOM	SCALE: 1" = 500'	DRAWN BY: J.W.
COUNTY: COLUMBUS	500 250 0 500	CHECKED BY: J.P.C.
STATE: NORTH CAROLINA	SCALE IN FEET	PB

04411

BOOK 410 PAGE 180

1990 APR 20 PM 12:30
COLUMBUS COUNTY, N.C.
BY Mur

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by TAX INFORMATION RECEIVED County on the ... day of ..., 19...
by BY RM 4-20-90

Mail after recording to

This instrument was prepared by James D. Smith, 105 South Front Street, Wilmington, NC 28401

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ... day of ..., 19 90, by and between

GRANTOR

GRANTEE

JO ELLEN P. ALLEN and husband,
WILLIAM P. ALLEN

CAROL P. ANDERSON
615 4th Fairway
Rosewell, Georgia 30076

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Columbus Township, Columbus County, North Carolina and more particularly described as follows:

Being all of Tract One (1) as the same is shown on that certain Map of Survey entitled: Boundary Survey for Carol P. Anderson and Jo Ellen P. Allen; said map being duly recorded in Map Cabinet 51 at Page 9 of the Columbus County Registry; said Tract One (1) contains 79 Acres, more or less, and is a portion of that Tract formerly owned by J. J. Peterson; reference Deed Book 350 at Page 181.

The foregoing description prepared in the office of Jerold W. Lewis, N.C. Registration Number L-2589, February 1, 1990, from data obtained from an actual survey made on or about January 15, 1990.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1990 ad valorem taxes which are not yet due and payable and usual utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

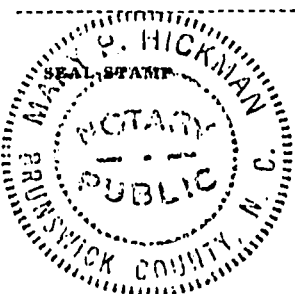
USE BLACK INK ONLY

Jo Ellen P. Allen (SEAL)
Jo Ellen P. Allen

William P. Allen (SEAL)
William P. Allen

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, ... County.

I, a Notary Public of the County and State aforesaid, certify that
Jo Ellen P. Allen and husband, William P. Allen Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of February, 1990

My commission expires: Nov. 22, 1993. *Mary P. Hickman* Notary Public

SEAL-STAMP

NORTH CAROLINA, ... County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate of *Mary P. Hickman, Notary Public*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Clayton P. Gentry REGISTER OF DEEDS FOR *Cal.* COUNTY

By *Mary P. Gentry* Deputy/Assistant - Register of Deeds

Rev. Harold Lewis
118 Pines St.