



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

The Littlepage Trust Tract Northampton County, NC

65.8 +/- Acres
Price - \$261,500.00

Fantastic timber/recreational/investment property.

Properties of this size do not come available often in this area. Lake Gaston access is minutes away.

Timber income and appreciation: Loblolly Pine stand was planted in 1999 and had a first thinning in 2016. It is time for the second thinning which will provide immediate income for the new owner. The trees are mostly large pulpwood, CNS and small sawtimber size. Excellent logging conditions and location will produce a premium for timber sales. Timber will produce significant income over the next 10+/- years while the land is appreciating for higher and better use. Abundant wildlife including deer, turkey and small game.

Property Information:

Located behind the Cedar Grove Baptist Church on River Rd. Easement runs across along the edge of the church property.

Legal Information:

Assessed as: The Littlepage Trust

Parcel Rec. No. 0101810

PIN: 3031-96-8289

Deed: DB 1069, PG 922

Property Plat: MB 5 – Pg 115

Easement Plat PB 47, PG 259

Tax Value: \$54,192

2025 Taxes: \$466.05 (not in PUV program, but qualifies)

Property shown by appointment only!

General Information

Best Use: Timber/Recreation/Investment

Current Use: Timberland

Topography: Level

Access: Deeded 50-foot easement to River Road.

Zoning: Agriculture, Low Density

Directions:

Cedar Grove Baptist Church address is 1408 River Rd. Henrico, NC 27842. The easement entrance to the property is on the east side of the church parking lot. There is a rope barrier across the church entrance to prevent large trucks from making U-turns through the parking lot. Take down the rope and put it back up when entering and leaving the property. The property begins a little past the 90 degree bend in the easement. Flagging and purple paint mark the property boundaries.

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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