

LAND AUCTION



171.32 AC±
FARM
BANKRUPTCY SALE

PRIVATE SELLER
COMMERCIAL TRACTS
ROCKY MOUNT, NC
TRACT 2 37.23 AC±
TRACT 3 .98 AC±
TRACT 4 2.83 AC±

OPEN: OCTOBER 20, 1-4PM

5116 SWIFT CREEK SCHOOL RD, WHITAKERS, NC
TRACT 3: 1953 SUNSET AVE, ROCKY MOUNT, NC

AUCTION: OCTOBER. 22, 10AM

HAMPTON INN, 530 N. WINSTEAD AVE. ROCKY MOUNT, NC 27802

WHITETAIL PROPERTIES REAL ESTATE, LLC

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IN COOPERATION WITH WHITETAIL PROPERTIES AND WILLIAMS & WILLIAMS AUCTIONS Williams & Williams Marketing Services, Inc. RE C6474 AUC 7725, Jerry E King RE 22778 AUC 1010, Whitetail Properties Real Estate LLC RE C27298, Charles Camp RE 190890

LANDAUCTION | OCTOBER 22, 10AM



TRACT 1 - 171.32 ac±

BANKRUPTCY SALE WITHOUT A BUYER'S PREMIUM. Farm and timber land in Nash County, just 15 miles north of Rocky Mount, NC. This 171.32 acre± property has much to offer and could be subdivided by the next owner. The farmland consists of 27 acres± and currently in coastal Bermuda hay production. The planted and well-maintained timber stand was last harvested a little over 10 years ago. Many large hardwoods are located throughout the farm creating great food sources, bedding and cover for wild turkey, whitetail deer and other native wildlife. The small ponds on the farm are excellent for duck hunting and serve as a great location for attracting a variety of waterfowl. There is an established road system through the fields and around the timber stand allowing easy access to sneak in and out of your blinds. The three existing poultry facilities are available to use as breeder or pullet houses, or you can convert them into spacious storage for farm equipment or personal items.

- Only 10 minutes north of Highway 64
- 3 deep water wells on the farm
- Large John Deere generator that runs all 3 chicken houses if power is lost. Installed in 2006
- Great timber investment
- Power throughout the farm
- Great duck hunting
- Fishing in the two ponds
- Deer and turkey sign throughout
- Tillable farm rent income
- Amazing production of coastal Bermuda hay
- Property is very well surveyed and property lines are well marked

TRACT 2 - 37.23 ac±

PRIVATE SELLER - In Downtown Rocky Mount lies this gem of a property perfect for a park, conservation easement, recreational location. With over 2,000± feet of river frontage, this property has many unique opportunities. Currently the property is in brush and timber creating great habitat for whitetail deer ducks, turkey, and loads of small game. The buildable ground, access to several major highways, new construction in the area and a great location for future commercial development and investment opportunities.

- 2123' of Tar River frontage
- In downtown Rocky Mount just off Sunset Ave



- Located in a section of downtown where refurbishment is underway
- Great location for solar farm
- Across the river from City Park
- Minutes from Highway 64 and the Golden East shopping center
- Just off of Highway 301

TRACT 3 - .98 ac±

PRIVATE SELLER - High visibility, commercial site on 1.8 miles west of downtown Rocky Mount. Good traffic in the area near the intersection of Business Highway 64 and US 301 with the property flanked by two national-level retail stores. 1976 sqft± former retail building with upgrades planned for Sunset Avenue. Good opportunity for a developer, investor or shop owner.

- Located in area of Rocky Mount that is under current revitalization.
- 150 ft± of road frontage on Sunset Ave/ Business Highway 64.
- Hwy 301 only 1 block away, Hwy 64 only 2 minutes away & easy access in minutes to I-95.
- Minutes from Downtown Rocky Mount.

TRACT 4 - 2.83 ac±

PRIVATE SELLER - Commercial lot located 2 miles west of the heart of downtown Rocky Mount. Located in an area of town where recent and new development is taking place. Located on the Tar River, the land already been improved up to grade and is build-ready. With road frontage along Highway 301, this property gives you maximum exposure on a highly traveled thoroughfare in and out of Rocky Mount. Water and sewer in place and ready for development.

- 240 ft± of road frontage on Highway 301
- Minutes from downtown Rocky Mount
- Only minutes to Highway 64 and I-95
- Minutes to local markets and eating establishments



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The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com and williamsauction.com

- Bidders may participate in the auction on site or online at AuctionNetwork.com.
- On site bidders should bring a government issued ID.
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale is subject to a buyer's premium - see website for buyer's premium amount/minimum that may apply to each property
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price (\$5,000 minimum) immediately following auction - cash, cashier's checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing, subject to tenant's rights, if any.