



**AFM
REAL ESTATE**

FOR SALE

ABCEDEF FARMS

±1,027 Acres - \$6,400,000

Tyrrell County, NC

AFM Real Estate is pleased to announce the exclusive offering of ABCDEF Farms, located near Columbia, NC.

The tract consists of ±877 tillable acres and ±150 acres that include roads and ditches. Easements are in place for access to the property and appears on the Torrens Land Certificates. The farm has been no tilled for multiple years producing corn, soybeans and wheat. Proper roads are in place and maintained for ease of access for vehicles and equipment. Drainage ditches are maintained with water control structures throughout the property. The farm has 1274 FSA Base Acres for corn, wheat and soybeans.

Directions:

- Take the exit for Creswell off of NC Hwy 64 East,
- Take 6th Street,
- Turn left on East Main Street,
- East Main turns into Spruill Bridge Road,
- Turn right onto Thirty Foot Canal Road,
- Turn left onto Mail Rite Road,
- Mail Rite Road turns into Magnolia Cross Road,
- Magnolia Cross turns into Magnolia Cross Ext & Bee Tree Canal.



CONTACT:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.