

Fosters Auctioneers & Real Estate, Inc.
PO Box 529
Henderson, NC 27536

AUCTION

FRANKLIN COUNTY FARM & TIMBERLAND
SATURDAY, NOVEMBER 1ST
11:00 AM ON SITE

12± TO 800± ACRES AND HOUSE
LOCATED ON THE BEAUTIFUL TAR RIVER
TO BE OFFERED IN 7 TRACTS OR AS A WHOLE



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AUCTION

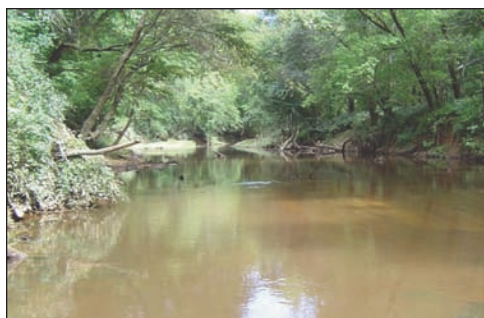
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FRANKLIN COUNTY – 6 MILES FROM US 1 HWY

397 SIMS BRIDGE RD. & JULIE MCKINIGHT RD.
FRANKLINTON, NC

BANK OF AMERICA, N.A., AS TRUSTEE FOR DOROTHY K. UNDERWOOD (DECEASED)



AUCTION AUCTION AUCTION



800± ACRE UNDERWOOD TRUST TO BE DIVIDED INTO 7 TRACTS



SIMS BRIDGE ROAD

- Tract 1: 12.727± acres**
- Tract 2: 13.501± acres & house**
- Tract 3: 152.193± acres**
- Tract 4: 196.385± acres**
- Tract 5: 212.497± acres**

JULIE MCKNIGHT ROAD

- Tract A: 71.54± acres**
- Tract B: 140.89± acres**

All tracts have good road frontage and/or deeded right of way.

**OPPORTUNITY TO BUY
TRACTS 2, 3, 4 & 5
AS A WHOLE**

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**LOCATION, LOCATION
TIMBER, OPEN LAND, WATER
A GREAT LAND INVESTMENT**

Real Estate taxes have been paid by seller for 2008. **Any deferred taxes will be responsibility of buyer.**

- Nice grassed pasture with fence
- Nice quiet country location
- Good open farm land
- Farm borders the great scenic Tar River
- Lots of timber pine & hardwood
- 2.5 million± board feet of prime timber
- Lots of road frontage on 2 roads
- On the beautiful scenic Tar River
- Large creek running through property
- Farm house very good condition
- Farm house has central air
- Farm house has updates
- Out building for storage
- Large cool shade trees in yard
- A very exciting farm
- Great location in country
- Easy drive to Raleigh or surrounding cities
- Rare opportunity to buy land in this area
- Great investment property for increase in land value
- Great investment property for timber management
- Farm offers an abundance of wildlife
- Deer & turkey hunters dream land
- 2 nice ponds

See web site for full details, maps & photos www.fostersauctioneers.com



ON SITE INSPECTION: October 17th, 25th, 31st. Timber inspection available anytime. Call for information.

SURVEY: There has been a current new boundary survey performed on the Sims Bridge Road property and the divided tracts 1, 2, 3, 4 and 5. There is a recorded survey at Franklin County Register of Deeds. Plat Book 2008 page 298 – 300 on the Sims Bridge Road tract. There is an existing survey on record file C3, slide # 91-54 on the Julie McKnight road tract.

LEAD PAINT INSPECTION: October 20th – October 30th.

DIRECTIONS: From Raleigh take US 1 North to Hwy 56 East, Franklinton exit & take right on Hwy 56 East for 3.2 miles & left onto Perrys Chapel Road & go 2.3 miles to Mitchiners X Roads, go straight for 8 tenths of mile and sale site on left. Watch for auction signs.

TERMS: Real Estate 15% earnest money deposit due day of auction with balance to be paid in full within 30 days of auction. Deposit must be in form of cash, or company check. If no prior relationship with auction company then certified funds or bank letter of guarantee. Sample letter: As a custom of our bank, we will guarantee payment of checks drawn on your account# _____ not to exceed the amount of \$ _____ for purchases at the Auction of Foster's Auctioneers & Real Estate, Inc. On Nov. 1st, 2008 in Franklin County, NC.

NO BUYERS PREMIUM

AGENCY DISCLOSURE: In all transactions the auctioneers are acting as agents for the sellers not the buyers agent.

Disclaimer including lead paint inspection. All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidders convenience and it is the responsibility of the bidder to determine that the information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipients risk. Each bidder must conduct and rely solely upon its own investigation and inspection. The property is Being sold "AS IS" with any and all faults. Please review all the information supplied and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over written matter and prior oral statements. Note: Under Title X, the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead-based paint. The period for the inspection begins October 20th to October 30th.