



**79+/- ACRE FARM TRACT IN  
WASHINGTON, COUNTY NORTH  
CAROLINA**

***NOVEMBER 1<sup>ST</sup>, 2023***

***2:00PM***



**ONLINE ONLY AUCTION**

**FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM**

## Introduction

Dear Prospective Bidders,

Seize the unique opportunity to acquire a substantial 79-acre farm situated in the picturesque environs of Washington County, North Carolina! This exceptional property located just 9 miles south of Plymouth, North Carolina, assures easy access with its prominent road frontage on NC Hwy 32. The farm is a harmonious blend of arable cropland and woodland, with 39.01 acres of tillable land characterized by fertile soil types, conducive to abundant crop yields and versatile agricultural pursuits. This parcel is more than just a tract of land; it epitomizes a strategic real estate investment opportunity in a region distinguished by its highly productive crop yields. Embrace this unparalleled prospect to secure a sought-after piece of eastern North Carolina farmland and envision a prosperous future filled with bountiful yields and an enriched living experience within the tranquil beauty of Washington County

Bidding for this property will open on October 18<sup>th</sup>, 2023, at 10:00 am and continue to November 1<sup>st</sup>, 2023. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at [www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com). Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the “Documents” tab.

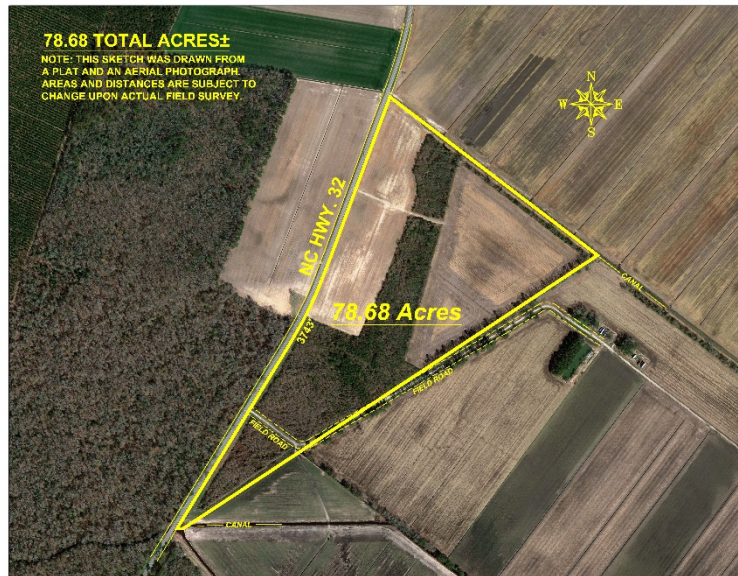
This Auction is conducted in cooperation with Michael L. Rogers, Michael Rogers Auctioneers, Inc. North Carolina Auction Firm License #7360, North Carolina Real Estate Firm License #C17957. Please do not hesitate to contact us if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,  
Wiregrass Auction Group, Inc.

Mark L Manley CAI, AARE, MPPA  
President

Sincerely,  
Michael Rogers Auctioneers, Inc.

Michael L Rogers CAI  
President



**Auction Date and Time:**

Wednesday, November 1<sup>st</sup> at 2:00 PM

**Open House Dates and Times:**

Drive by Viewing Anytime

**For More Information Contact:**

Mark L Manley CAI, AARE, MPPA  
Wiregrass Auction Group, Inc.  
(229) 890 – 2437 – Office  
(229) 891 – 1377 – Cell  
Mark@BidWiregrass.com

Michael L. Rogers  
Michael Rogers Auctioneers, Inc.  
(919) 545 – 0412 – Office  
(919) 548 – 4912 – Cell  
Michael@RogersAuction.com

**This Auction is Conducted in  
Cooperation with:**

Michael L. Rogers  
Michael Rogers Auctioneers, Inc.  
NC Auction Firm License #7360  
NC RE Firm License #C17957

## Property Information

**Property Addresses:** Off Hwy 32, Plymouth, North Carolina

**Auction Date:** Wednesday, November 1, 2023

**Property Size:** 79 +/- Acres

**Washington County Pin Number:** 6773.00-00-6670

**Assessor's Parcel Numbers:** Washington County Parcel Number 7452

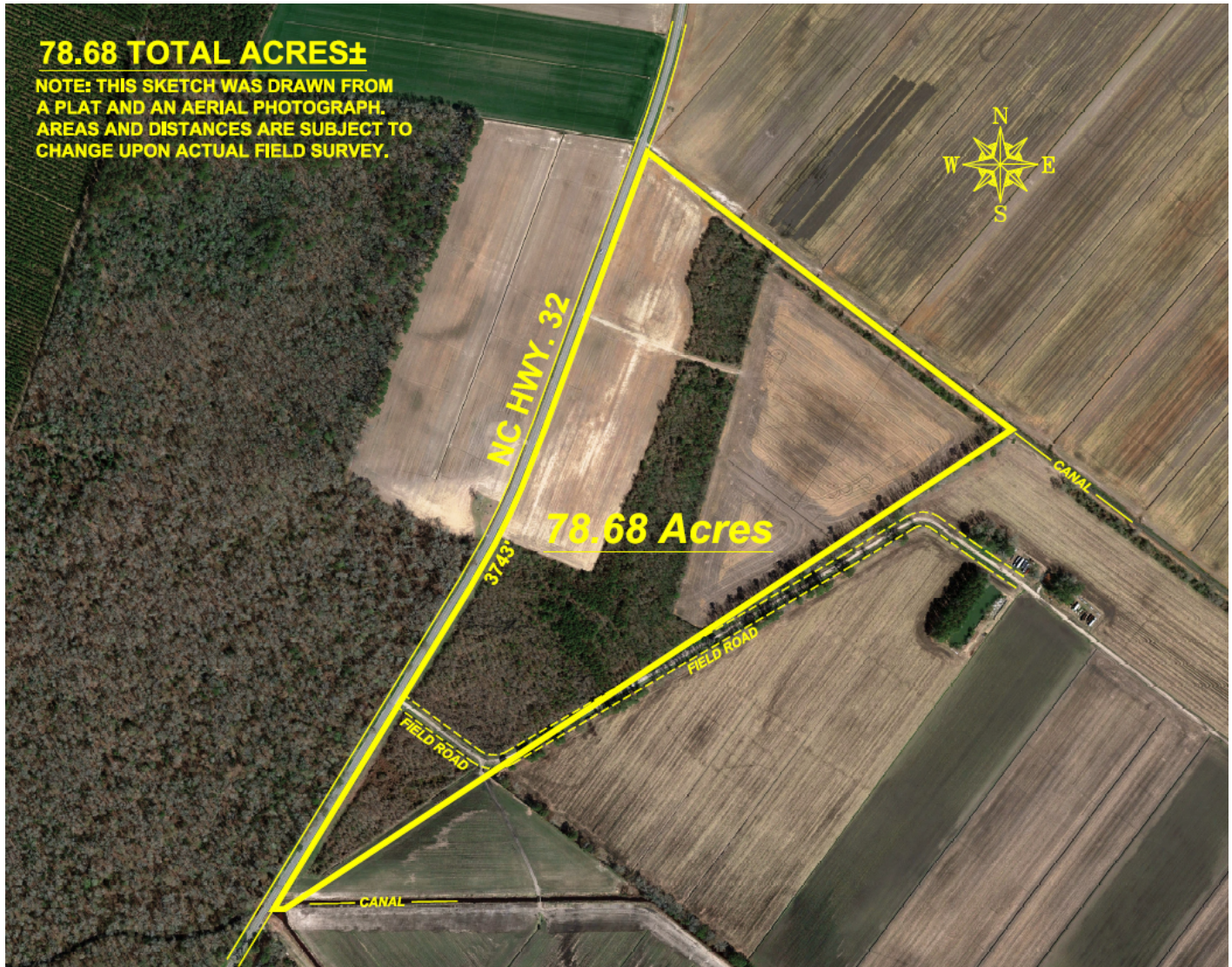
**Property Taxes:** 2023 Real Estate Taxes \$884.42

### Important Selling Features:

- Highway Frontage on NC Hwy 32
- 39.01 Acres of Cropland
- Productive Soil Types



## Aerial Map



## Legal Description

Tract Three: Being 81.26 acres designated as Tract One (1) on Plat Dated January 21, 1980, of record in Plat Cabinet One, Slides 18, 19, 20, and 21, Washington County Registry, and as conveyed by deed dated March 6, 1992 of record in Book 333, Page 383, Washington County Registry. This being the same property described as Tract Three in that certain deed to Grantor of record in Book 475, Page 455, Washington County Registry, to which reference is herein made (PIN# 6773.00-00-6670)





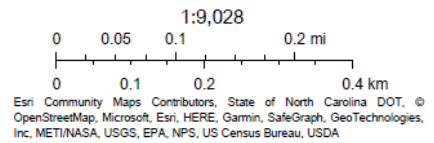
# Tax Map

David Forrest Walker 79 Acres



9/6/2023, 9:31:53 PM

Parcels  
 Centerlines  
 washington\_nc\_anno100  
 washington\_nc\_anno200  
 washington\_nc\_anno400  
 anno

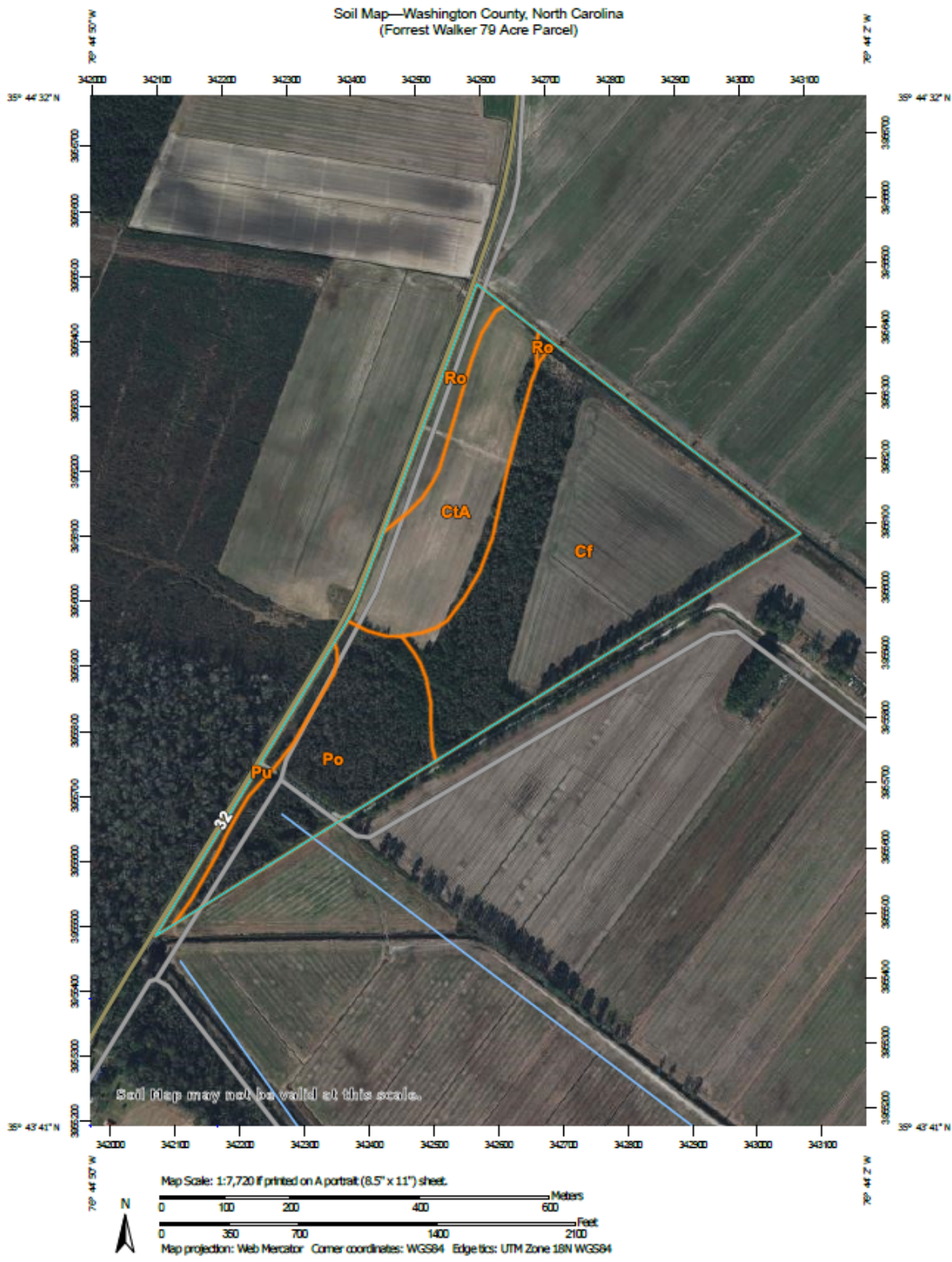


## 2023 Tax Bill





































ACCT # / BILL #	TAX YEAR	BILL DATE	DUE DATE	DELINQUENT DATE
53422 / 1954	2023	07/01/23	09/01/23	01/06/24
PROPERTY LOCATION		PARCEL# / ACRES/LOTS	PIN #	
NC HWY 32		7452 / 79.000A	6773.00-00-6670	
REAL VALUE	PERSONAL VALUE	EXCLUSION/EXEMPTION	DEFERMENT	BILLED VALUE
105,710			51,230	54,480
DESCRIPTION			TAX RATE	TAX AMOUNT
COUNTY TAXES			0.00840	457.63
WATERSHED 1972 REF TAX			0.00010	5.45
ALBEMARLE DRAINAGE				421.34
<b>Discounted Amount If Paid by July 31, 2023</b>				875.16
<b>Discounted Amount If Paid by August 31, 2023</b>				879.79
<b>Taxes Due If Paid by September 30, 2023</b>				884.42
<i>Detach and Retain This Portion For Your Records</i>				
<b>PLEASE RETURN THIS PORTION WITH YOUR PAYMENT</b>				
ACCT #	53422	<b>Discounted Amount If Paid by July 31, 2023</b>		875.16
BILL #	1954	<b>Discounted Amount If Paid by August 31, 2023</b>		879.79
TAX YEAR	2023	<b>Taxes Due If Paid by September 30, 2023</b>		884.42



# Soil Map



## Soil Map- Page 2

MAP LEGEND		MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p><b>Warning: Soil Map may not be valid at this scale.</b></p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Washington County, North Carolina Survey Area Data: Version 21, Sep 12, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Nov 20, 2020—Nov 20, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cf	Cape Fear loam, 0 to 2 percent slopes, rarely flooded	41.1	52.4%
CtA	Conetoe loamy fine sand, 0 to 3 percent slopes	15.1	19.3%
Po	Ponzer muck, 0 to 2 percent slopes, rarely flooded	16.0	20.4%
Pu	Pungo muck, 0 to 2 percent slopes, rarely flooded	2.4	3.0%
Ro	Roanoke loam	3.8	4.8%
<b>Totals for Area of Interest</b>		<b>78.5</b>	<b>100.0%</b>

## Farm Service Agency Map



Beaufort County, North Carolina

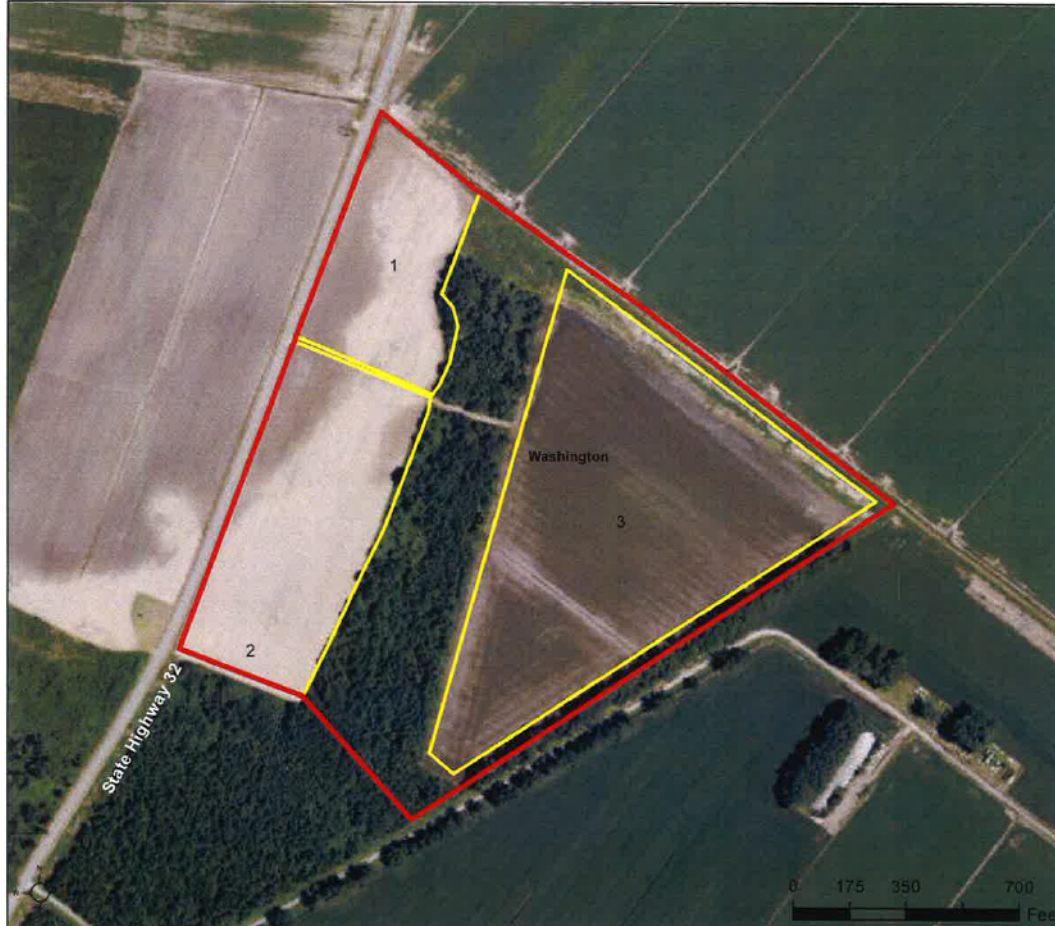
**Farm 9623**

**Tract 41240**

2023 Program Year

CLU	Acres	HEL	Crop
1	6.56	NHEL	
2	10.55	NHEL	
3	21.9	NHEL	
5	16.73	NHEL	Noncropland

Page Cropland Total: 39.01 acres



Map Created February 23, 2023

Base Image Layer flown in 2022

**Common Land Unit**

- Cropland
- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



## Farm Service Agency 156-EZ

NORTH CAROLINA BEAUFORT Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 9623</b> Prepared : 9/14/23 12:56 PM CST Crop Year : 2023
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<b>Tract Land Data</b>							
Tract Number	: 41240						
Description	: WASHINGTON CO D7/C1						
FSA Physical Location	: NORTH CAROLINA/WASHINGTON						
ANSI Physical Location	: NORTH CAROLINA/WASHINGTON						
BIA Unit Range Number	:						
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields						
Wetland Status	: Tract contains a wetland or farmed wetland						
WL Violations	: None						
Owners	: DAVID W WATERS B LLC						
Other Producers	: None						
Recon ID	: None						
<b>DCP Crop Data</b>							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres					

NORTH CAROLINA BEAUFORT Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 9623</b> Prepared : 9/14/23 12:56 PM CST Crop Year : 2023
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**Tract 41240 Continued ...**

Wheat	0.64	0.00	41
Corn	20.87	0.00	101
Soybeans	18.88	0.00	29
<b>TOTAL</b>	<b>40.39</b>	<b>0.00</b>	

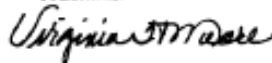
## Power Line Easement

BOOK 511 PAGE 712 (5)

310834



Filed: 07/17/2017 12:29:03 PM  
Timothy J. Esolen, Register of Deeds  
Washington County, NC



### Transmission Right of Way Agreement (NC) - (Page 1)

After Recording Return to:  
Dominion Energy Virginia  
Attn: Charlotte P. McAfee  
P.O. Box 26886  
OJRP - 12<sup>th</sup> Floor  
Richmond, VA 23261

Tax Map No. 6763.00-80-8828  
Tract # NC-WA-040.000

THIS TRANSMISSION AND DISTRIBUTION EASEMENT AGREEMENT (the "Agreement") made as of this 14 day of JULY, 2017, between DAVID W. WATERS (A), LLC, a North Carolina Limited Liability Company by Lloyd N. Waters, Manager, hereinafter called "GRANTOR" ("GRANTOR" wherever used herein being intended to include the grantor, whether one or more or masculine or feminine, and the respective heirs, executors, administrators, personal representatives, successors, successors in interest and assigns of each grantor), and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation doing business as DOMINION ENERGY NORTH CAROLINA, hereinafter called "COMPANY" ("COMPANY" wherever used herein being intended to include Virginia Electric and Power Company and its successors, assigns, apportionees, permittees, licensees and invitees).

### WITNESSETH:

That for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt whereof is hereby acknowledged, GRANTOR grants and conveys unto COMPANY, the perpetual and exclusive rights, privileges and easements of right of way (collectively, the "Easement"), One Hundred (100) feet in width, to lay, construct, bury, operate and maintain one or more lines of poles, towers and structures, and one or more lines of cables and conduits, together with all wires, manholes, handholes, meters, attachments, equipment, accessories and appurtenances now or hereafter desirable in connection therewith (all of the aforesaid lines, poles, towers, structures, cables, conduits, wires, manholes, handholes, meters, attachments, equipment, accessories and appurtenances are hereinafter collectively called the "Facilities"), for the purposes of transmitting and/or distributing electric power and for communication purposes relating to the transmission and/or distribution of electricity. The Easement is located over, under, upon, above, in, through and across certain land of GRANTOR situated in, Plymouth Township, North Carolina, as more particularly described in the instrument recorded in Deed Book 475 Page 452, Washington County Registry and as shown on Plat No(s) 41, made by Bowman Consulting Group dated 03-02-2017, and entitled 'Plat to accompany agreement with DAVID W. WATERS (A), LLC', a copy of which is attached hereto and by this reference made a part hereof (collectively, the "Plat"), and to which Plat reference is hereby made for a more particular description of the Easement. The area encumbered by the Easement shall hereinafter be called the "Easement Area." COMPANY shall have the right to assign, transfer, apportion or divide, without limitation, all or any parts of the rights, privileges or easements granted to COMPANY in this Agreement.

This document prepared by: Virginia Electric and Power Company - Pantego to Trowbridge Transmission Line  
(Page 1 of 4 Pages) COR0559  
Form No. 730528A1(JUN 09)



## Power Line Easement- Page 2

BK 511 PG 713 DOC#310634



### Transmission Right of Way Agreement (NC) - (Page 2)

The Facilities now or hereafter installed shall remain the property of COMPANY. COMPANY shall have the rights to inspect, rebuild, remove, repair, maintain, improve, alter, modify, replace and relocate the Facilities or any part thereof within the Easement Area, and make such changes, replacements, alterations, substitutions, additions to or extensions of the Facilities within the Easement Area as COMPANY may from time to time deem advisable, in its sole and absolute discretion.

GRANTOR may use the Easement Area for any purpose which is not inconsistent with the rights granted to COMPANY herein, provided that no improvements of any kind (including, but not limited to, water, sewer, telephone, electric, gas, cable or other utilities or communications facilities or equipment) may hereafter be constructed, placed or installed by GRANTOR or permitted by GRANTOR to be constructed, placed or installed on, over, under, through, across or in the Easement Area, without COMPANY's prior written consent thereto, which consent may be withheld in COMPANY's sole discretion if COMPANY reasonably determines that any such use may or could injure, interfere with or endanger the construction, installation, operation, maintenance or repair of any Facilities, interfere with the exercise by COMPANY of any rights, privileges or easements granted to COMPANY in this Agreement or violate any health or safety standard, rule or regulation now or hereafter in effect.

COMPANY shall at all times have the right, without any additional payment and without any liability to GRANTOR or any third party, to keep the Easement Area clear of (a) all buildings, improvements and structures (except agricultural fences), and (b) all trees, limbs, shrubs, landscaping, vegetation and crops (subject to payment for such crops as set forth below) and all stumps, roots and undergrowth; and COMPANY shall have the further right to trim, fell, cut or remove any tree, limb, shrub, landscaping, vegetation and crops which is located outside the Easement Area which, in the sole opinion of COMPANY, may endanger the safe or proper operation of the Facilities, or which in falling or being felled, cut or removed could come within ten (10) feet of any of the Facilities. All trees, limbs, shrubs, landscaping, vegetation, crops, stumps, roots and undergrowth removed, cut or felled by COMPANY may be disposed of by COMPANY within four (4) months after they are removed or felled. All trees, limbs, shrubs, landscaping, vegetation, crops, stumps, roots and undergrowth cut or uprooted by COMPANY and not disposed of by COMPANY within four (4) months after they are cut or uprooted shall be the property of GRANTOR. All trees, limbs, shrubs, landscaping, vegetation, crops, stumps, roots and undergrowth cut or felled by COMPANY (whether within or outside of the Easement Area) and not removed by COMPANY may be placed in piles within the Easement Area by COMPANY, subject to applicable regulatory requirements, where they will not block streams or drainage ditches. Notwithstanding any provision in this paragraph to the contrary, all trees felled or cut by COMPANY outside the Easement Area one year or more after COMPANY initially cuts trees outside the Easement Area shall remain the property of GRANTOR. Under no circumstances shall COMPANY be obligated to pay or provide additional compensation of any kind to GRANTOR for any trees felled or cut by COMPANY within or outside the Easement Area in the exercise by Company of its rights under this paragraph. COMPANY shall have the right, but not the obligation, to plant trees, shrubs and other vegetation within the Easement Area at public road crossings.

For the purposes of constructing, inspecting, maintaining or operating the Facilities within the Easement Area or on GRANTOR's property or properties adjacent to GRANTOR's property, COMPANY shall have the right of ingress and egress on, over, through, across and upon the property of GRANTOR adjacent to the Easement Area. COMPANY shall have the further right of ingress to and egress from the rights of way, private roads, driveways and parking areas which may now or hereafter exist on the property of GRANTOR. All rights of ingress and egress shall be exercised in such manner as shall cause the least practicable damage and inconvenience to GRANTOR.

This document prepared by: Virginia Electric and Power Company Pantego to Trowbridge Transmission Line  
(Page 2 of 4 Pages) COR0559  
Form No. 730628A1(JUN 09)

## Power Line Easement- Page 3



### Transmission Right of Way Agreement (NC) - (Page 3)

COMPANY shall repair damage to agricultural fences located inside or outside the Easement Area and to roads and other improvements located inside the Easement Area with COMPANY's prior written approval and shall pay GRANTOR reasonable costs for any damage to crops located inside or outside the Easement Area, when such damage results directly and solely from COMPANY's exercise of the rights herein granted, provided GRANTOR gives written notice to COMPANY of such damage to the aforesaid fences, roads and other improvements and crops and the agreed upon amounts due to GRANTOR for damaged crops, within sixty (60) days after any such damage occurs. Additionally, COMPANY shall repair damage to roads and other improvements located outside the Easement Area, when such damage results directly and solely from COMPANY's exercise of the rights herein granted, provided GRANTOR gives written notice to COMPANY of such damage within sixty (60) days after such damage occurs. GRANTOR and COMPANY understand, acknowledge and agree that trees, limbs, shrubs, landscaping, vegetation, stumps, roots or undergrowth shall not constitute crops for which GRANTOR may be entitled to compensation pursuant to this paragraph.

The cash consideration hereinabove mentioned is paid by COMPANY and accepted by GRANTOR as full and total payment for the Easement, for all trees, limbs, undergrowth, roots, stumps, shrubs, landscaping, vegetation, crops or other obstructions and all other rights, privileges and easements granted herein and that, except as otherwise provided in this Agreement, GRANTOR shall not be entitled to additional consideration for any trees, limbs, undergrowth, roots, stumps, shrubs, landscaping, vegetation, crops or other obstructions within or outside the Easement Area; provided, however, that GRANTOR shall be entitled to payment for crops damaged by COMPANY in exercising the rights herein after the completion of initial construction of COMPANY's facilities in the Easement Area.

GRANTOR covenants that it has the right to convey the Easement and all other rights, privileges and easements conveyed herein, that title is marketable and free of all encumbrances, that COMPANY shall have quiet and peaceable possession, use and enjoyment thereof, that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, and that GRANTOR shall execute such further assurances thereof as may be required by COMPANY.

TO HAVE AND TO HOLD said rights, privileges, and easements unto COMPANY, its successors and assigns, upon the terms and condition set forth herein. This Agreement shall run with GRANTOR's above-described land and inure to the benefit of and be binding upon COMPANY, GRANTOR, and their respective successors and assigns.

## Power Line Easement- Page 4

BK 511 PG 715 DOC#310634



Transmission Right of Way Agreement (NC) - (Page 4)

IN WITNESS WHEREOF, this Easement has been executed under seal by Grantor, as of the date first above written.

**GRANTOR:**  
**DAVID W. WATERS (A), LLC, a North Carolina limited liability company**

Sign: Lloyd N. Waters

Print Name: Lloyd N. Waters

Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF BEAUFORT

I, MITCHELL B. McCARTER, a Notary Public of UNION County, State of NORTH CAROLINA, do hereby certify that Lloyd N. Waters, Manager of DAVID W. WATERS (A), LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that by authority duly given and as the act of the limited liability company the foregoing Easement was signed in its name by him or her in such capacity.

Witness my hand and official seal this the 14 day of JULY, 2017.

Mitchell B. McCarter  
Notary Public

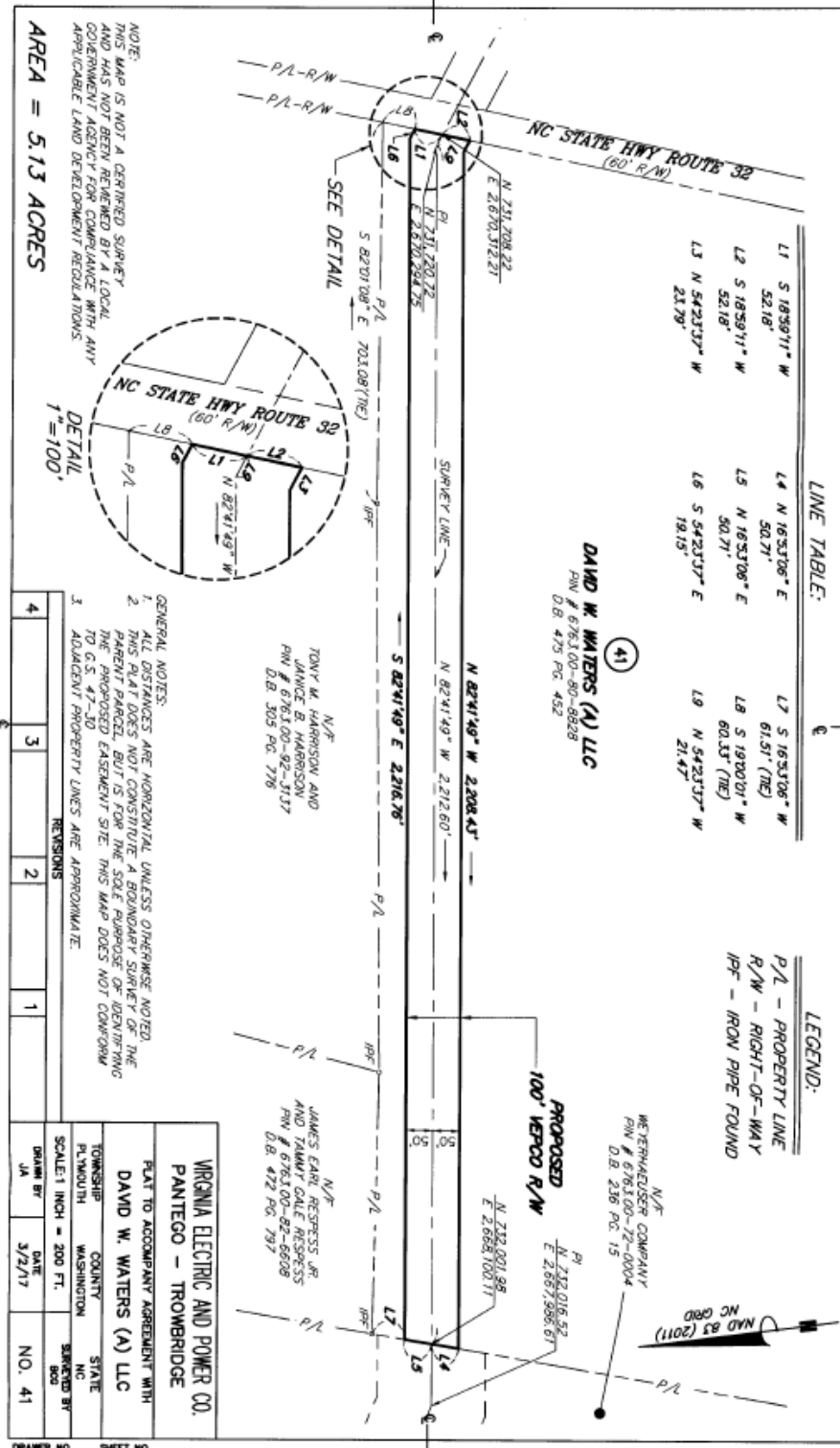
My commission expires: 2-9-2018



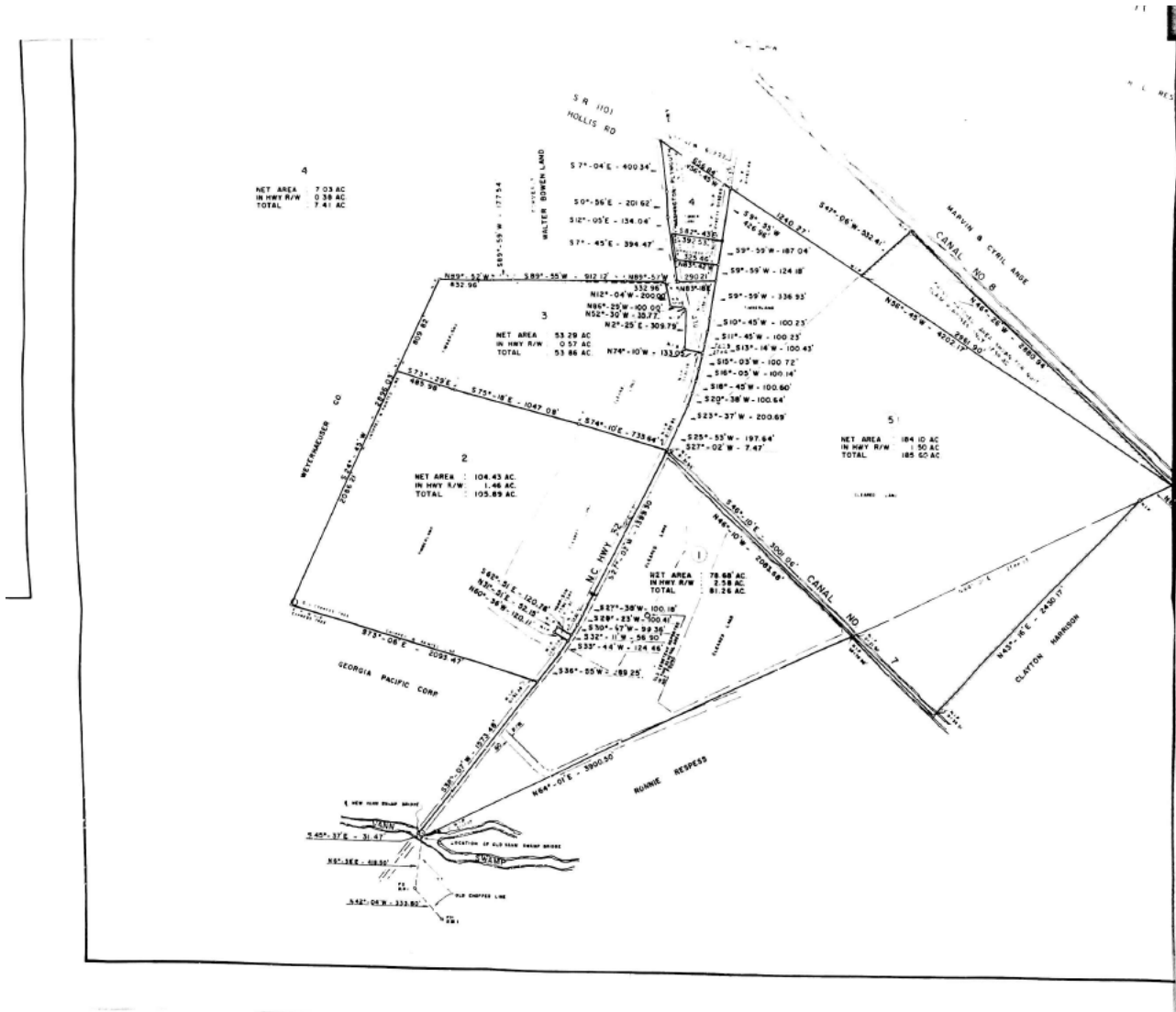
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(Page 4 of 4 Pages) COR0559  
Form No. 730628A1(JUN 09)

# Power Line Easement- Page 5

EXHIBIT "BK 511" PG 716 DOC#310634



**Plat**





***Go Bid Now!***



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