



Sandy McLendon
Project Manager
WREDCO
P. O. Box 590
Perry, Georgia 31069
Tel: (478) 218-0825
Cell: (478) 397-0850
Fax: (478) 218-0827

County: Carteret County, NC

Parcel: Carteret 15 - 4008300

Location / Access: The property is located off of NCSR 1318, Merrimon Road at the South River Community. It is 21 miles from the City of Beaufort and 32 miles from Havelock.

Size: 235.90 acres by survey.

Pricing: \$9,950 per acre or \$2,347,205

Topography and Land Type: Please call for an aerial photo and wetland report. The elevation of the upland areas is nine feet above sea level.

Water: The property has frontage on and lies at the confluence of Big Creek and Savannah Creek where they flow into the South River. The eastern portion of the tract looks into the mouth of South River at the point where it enters the Neuse River.

Timber Type: The upland areas are managed pine plantations. The mature stands have been cut down to approximately 15 trees per acre. The balance of the upland is covered by eight to ten year old planted pines occupying approximately 130 acres.

The remainder of the property is in natural hardwood and pine mix and lies primarily in the uplands and low areas along the creeks.

Utilities: Electrical services are available along NCSR 1318. No municipal e available to the area.

General: The property is currently accessed directly from NCSR 1318 by a soil road in a 200 foot wide right-of-way leading back to the waterfront.

Upland soils along the creeks will support construction and perc sites making the property an excellent investment for waterfront development.

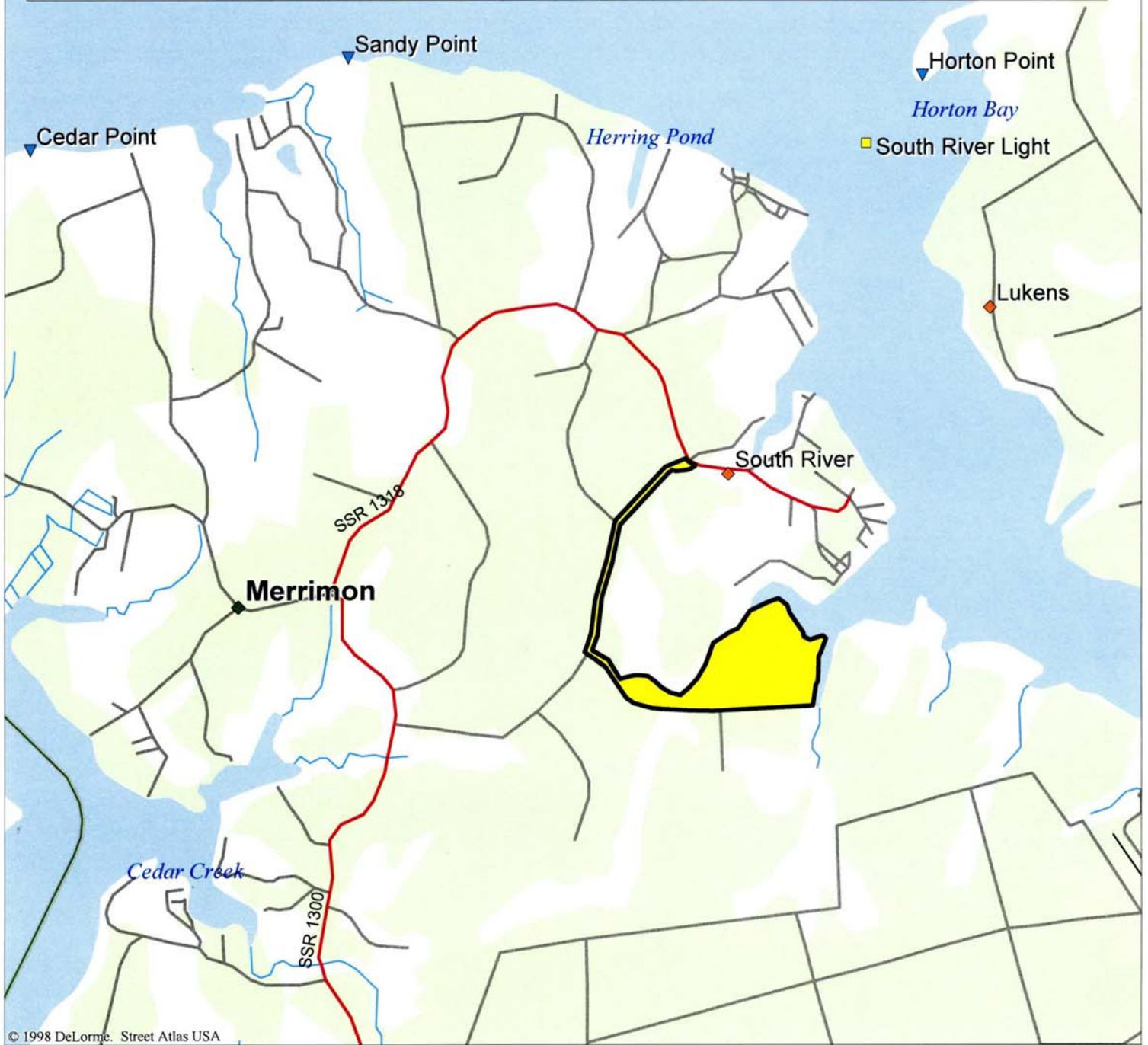
Detailed reports prepared by a NC licensed soil scientist and sanitarian concerning soil suitability for both surface and subsurface wastewater treatment are available upon request.

This information is believed to be correct but is not warranted.

This offering may be withdrawn or changed at any time without notice.



WREDCO's Carteret 15, Carteret Co., NC



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Mag 13.00

Thu Jun 19 13:32 2008

Scale 1:43,750 (at center)

5000 Feet



1000 Meters



- | | |
|--------------------|-------------|
| Local Road | Lake |
| Major Connector | Land |
| Point of Interest | Water |
| Small Town | Woodland |
| Airfield | River/Canal |
| Geographic Feature | |
| Locale | |
| County Boundary | |



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Weyerhaeuser Real Estate
Development Company
1-800-438-1896

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