LENOIR COUNTY
TIMBER/HUNTING
TRACT
93 +/- Acres
Lenoir County, NC
$169,000

National Land Realty
450 Aaron Johnson Ln
Kinston, NC 28504
www.NationalLand.com

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.
OVERVIEW:
93 +/- beautiful acres of timber that offer an immediate return on your investment. Conveniently located just minutes from Hwy 70, this property is located in Southern Lenoir County near the Jones County line. The timber is ready to be thinned right now. The owner has opted to offer this property for sale and allow the new owner to reap the financial benefit from the timber sales. The abundance of White-tailed deer, black bear, and wild turkey present excellent hunting opportunities. If you are looking for a homesite, timber investment, or hunting property this one is a must see!

PARCEL #/ID: 453100962084, 453100965849, 453100872516, 453100774808

TAXES: (Call Agent for Details)

ADDRESS:
0 Joe Williams Rd
Kinston, NC 28594

LOCATION:
From Kinston, travel Hwy 58 South. Turn left on Joe Williams Rd. Property is located on the left side of the road.
PROPERTY HIGHLIGHTS:
- Timber value
- Homesite location
- Road frontage
- Hunting property

VIEW FULL LISTING:
www.nationalland.com/viewlisting.php?listingid=1283451
ALLEN SEYMOUR
Land Broker, Kinston, NC Office
Cell: 252-560-7914
Office: 855-384-5263
Fax: 864-331-1610
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Lenoir County Timber/Hunting Tract
Lenoir County, NC
93 +/- Acres

All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.
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as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation. Whether you have a written or unwritten agreement, a buyer’s agent will perform a number of services for you. These may include helping you find a suitable property, arrange financing, learn more about the property and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer’s agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first, but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer’s agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent
You may permit an agent or firm to represent you and the seller at the same time. This “dual agency relationship” is most likely to happen if you become interested in a property listed with your buyer’s agent or the agent’s firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer’s agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. The agent may be difficult for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally.

Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party. Some firms also offer a form of dual agency called “designated dual agency” where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each “designated agent” to more fully represent each party. If you choose the “dual agency” option, remember that since a dual agent’s loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can best be accomplished by putting the agreement in writing at the earliest possible time.

Disclosure of Seller Subagency

When showing you property and assisting you in the purchase of a property, the above agent and firm will represent the SELLER. For more information, see “Seller’s Agent Working with a Buyer” in the brochure. Agent’s Initials Acknowledging Disclosure:

Dual Agent

If the real estate agent or firm you contact does not offer buyer agencies or you do not want them to act as your buyer agent, you can still work with the firm or the agent's firm. The agent must treat buyers and sellers fairly and equally.

Furthermored, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you if they are sellers' agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Sellers’ agents are compensated by the sellers.

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(Complete, if applicable)

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Sellers’ agents are compensated by the sellers.
WORKING WITH REAL ESTATE AGENTS

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party.

This brochure addresses the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Buyer's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers as your seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property. Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must:

• Promote your best interests: be loyal to you and follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

• Use reasonable skill, care and diligence, and account for all monies they handle for you.

Although the dual agent represents the same buyer and seller, you should still have your own counsel from a lawyer or financial advisor. Buyer’s Initials Acknowledging Disclosure:

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer. Dual Agent

You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer. It may be difficult for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally.

This brochure addresses the various types of agency relationships that may be available to you. If you choose the "dual agency" option, remember that since a dual agent’s loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship will be and what the firm will do for you. Until you make this agreement with your buyer’s agent, you should avoid telling the agent anything you would not want a seller to know.

Comiswealth Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you must have a written agreement. However, some firms may be willing to represent and assist you for a time without a written agreement.

FOR BUYER/SELLER

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer’s agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller’s agent (or subagent). Some agents will offer you a choice of these services. Others may not.

Buyer’s Agent

Duties to Buyer: If the real estate firm and its agents represent you, they must:

• Be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skill, care and diligence, and account for all monies they handle for you. Once you have agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

When you make this agreement with your buyer’s agent, you should avoid telling the agent anything you would not want a buyer to know.

Disclosure of Subagent Subagency (Complete, if applicable)

When showing you property and assisting you in the purchase of a property, the above agent and firm will represent the SELLER. For more information, see “Seller’s Agent Working with a Buyer” in the brochure.

Buyer’s Initials Acknowledging Disclosure:

WORKING WITH REAL ESTATE AGENTS

Agents are required to review this with you and must retain this acknowledgment for their files.

This is not a contract

By signing, I acknowledge that the agent named below furnished a copy of this brochure and reviewed it with me.

Buyer or Seller Name (Print or Type)Buyer or Seller SignatureBuyer or Seller Name (Print or Type)Buyer or Seller Signature