

Sharp Point Road/ HWY 258
Edgecombe NC

Worley Warren
Aldridge & Southerland Realtors
252-341-3222
wmw1954@gmail.com

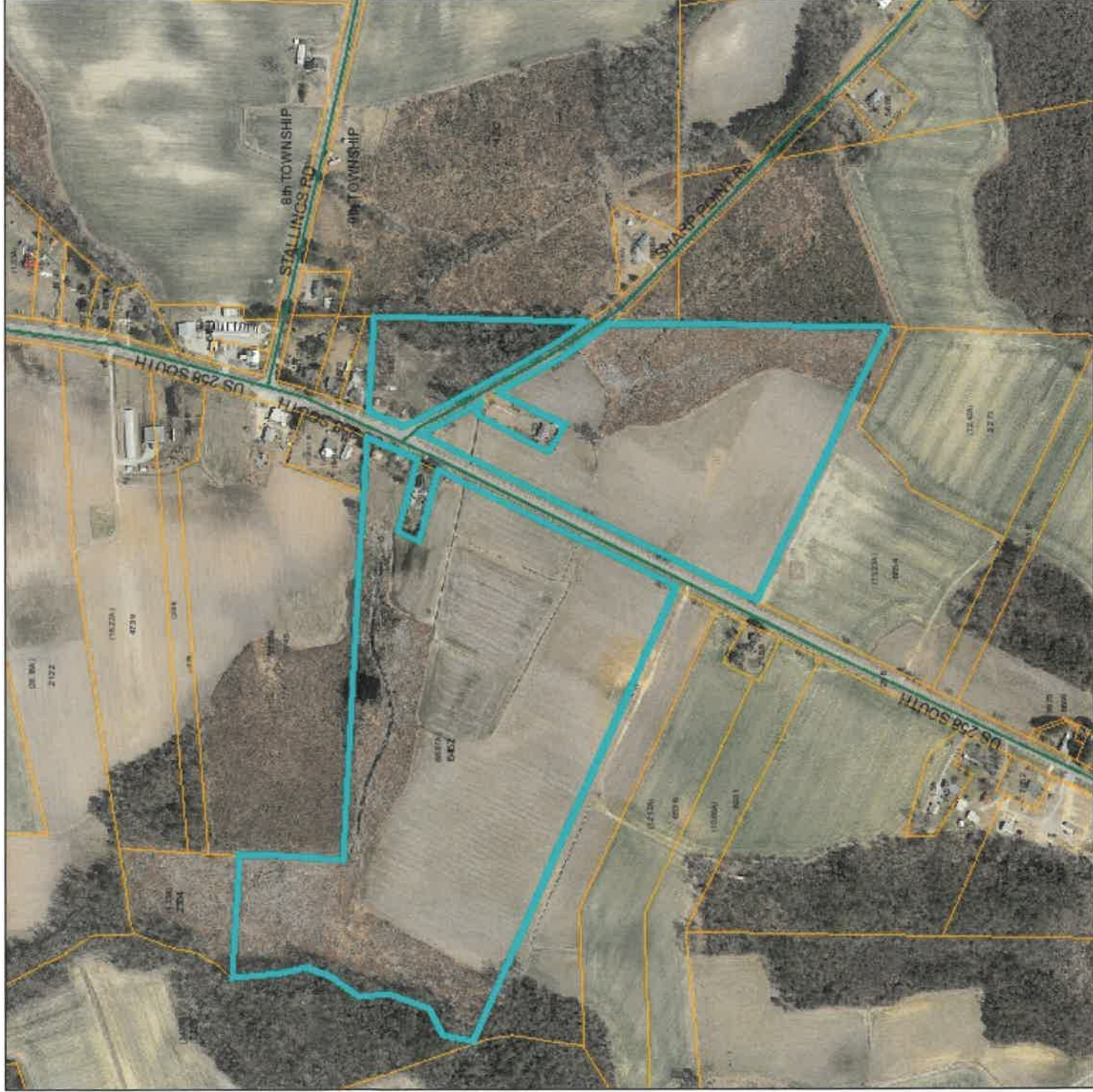


Remarks

Very nice farm with excellent road frontage on both sides of the road. Farm has good soil type and cropland. Timber was replanted in 2019. Property is located close to Macclesfield and Crisp area. Would be great for residential, horse farm, agriculture, hunting, and recreational use. County water available. Farm is sold subject to the 2023 farm lease.

Total Acres	86 (+/-)
Cleared	58 (+/-)
Wooded	26.5 (+/-)
Old Homesite, Store & Buildings	1.5 (+/-)

**** Please be advised the acreage and information are believed to be reliable but not guaranteed. Buyer is advised to determine all information and acres to his satisfaction.****



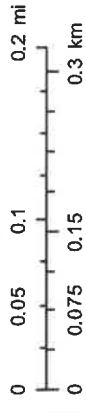
PIN: 470257848200
OWNER: ANNIE L MOSELEY FAMI
ADDRESS: 3791 NC 124 WEST
CITY: MACCLESFIELD
STATE: NC
ZIP: 27852
LOCATION: 12528 US 258 SOUTH
PROPERTY DESCRIPTION:
DUNFORD CRISP LD
DEED DATE: 1/19/2017
SALE PRICE: 0
DEED LOC: 1656/0103
ACCOUNT: 210503
ACREAGE: 88.87
LAND VALUE: 235586
BLDG VAL: 6000
NET VALUE: 100747
DEFERRED: 140839
SUBDIVISION:
TAX CODES: F09
ZONING:



Edgecombe County

May 23, 2023

1 inch = 592 feet

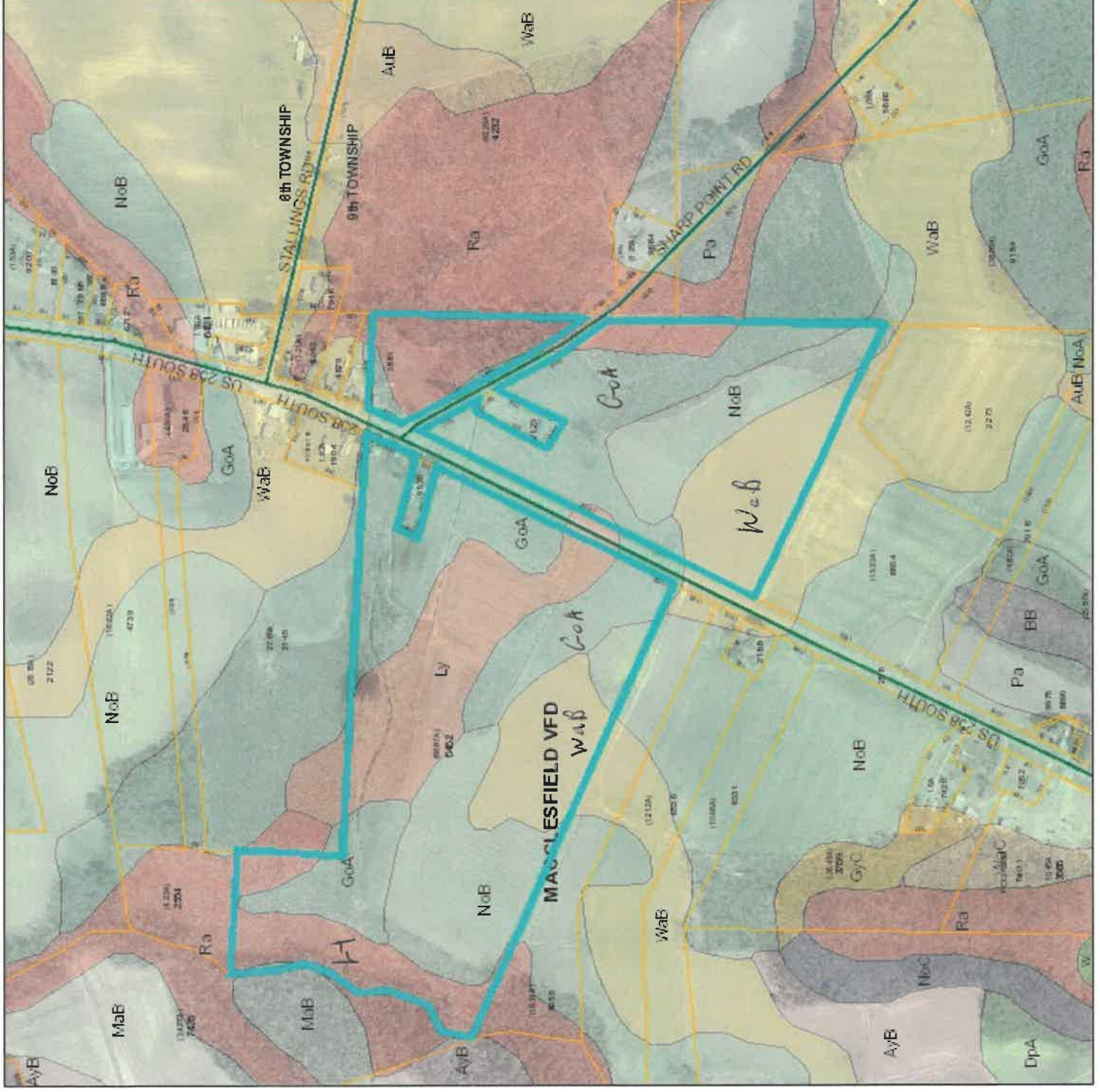
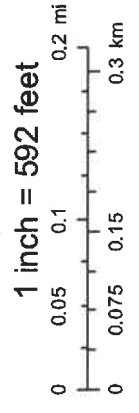


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United States
Department of
Agriculture

Edgecombe County, North Carolina

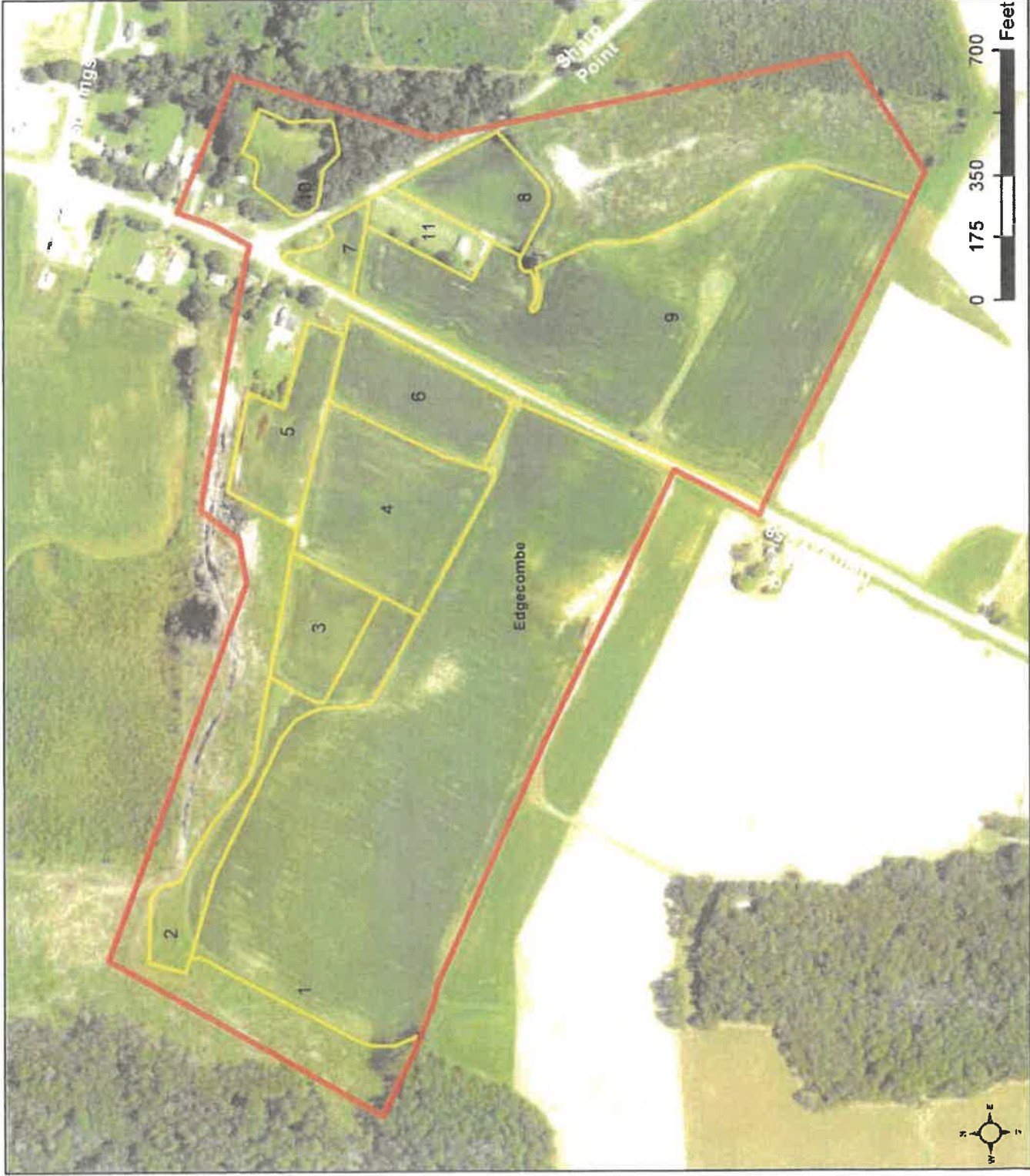
Farm 6279

Tract 1388

2022 Program Year

CLU	Acres	HEL	Crop
1	23.57	NHEL	
2	2.62	NHEL	
3	1.77	NHEL	
4	4.61	NHEL	
5	2.13	NHEL	
6	2.67	NHEL	
7	0.65	NHEL	
8	1.85	NHEL	
9	16.99	NHEL	
10	1.2	NHEL	
11	1.01	NHEL	Noncropland
17	23.02	UHEL	Noncropland

Page Cropland Total: 58.06 acres



Map Created March 07, 2022

Base Image Layer flown in 2020

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.



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 37-065-2019-16
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
82.09	58.06	58.06	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	58.06	12.80		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	50.50	0.00	84	
Soybeans	12.80	0.00	31	
TOTAL	63.30	0.00		

NOTES

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Tract Number : 1388
Description : G16/1A F17/2C
FSA Physical Location : NORTH CAROLINA/EDGEcombe
ANSI Physical Location : NORTH CAROLINA/EDGEcombe
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 : JOHN E MOSELEY JR, TOMMIE EDWIN ELLIS, GENE A MOSELEY, JONI M ROBBINS, RANDY J MOSELEY, WILLIAM LOUIS MOSELEY, MARY FRANCES M ELLIS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
82.09	58.06	58.06	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	58.06	12.80	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Abbreviated 156 Farm Record

Tract 1388 Continued ...

Corn	50.50	0.00	84
Soybeans	12.80	0.00	31
TOTAL	63.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.fsa.usda.gov/complaints_filing_instructions and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: protections@fsa.usda.gov. USDA is an equal opportunity provider, employer, and lender.

CASH FARM LEASE AGREEMENT

NORTH CAROLINA

EDGECOMBE COUNTY

THIS FARM LEASE, made as of the 1st day of January, 2023, by and between Annie L. Moseley Family Farms, LLC, hereinafter designated Lessor, and Tanner Eason, hereinafter designated Lessee.,

1. The Lessor hereby leases to the Lessee, to use for agricultural purposes only, the following:
58.06 acres, located in the Crisp area, with all acreage being in Edgecombe County, NC.
2. The term of the lease shall be for one (1) year, begin February 17, 2023 and shall end December 31, 2023. The Lessee agrees to contact the Lessor 30 days prior to the termination date to consider leasing for the following year.
3. Cash rent shall be paid in the amount of \$135 per acre by January 1 of each year, **which comes to a sum of \$7,838.00.**
4. The Lessee will receive all government production flexibility and LDP payments.
5. The Lessor agrees to pay all property and drainage taxes on said land. Lessee agrees to furnish any lime needed on said land and will take care of all general ditching to ensure proper water control and drainage. Lessee also agrees to furnish the Lessor a written, field-by-field, record of soil samples, record of amount, kinds, and dates of application of pesticides, fertilizers, and lime. Lessee also agrees to repair any damage done to bridges used to access said farm land. Farm land shall be maintained by Lessee in such a manner as to leave farm land in as good a condition at the termination of this lease as it was at the beginning of same.
6. The Lessee shall neither assign this lease to any person or persons nor sublet any part of this farm land for any purpose without the written consent of the Lessor.
7. The Lessor or anyone designated by him shall have the right of entry at any time to inspect the property and/or the farming methods being used.
8. If this lease is terminated before the Lessee shall have obtained the benefits

from any other labor or expense, he may have made in operating the farm, according to contract or agreement with the Lessor during the current lease year, the Lessor shall reimburse the Lessee for such labor and expense. The Lessee shall present, in writing to the Lessor, his claim for such reimbursement at least 30 days before the termination of this lease.

9. Transfer of ownership of this farm shall be subject to the provisions of this lease.
10. Failure of either the Lessor or the Lessee to comply with the agreement set forth in this lease shall make him liable for damages to the other party. Any claim by either party for such damages shall be presented, in writing to the other party, at least 30 days before the termination of this lease.
11. The provisions of this lease shall be binding on the heirs, executors, administrators, and assigns of the party or parties involved.
12. Unless a sum exceeding \$500.00 is involved, any disagreements between the Lessor and the Lessee shall be referred to a board of three disinterested persons, one of whom shall be appointed by the Lessor, one by the Lessee, and the third by the two thus appointed. The decision of these three shall be considered binding by the parties to this lease. Any cost for such arbitration shall be shared equally between the two parties of this lease.

In witness whereof, Lessor and Lessee have set their hand as of the day and year written above.

Lessor:

Edwin Ellis
John E. Moschler
DeT Garson Farms Inc

Date: 2-23-23

Co-Managers

Lessee:

By Jan C

Date: 2-23-23

Witness:

Wanda Warren

Date: _____

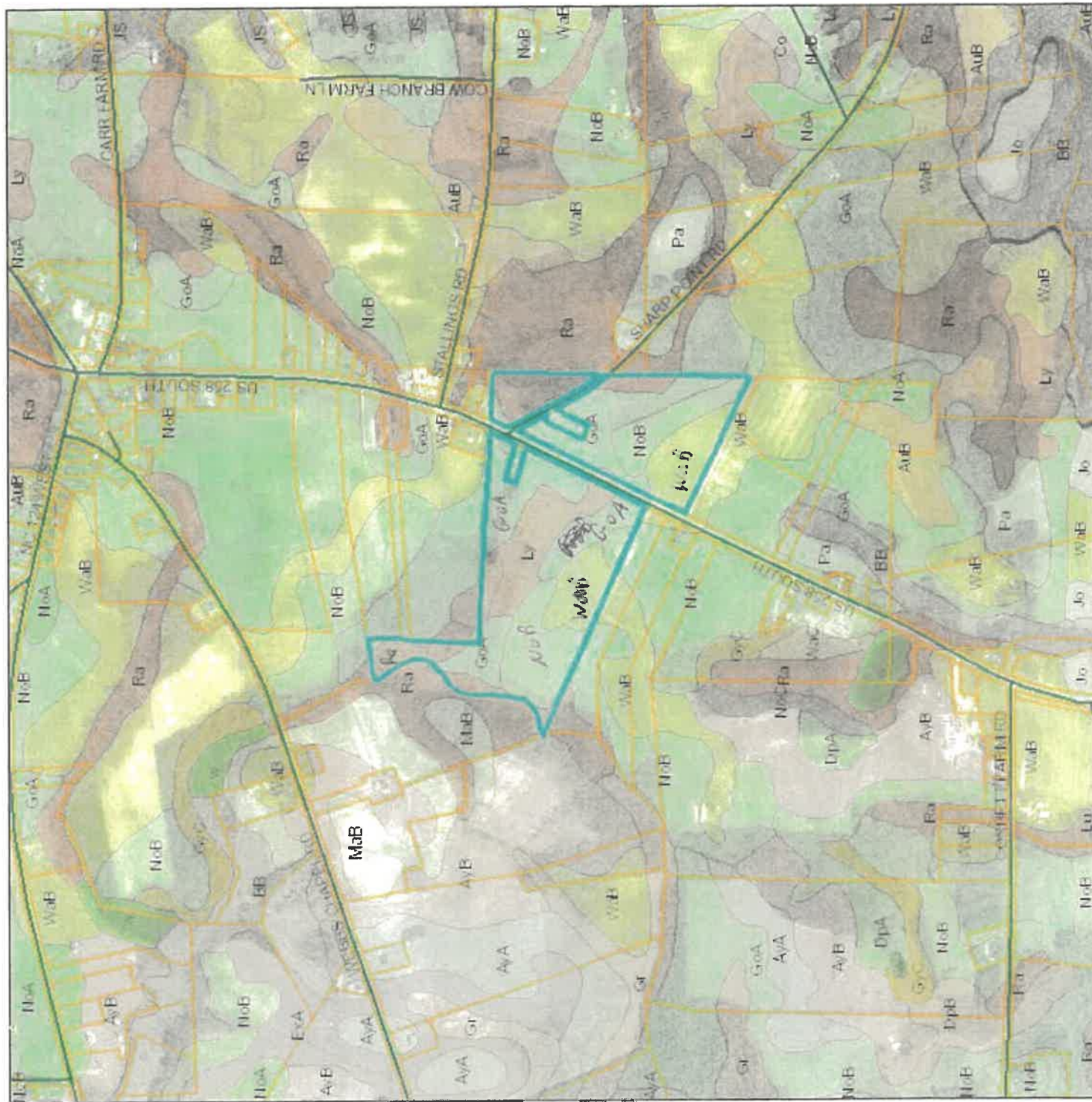
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DUNFORD CRISP LD
DEED DATE: 1/19/2017
SALE PRICE: 0
DEED LOC: 1656/0103
ACCOUNT: 210503
ACREAGE: 93.1
LAND VALUE: 243200
BLDG VAL: 6000
NET VALUE: 101847
DEFERRED: 147353
SUBDIVISION:
TAX CODES: F09
ZONING:



Edgecombe County

November 14, 2022

1 inch = 1,184 feet



PCL XL error
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Operator: ReadImage
Position: 170

PCL XL error
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Operator: ReadImage
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