

ABSOLUTE LAND AUCTION

Saturday, March 6, 2010 • 11:00 a.m.

Selling 188± Acres and 2.13± on Beasley Rd., Magnolia, Duplin Co., NC

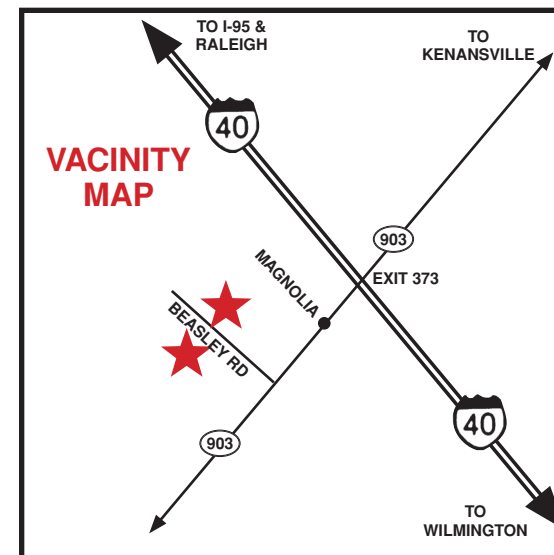
Auction to be held at Small Town's Calabash Seafood Buffet, 322 South Monk St., Magnolia, NC



188± Acres

2.13± Acres

Located just 3 miles from I-40
6.5 miles to Kenansville
4.5 miles to Warsaw
4.5 miles to Rose Hill
8.5 miles to Teachey
10 miles to Wallace
4.5 miles to Duplin/Sampson County line
Approximately 50 miles to Wilmington



**Excellent Potential For Many Uses
Zoning ETJ of Magnolia, NC**

(910) 594-1751 • Mobile: (910) 596-7587

E-mail address: hauctionco@intrstar.net • Website: www.hillrealtyauction.com

"The Real Estate People"

HILL REALTY & AUCTION CO., INC.



AUCTIONEERS & BROKERS

E-mail: hauctionco@intrstar.net
Website: www.hillrealtyauction.com



1581 Harnett-Dunn Hwy.
Newton Grove, NC 28366
(910) 594-1751

PHONE DAY OF SALE: (910) 596-7587

ABSOLUTE LAND AUCTION

**Sat., March 6, 2010
11:00 a.m.**

AUCTION LOCATION: Small Town's Calabash Seafood Buffet - 322 South Monk St., Magnolia, NC 28453

LAND LOCATION: Beasley Road, Magnolia, NC

Selling 188± Acres along Beasley Road

**Selling 2.13± Acres off Beasley Road
in Magnolia, Duplin County, NC**

ABSOLUTE LAND AUCTION

Saturday, March 6, 2010 • 11:00 a.m.

Selling 188± Acres and 2.13± on Beasley Rd., Magnolia, Duplin Co., NC

INSPECTION SCHEDULE: An agent will be at the 188 Acre Tract on Beasley Road, February 25 from 2:00 to 5:00 p.m. in a red GMC Pickup.

TERMS: 20% earnest money deposit due on auction day and remainder due on or before April 5, 2010. You may have cash or good check. A bank letter of guarantee is required for check. All property is being sold "AS IS" with all faults, if any.

A 10% Buyer's Premium will apply to the final bid price.

CONDITIONS: The information contained herein and all related auction materials are subject to the terms and conditions of the contract of sale. Potential buyers are encouraged to inspect the property.

SUBJECT PROPERTY: Sells "AS IS". All announcements made by the auctioneer at the auction will take precedence over any previous printed materials or any oral statements made.

AUCTIONEER DISCLAIMER: All information contained herein is provided without representation or warranty as to the accuracy. Buyers shall rely on their own judgement and inspection.

ABSOLUTE LAND AUCTION

Saturday, March 6, 2010 • 11:00 a.m.

Selling 190± Acres, Divided on Beasley Rd., Magnolia, Duplin Co., NC

Auction to be held at Small Town's Calabash Seafood Buffet, 322 South Monk St., Magnolia, NC

Directions to land: From I-40, Exit 373, take Hwy. 903 for 2.5 miles to Magnolia, continuing along Hwy. 903.

Go straight through stop light along Hwy. 903 for one mile, turn right onto Beasley Road and travel 1/4 mile.

188± Acres will be on the right, 2.13± Acres is located on the left. Watch for signs.



**Selling 188± Acres
with road frontage
on Beasley Road and
2.13± Acres off
Beasley Road in
Magnolia, Duplin Co.**

HILL REALTY & AUCTION CO., INC.

AUCTIONEERS & BROKERS

**Mary Ann Hill, NCAL 6051, NCRE 30794, GRI, Firm NCAL 4964
Melissa Ann Hill, NCAL 6052, NCRE 188207, Col. Bill Billingsley, NCAL 6126**

1581 Harnett-Dunn Hwy., Newton Grove, NC 28366, I-40, Exit 341
(910) 594-1751 • Fax: (910) 594-1114 • Mobile: (910) 596-7587
E-mail address: hauctionco@intrstar.net • Website: www.hillrealtyauction.com

Professional REAL ESTATE Auctioneers

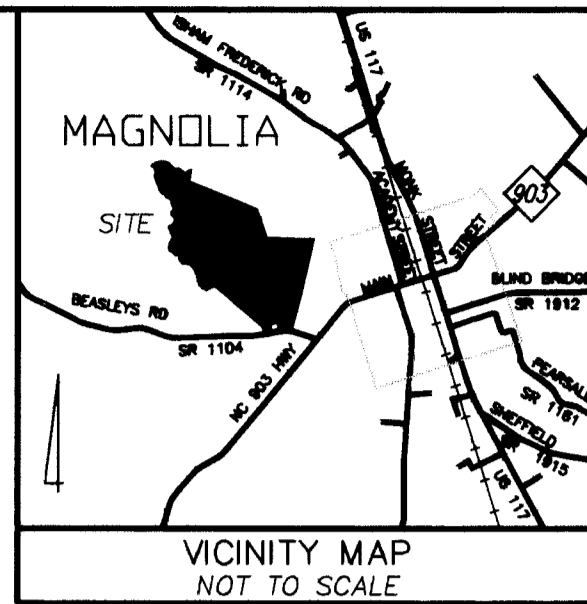


L10	N 59°33'23" W	203.85'
L11	N 20°07'06" W	373.36'
L12	N 29°06'28" W	505.15'
L13	N 83°10'04" W	255.47'
L14	N 38°58'31" W	188.10'
L15	N 11°47'54" E	153.98'
L16	N 65°37'17" W	45.55'
L17	S 70°17'49" W	96.71'
L18	N 47°46'30" W	363.08'
L19	N 20°14'32" E	395.58'
L20	N 16°44'54" W	231.06'
L21	N 29°42'10" W	142.23'

L22	N 17°51'30" E	67.65'
L23	S 83°07'15" E	80.34'
L24	N 43°55'44" E	190.46'
L25	N 13°58'11" W	197.23'
L26	N 50°03'29" W	135.58'
L27	N 14°31'03" E	67.87'
L28	N 69°55'41" E	121.67'
L29	N 27°22'26" E	34.46'
L30	N 19°56'02" W	84.68'
L31	N 51°16'40" W	72.33'
L32	N 11°22'03" W	263.58'
L33	N 68°23'16" W	191.72'

L34	N 31°33'31" W	140.26'
L35	N 76°24'58" W	95.33'
L36	N 27°22'29" W	200.56'
L37	N 15°29'23" W	124.27'
L38	N 44°19'59" W	54.01'
L39	N 14°53'35" W	231.19'
L40	N 00°56'16" E	216.09'
L41	N 19°04'36" W	119.35'
L42	N 68°31'38" W	80.22'
L43	N 16°00'45" E	66.88'
L44	N 63°55'10" E	132.74'
L45	N 79°02'42" E	230.77'

L46	S 77°14'07" E	202.14'
L47	S 47°02'55" E	288.05'
L48	S 89°48'47" E	144.89'
L49	S 51°29'05" E	275.81'
L50	N 62°20'38" E	259.67'



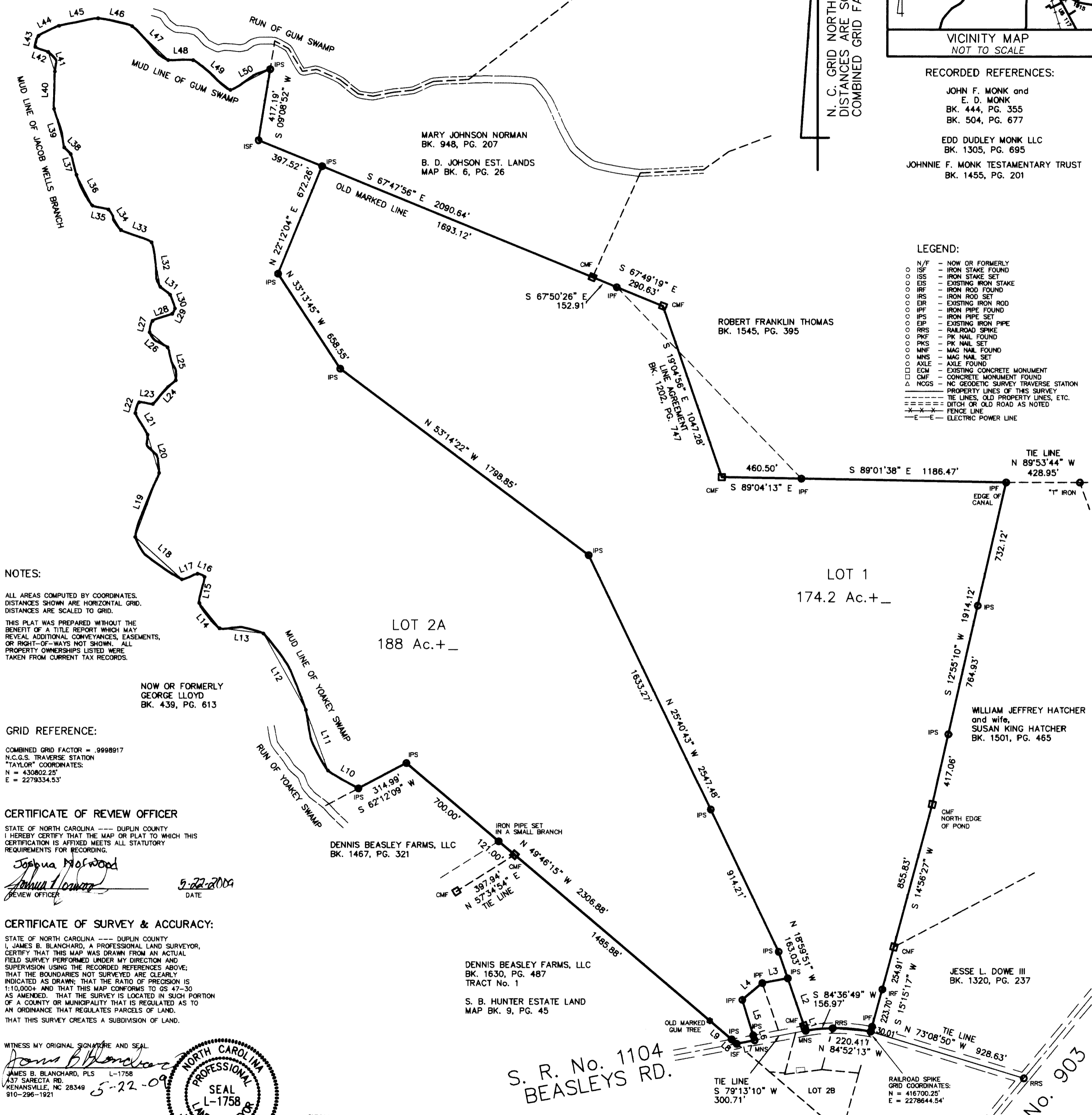
N. C. GRID NORTH (NAD 83)(2001)
DISTANCES ARE SCALED TO GRID.
COMBINED GRID FACTOR 0.9998917

RECORDED REFERENCES:

- JOHN F. MONK and E. D. MONK BK. 444, PG. 355 BK. 504, PG. 677
- EDD DUDLEY MONK LLC BK. 1305, PG. 695
- JOHNNIE F. MONK TESTAMENTARY TRUST BK. 1455, PG. 201

LEGEND:

- N/F - NOW OR FORMERLY
- ISF - IRON STAKE FOUND
- ISS - IRON STAKE SET
- EIS - EXISTING IRON STAKE
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- EIR - EXISTING IRON ROD
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- EIP - EXISTING IRON PIPE
- RRS - RAILROAD SPIKE
- PKF - PK NAIL FOUND
- PKS - PK NAIL SET
- MNF - MAG NAIL FOUND
- MNS - MAG NAIL SET
- AXLE - AXLE FOUND
- ECM - EXISTING CONCRETE MONUMENT
- CMF - CONCRETE MONUMENT FOUND
- NCGS - NC GEODETIC SURVEY TRAVERSE STATION
- - PROPERTY LINES OF THIS SURVEY
- - - - - TIE LINES, OLD PROPERTY LINES, ETC.
- - - - - DITCH OR OLD ROAD AS NOTED
- x - x - FENCE LINE
- E - E - ELECTRIC POWER LINE



NOTES:

ALL AREAS COMPUTED BY COORDINATES. DISTANCES SHOWN ARE HORIZONTAL GRID. DISTANCES ARE SCALED TO GRID.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT-OF-WAYS NOT SHOWN. ALL PROPERTY OWNERSHIPS LISTED WERE TAKEN FROM CURRENT TAX RECORDS.
NOW OR FORMERLY GEORGE LLOYD BK. 439, PG. 613

GRID REFERENCE:

COMBINED GRID FACTOR = .9998917
N.C.G.S. TRAVERSE STATION "TAYLOR" COORDINATES:
N = 430802.25'
E = 2279334.53'

CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA --- DUPLIN COUNTY
I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Joseph M. Wood
REVIEW OFFICER
DATE: 5-22-2009

CERTIFICATE OF SURVEY & ACCURACY:

STATE OF NORTH CAROLINA --- DUPLIN COUNTY
I, JAMES B. BLANCHARD, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING AND SUPERVISION USING THE RECORDED REFERENCES ABOVE; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP CONFORMS TO GS 47-30 AS AMENDED; THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS REGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND.

WITNESS MY ORIGINAL SIGNATURE AND SEAL
James B. Blanchard
JAMES B. BLANCHARD, PLS L-1758
437 SARECTA RD.
KENANSVILLE, NC 28349
910-296-1921
5-22-09
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-1758 JAMES B. BLANCHARD

05-26-2009 11:27:45.000
B0024 P0043
Davis H. Brinson
Duplin County, NC Register of Deeds page 1 of 2

LINE	BEARING	DISTANCE
L1	N 18°59'51" W	30.31'
L2	N 18°59'51" W	290.02'
L3	S 79°13'10" W	150.00'
L4	S 49°58'21" W	151.46'
L5	S 17°10'19" E	214.38'
L6	S 17°09'42" E	30.19'
L7	S 79°13'10" W	106.35'
L8	N 49°33'15" W	38.48'
L9	N 49°33'15" W	166.62'

FILE: Z:\8099\MAP-1.DWG DRAWN BY: BDB DATE: MARCH 25, 2009

SURVEYING, MAPPING, & PLANNING ENGINEERING & DESIGN
JIM BLANCHARD ASSOCIATES P.C.
A PROFESSIONAL SERVICES COMPANY "SOLUTIONS SINCE 1976"
office: 910-296-1921 fax: 910-296-1922 fax toll free: 1-888-306-1138 www.jimblanchardassociates.com
P. O. BOX 5 306 N. NC 11 & 903 KENANSVILLE, NORTH CAROLINA 28349
JIM BLANCHARD, PLS COMPANY FOUNDER CELL 910-271-0289

BAR SCALE
0' 400' 800' 1200'
(IN FEET)
1 inch = 400 ft.

TOWNSHIP - MAGNOLIA
COUNTY - DUPLIN
STATE OF NORTH CAROLINA

BOUNDARY SURVEY FOR:
MONK PARTITION
(2007 SP 0184)

DUPLIN CO. CSC
FILE No. 07 SP 184
MAP 1 OF 2

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STATE OF NORTH CAROLINA --- DUPLIN COUNTY
I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

Josha D. Norwood
REVIEW OFFICER

5-22-2009
DATE

CERTIFICATE OF SURVEY & ACCURACY:

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I, JAMES B. BLANCHARD, A PROFESSIONAL LAND SURVEYOR,
CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY DIRECTION AND
SUPERVISION USING THE RECORDED REFERENCES ABOVE;
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN; THAT THE RATIO OF PRECISION IS
1:10,000+ AND THAT THIS MAP CONFORMS TO GS 47-30
AS AMENDED; THAT THE SURVEY IS LOCATED IN SUCH PORTION
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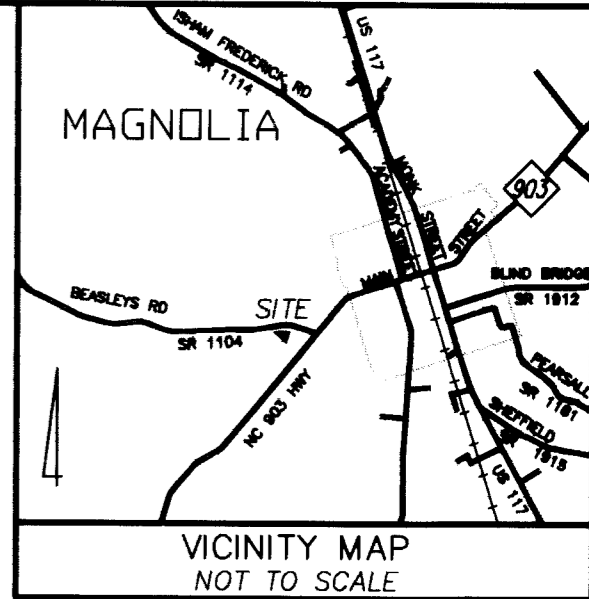
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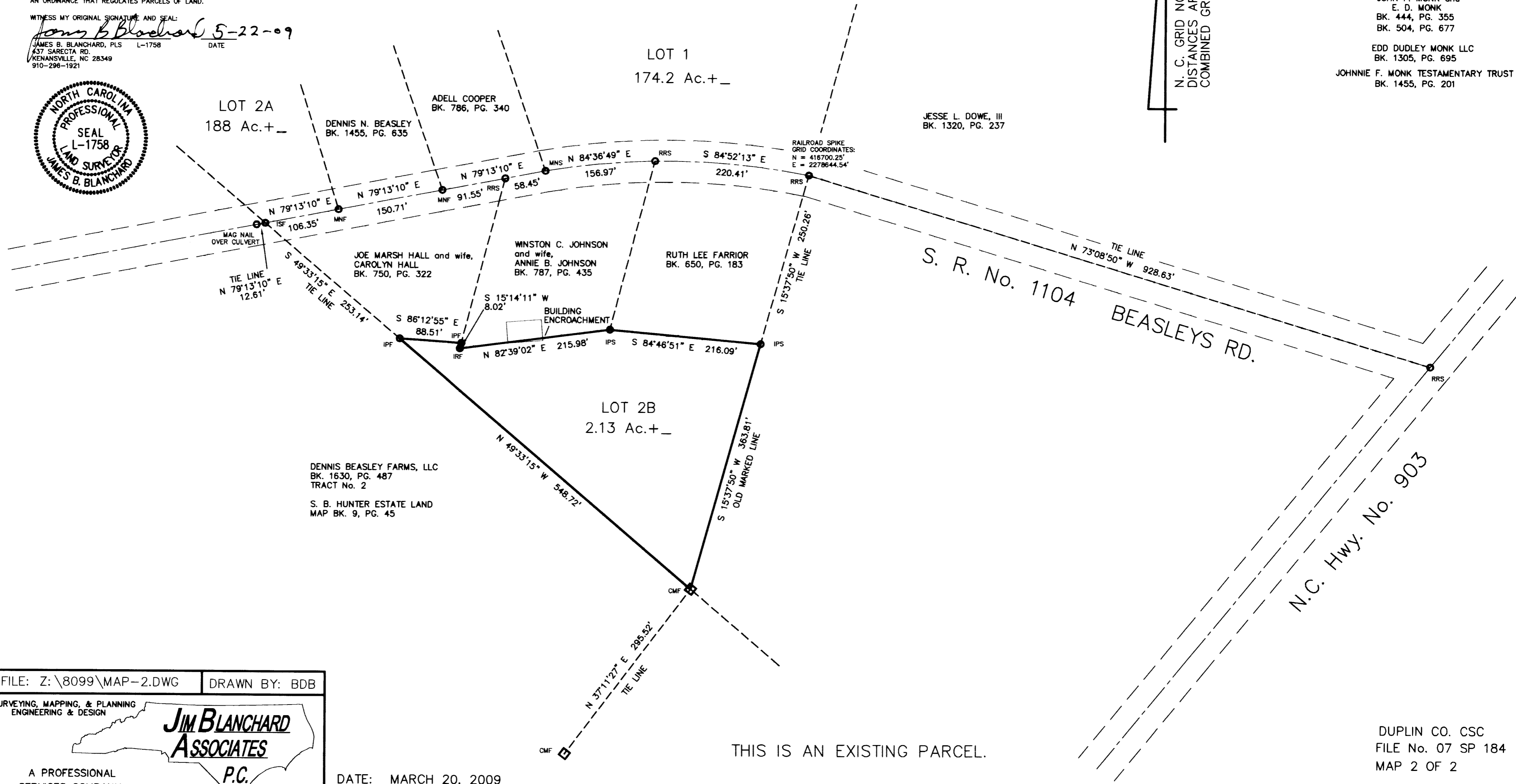
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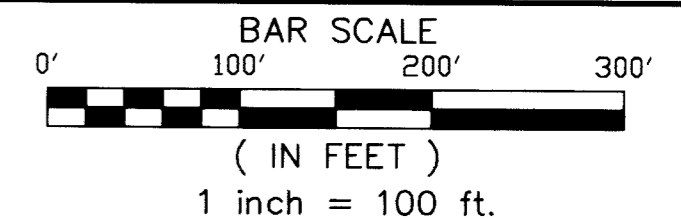
DATE: MARCH 20, 2009

TOWNSHIP - MAGNOLIA
COUNTY - DUPLIN
STATE OF NORTH CAROLINA

BOUNDARY
SURVEY
FOR:

MONK PARTITION

(2007 SP 0184)



DUPLIN CO. CSC
FILE No. 07 SP 184
MAP 2 OF 2