

Appraisers Value Gun Club

Oct. 30 - 972

Property at \$3,600,000

FILED in the office of the clerk of superior court this morning was the decision of appraisers on the "fair market value" of Core Banks Rod and Gun club property on Core Banks: \$3,600,000. The property is being sought by the state for inclusion in Cape Lookout National Seashore.

The report was in the form of a statement to Judge Robert Rouse, who under state law,

appointed Clarence B. Beasley, G. C. Honeycutt, and B. H. Oates, New Bern realtors, as appraisers.

They began hearings in New Bern Monday, Oct. 16, concluded them Friday, Oct. 20, and visited the Core Banks property Oct. 23.

BUIE COSTEN, attorney with the attorney general's office, said this morning that the

\$3,600,000 figure also carries with it the privilege of the club owners' using 295 acres of the land, air strip, dock and clubhouse for 25 years.

The law provides for appeal from the decision of appraisers. If the state decides to appeal, the courts will be asked to set aside the judgment of \$3,600,000 and re-submit the matter to new commissioners (appraisers) for re-hearing.

Whether the state will appeal rests in the hands of the Department of Administration, Dr. W. L. Turner, director. A decision may be forthcoming from the department this week.

THE STATE has been trying, for four years, to acquire the Core Banks gun club property (Core Banks Club Properties, Inc., Kinston, is the registered owner). The club has an estimated 38 members.

The clubhouse on the property burned in May 1970 and has been rebuilt.

On May 31, 1968, the state filed a declaration of taking in Carteret superior court and deposited \$64,360 with the court as a fair market price. The club claimed at that time that it owned 1,042 acres. The state said 950 acres. As of October 1970, it was set at 956 acres.

THE CLUB fought the 1968 proceeding and the state supreme court ruled, in 1969, in favor of the club, stating that the state of North Carolina had not established by law that it was taking land for public use and therefore was proceeding without legislative authority.

This was corrected with another law in the 1969 legislature, but that law requires the "slow route" of condemnation. The former law, knocked down by the supreme court, would have let the state take the land as soon as it filed a condemnation proceeding.

Although the state has been slow in acquiring the lands needed for Cape Lookout Seashore, the National Park Service informed Gov. Scott in November 1971 that it would formally establish the Seashore when it has clear title to the Core Banks gun club property, Charles Reeves land, Davidson and Gould tracts (as well as all other lands already acquired by the state and intended for inclusion in the Seashore).

AS OF November 1971, the state had 26 parcels under condemnation, including the four "key properties" listed above. The National Park Service estimated then that acquiring all those properties would take about five years.

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\$761.54, parking meter fines \$376.50, meter fines \$57, and miscellaneous income was \$176.50. Total income for the month was \$25,564.57.

Property

(Continued from Pg. 1)

(The Core Banks gun club property is the first of the "key" tracts on which appraisers have issued a decision.)

To establish the Seashore before all lands are in state hands, and turned over to the federal government, would require a change in 1966 federal legislation which authorized the Seashore.

The National Park Service is now in the process of preparing to offer such legislation to the Congress.

Although other Core Banks land acquired by the state for the Seashore was not developed in the same manner as the gun club property, prices paid for tracts have run like this: 112 acres, \$40,000; 45 acres, \$10,000; 7 acres, \$1,800; 10.25 acres, \$1,650. and 1,000 acres, \$150,000.

Tide Table
AT BEAUFORT BAR

HIGH LOW
TUESDAY, OCT 31