

774.26 ACRES +/-
“WHEATLAND”
MECKLENBURG COUNTY, VIRGINIA

ASKING PRICE - \$2,554,200



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 88-A-1. According to the tax records the property contains 779.09 acres. However, 4.83 acres (Tax Map # 88-A-7) are reserved by the Sellers for the cemetery as shown on attached plat. The original deed is recorded in Deed Book 115 on Page 191.

The subject property is locally known as “Wheatland.”

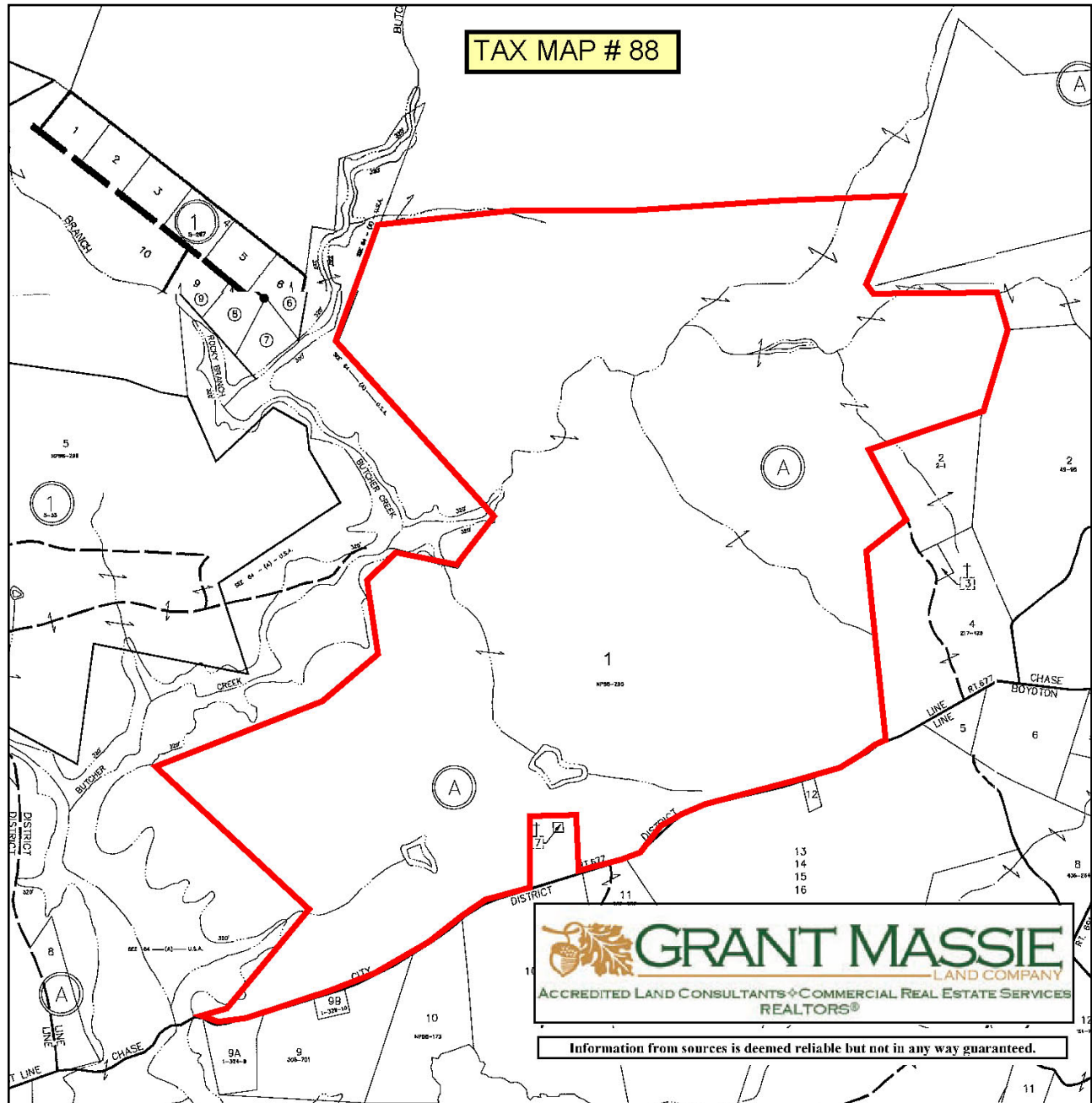
The subject property is currently zoned Agricultural. The Butcher’s Creek property forms a portion of the subject property’s western boundary. The property contains several ponds with the largest pond measuring approximately 3.0 acres +/-.

The subject property is located approximately 4.5 miles northwest of Boynton and approximately 7.5 miles South of Chase City. There are approximately 1.3 miles +/- of road frontage on State Route 677 (Wilkerson Road).

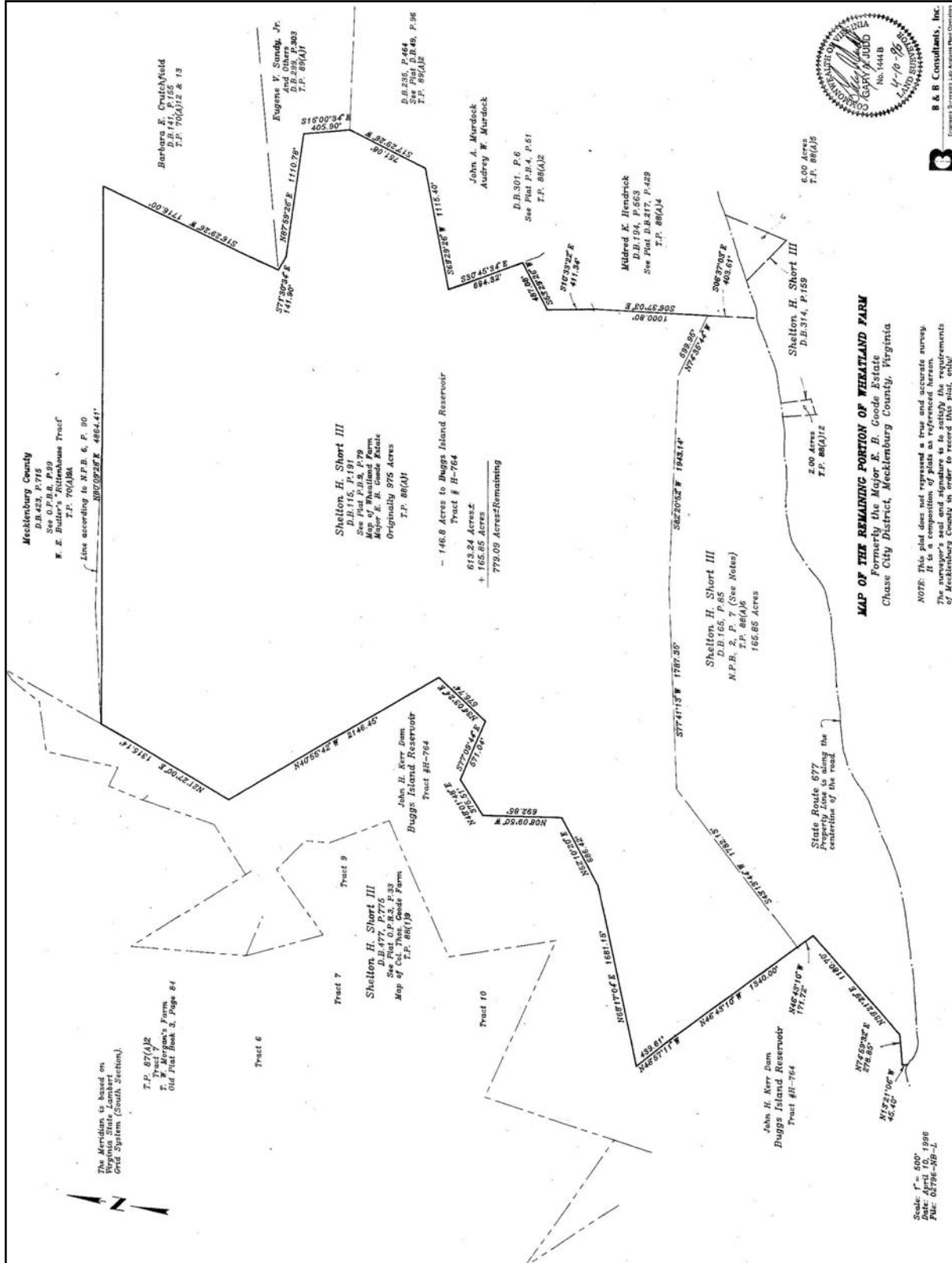
The subject property contains nine distinct stands. The stands are described in approximate acreage and age classes below:

- 13 acres of 26 year old pines (thinned),
- 60 acres of 25 year old pines (thinned),
- 315 acres of 24 year old pines (thinned),
- 170 acres of 23 year old pines (portion thinned)
- 25 acres of 22 year old pines (thinned),
- 87 acres of 11 year old pines (released – 1999),
- 30 acres of 8 year old pines (released – 2002),
- 46 acres of 2 year old planted pines, and
- 33 acres in streamside management zones (SMZs) and ponds.

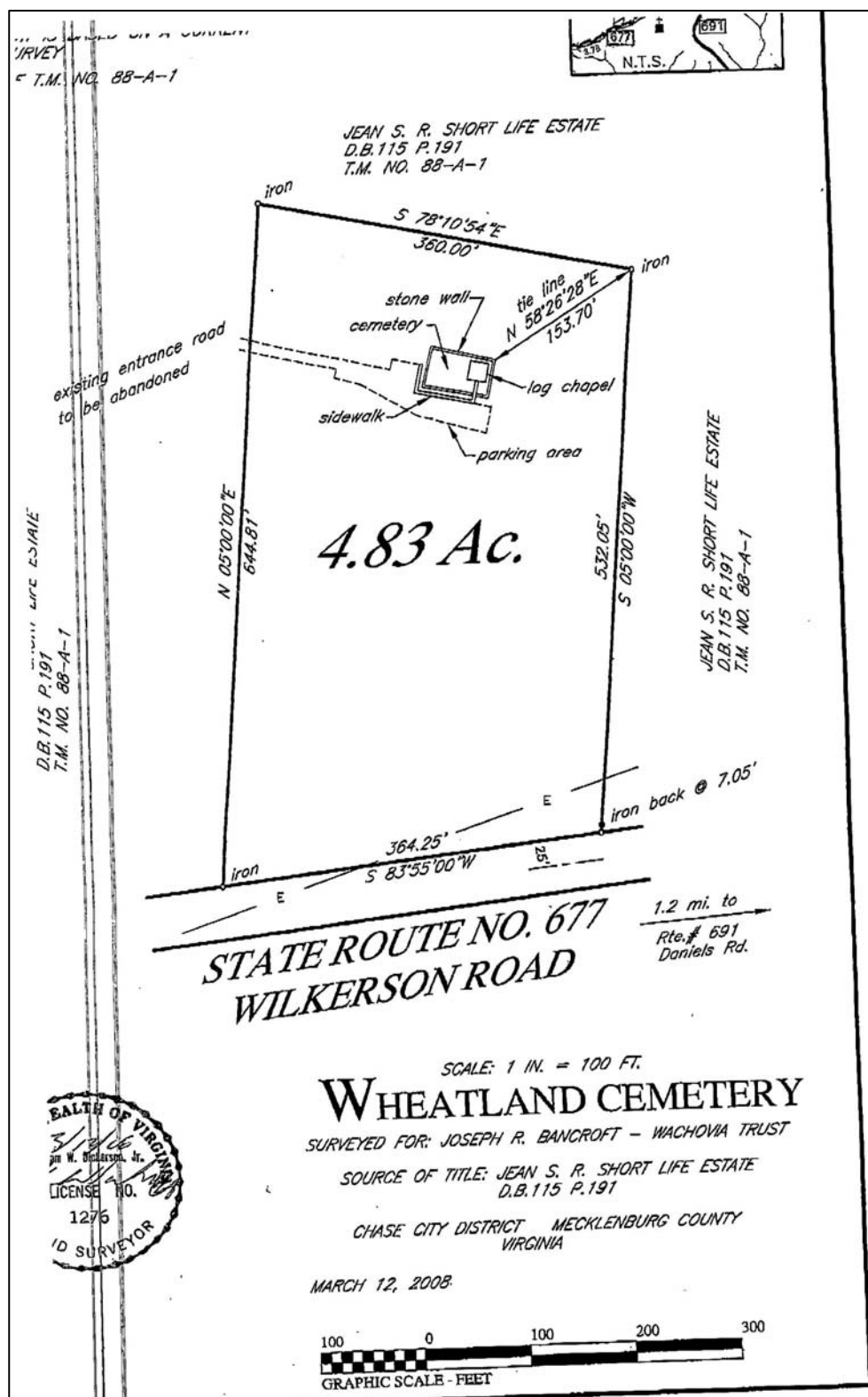
TAX MAP



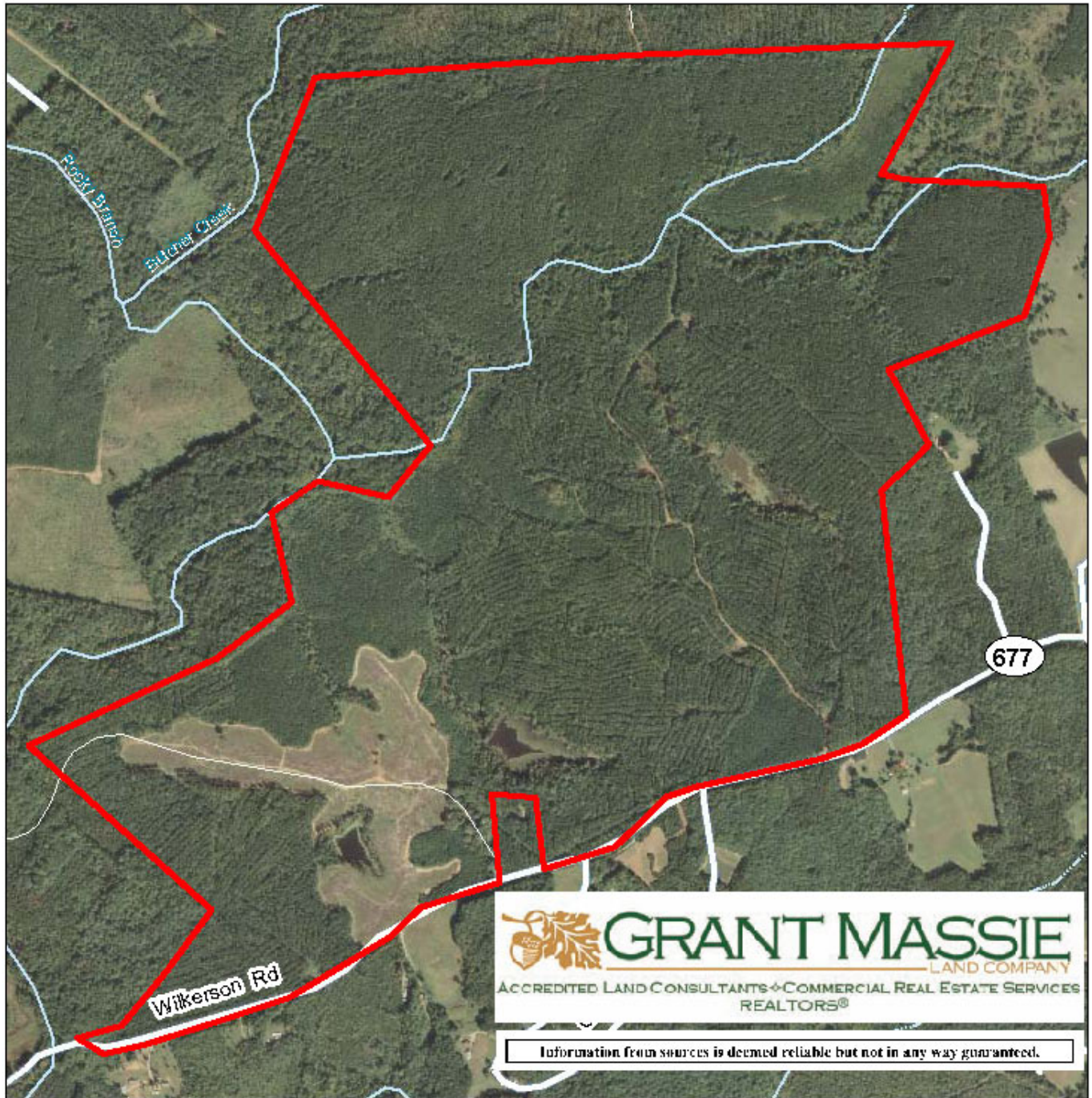
COMPOSITE PLAT



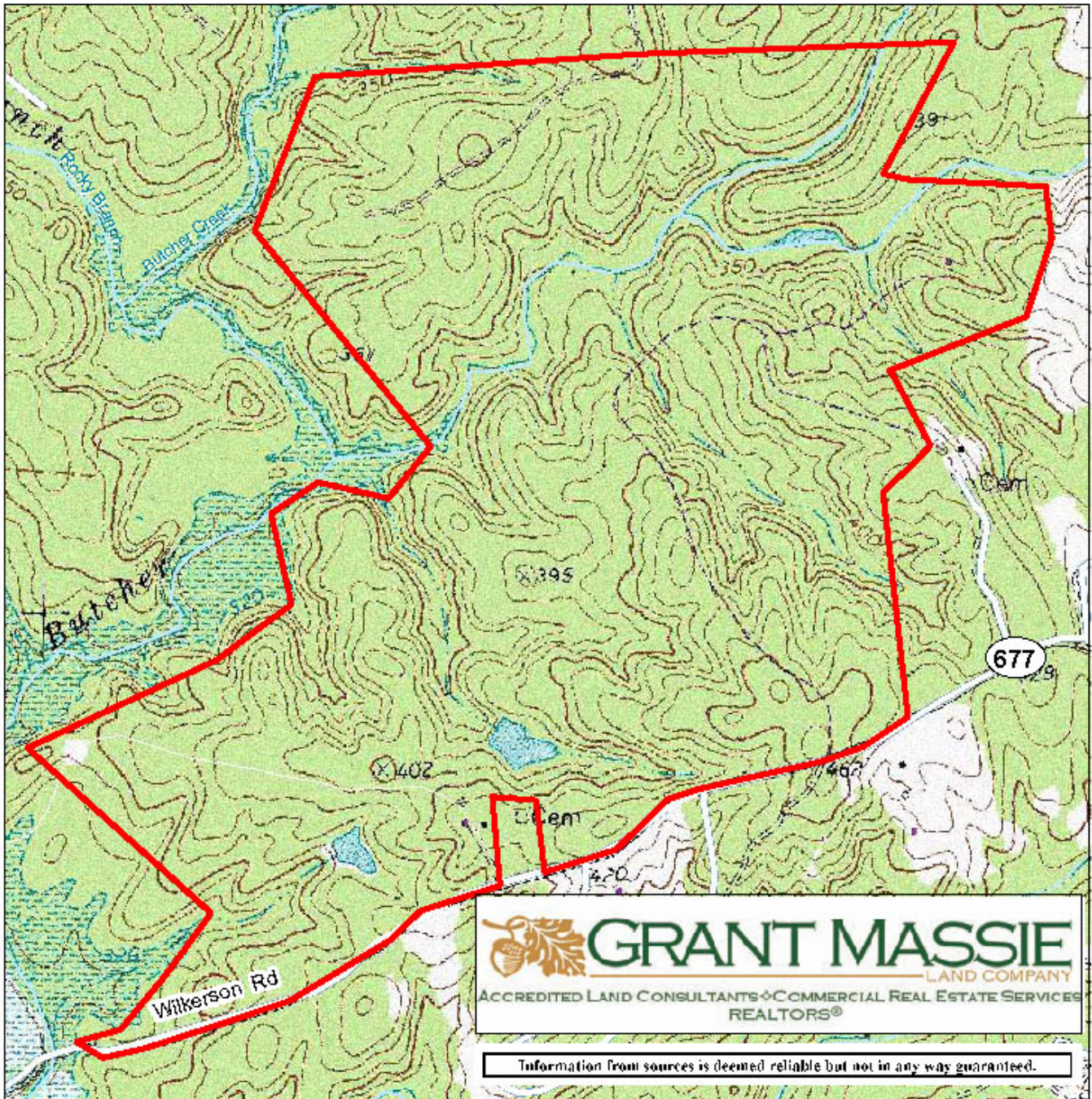
CEMETERY PLAT — SELLER RETAINS



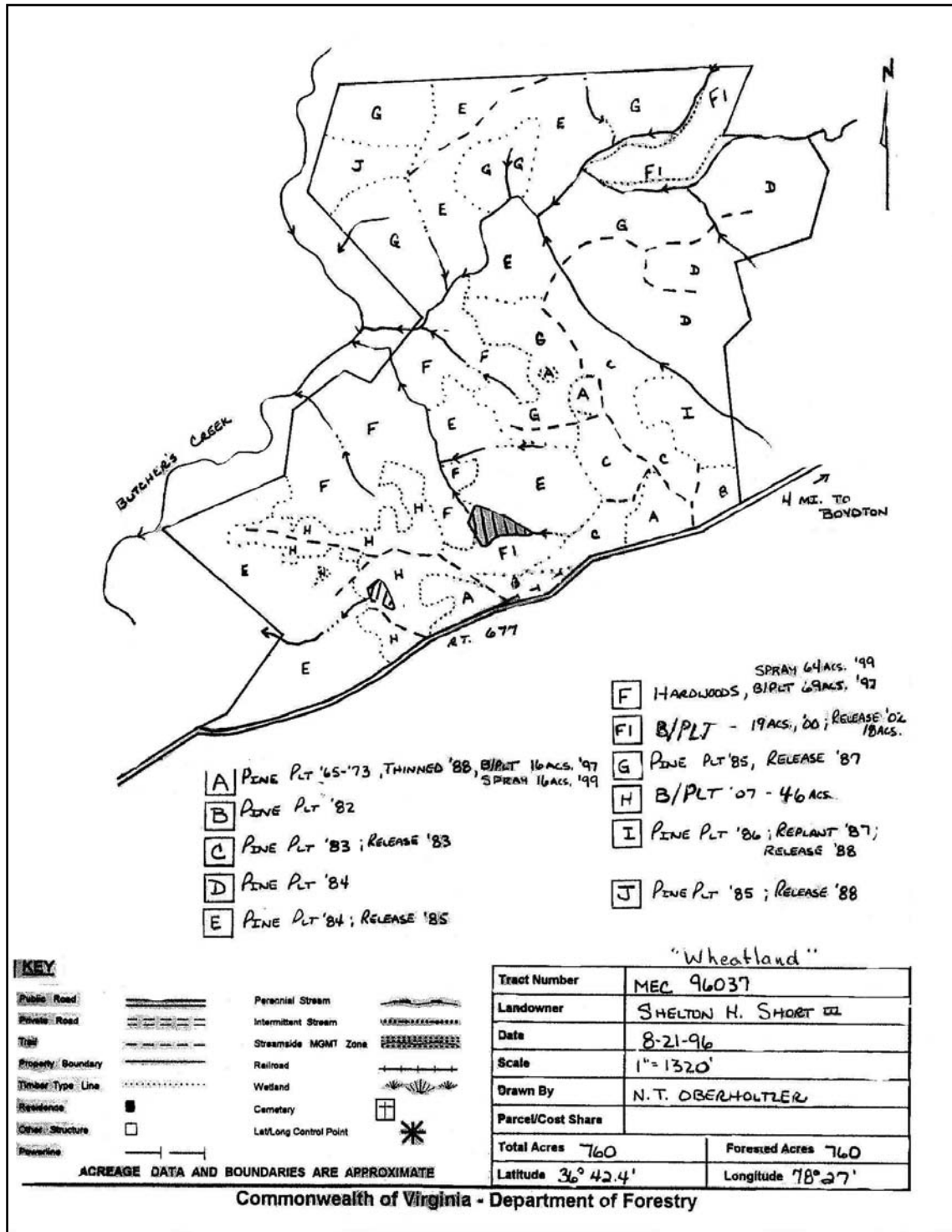
AERIAL PHOTOGRAPH



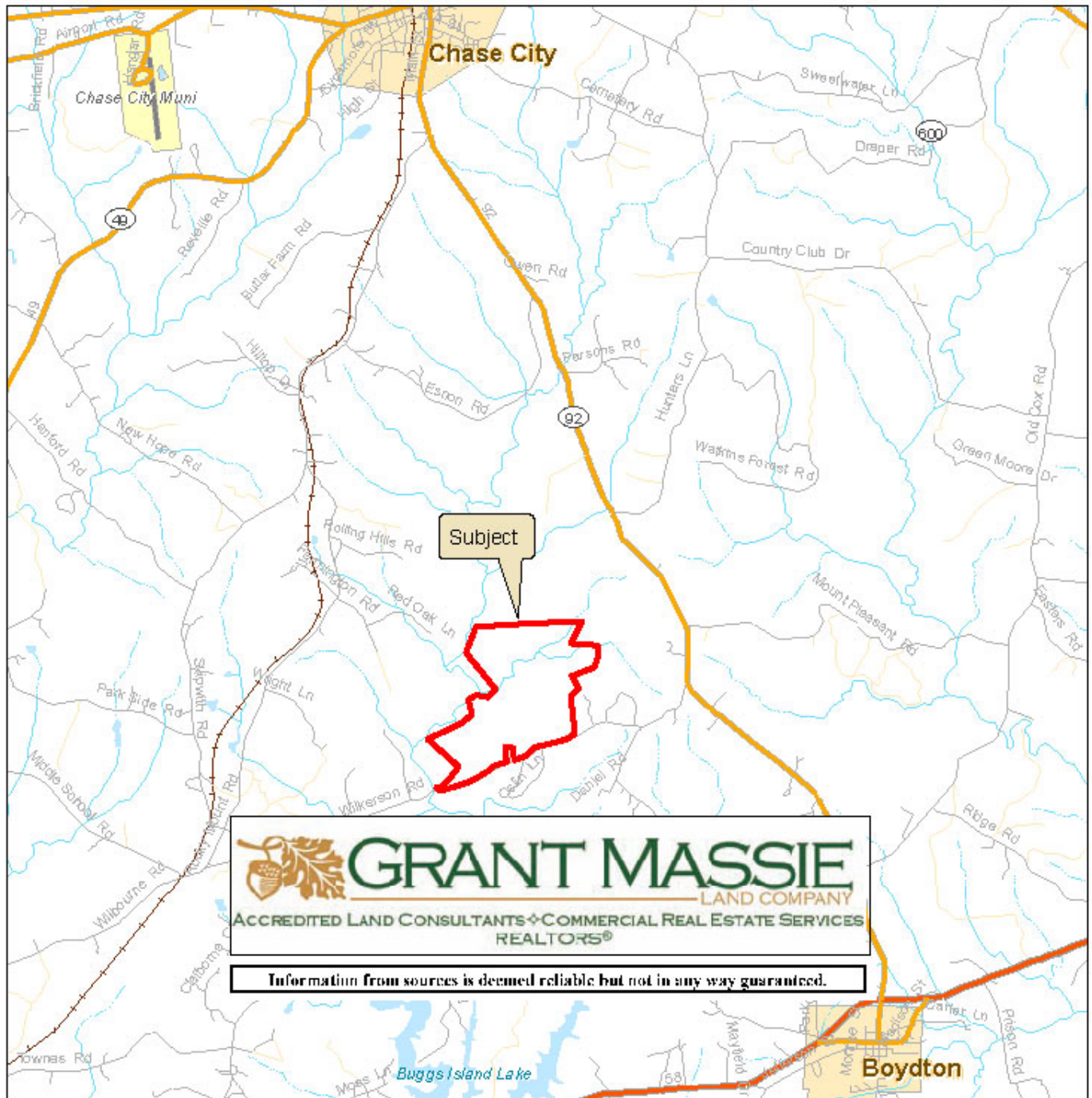
TOPOGRAPHIC MAP



VDOF FOREST TYPE MAP

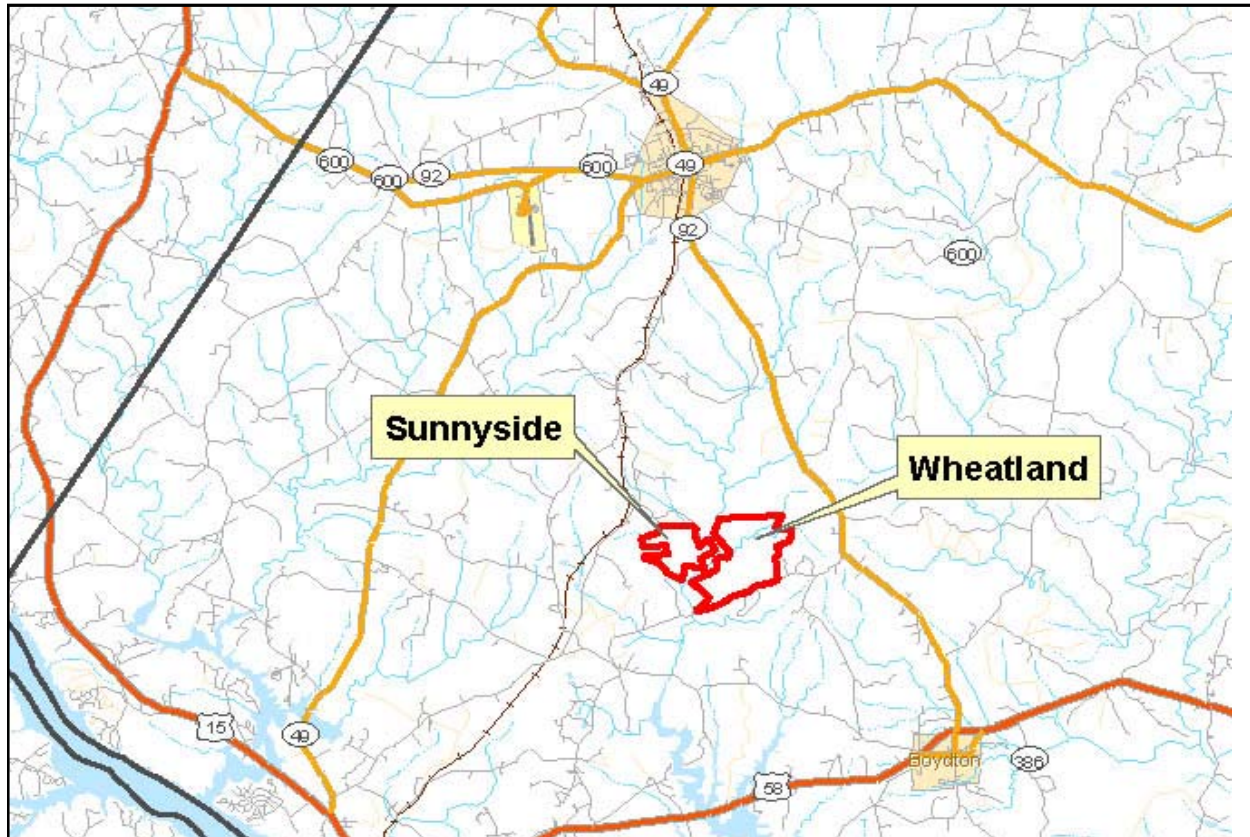


LOCATION MAP



FOR SALE - 1,096.1+/- ACRES

MECKLENBURG COUNTY, VA



OFFERINGS

“WHEATLAND”
TOTAL ACRES - 774.26+/-
PRICE—\$2,554,200

“SUNNYSIDE”
TOTAL ACRES—321.89+/-
PRICE - \$995,379

For 24-hour recorded information, call
LANDLINE 1-888-471-LAND # 2103 & # 2104
Or visit our website at www.landvirginia.com



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