

321.89 ACRES +/-
“SUNNYSIDE”
MECKLENBURG COUNTY, VIRGINIA

ASKING PRICE - \$995,379



REPRESENTED BY:

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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP
- III. PHOTOGRAPHS
- IV. AERIAL PHOTOGRAPH
- V. TOPOGRAPHIC MAP
- VI. VDOF FOREST TYPE MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 88-1-5. According to the tax records the property contains 321.89 acres. The deeds are recorded in Deed Book 173 on Page 514, Deed Book 477 on Page 775, Deed Book 495 on Page 194, and Deed Book 496 on Page 842 and 844.

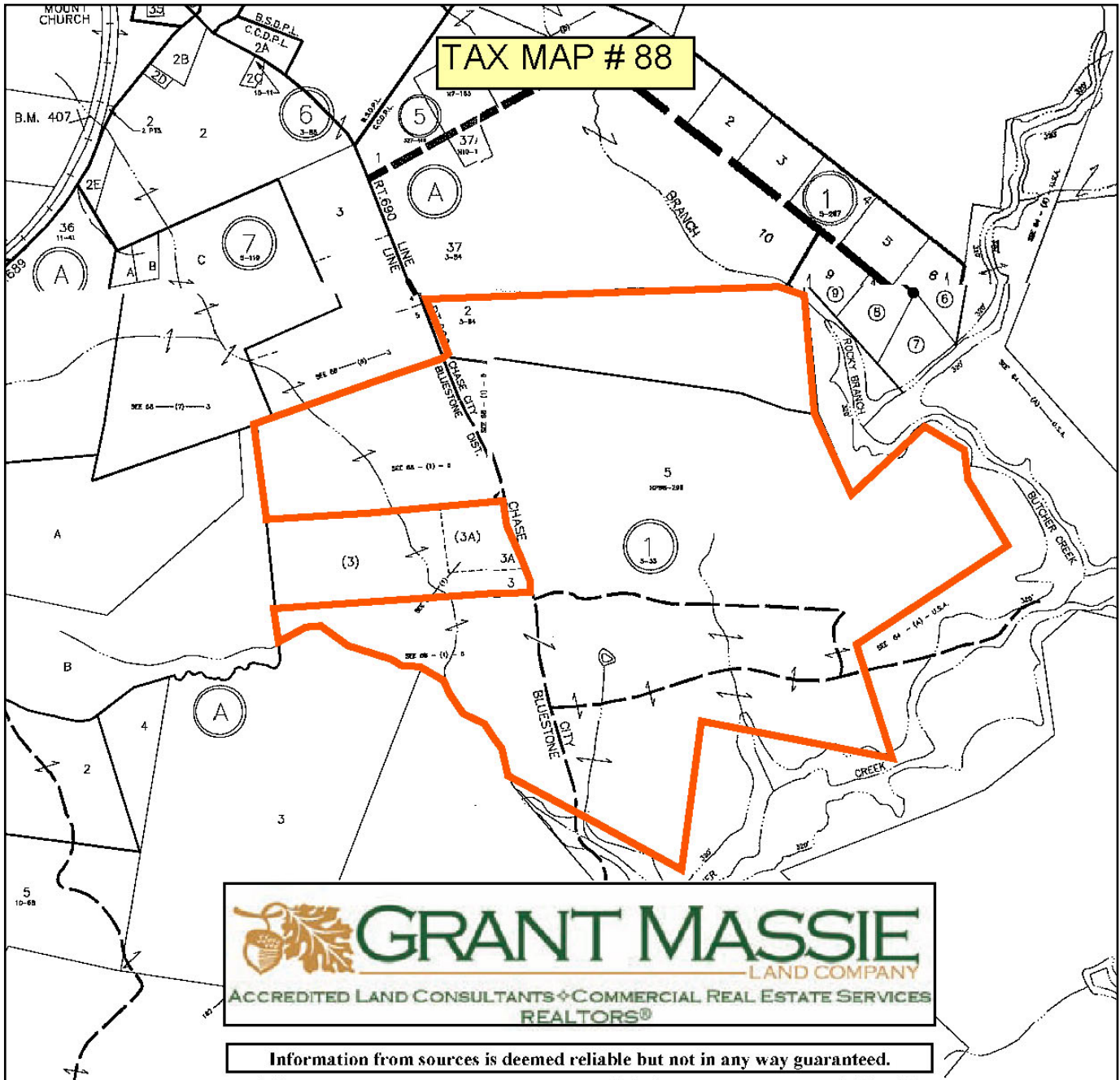
The subject property is currently zoned Agricultural. The Butcher's Creek property forms the subject property's eastern boundary.

The subject property is located approximately 5.75 miles +/- south of Chase City and approximately 9.5 miles +/- northeast of Boynton. It is just North of Skipwith. It is located at the end of State Route 690 (South Farmington Road).

The subject property contains five distinct stands of pine plantations. The stands are described in approximate acreage and age classes below:

- 121 acres of 23 year old +/- pines (thinned - 2004),
- 22 acres of 17 year old pines,
- 75 acres of 15 year old pines,
- 34 acres of 10 year old pines, and
- 70 acres +/- of 3 year old pines.

TAX MAP



PHOTOGRAPHS



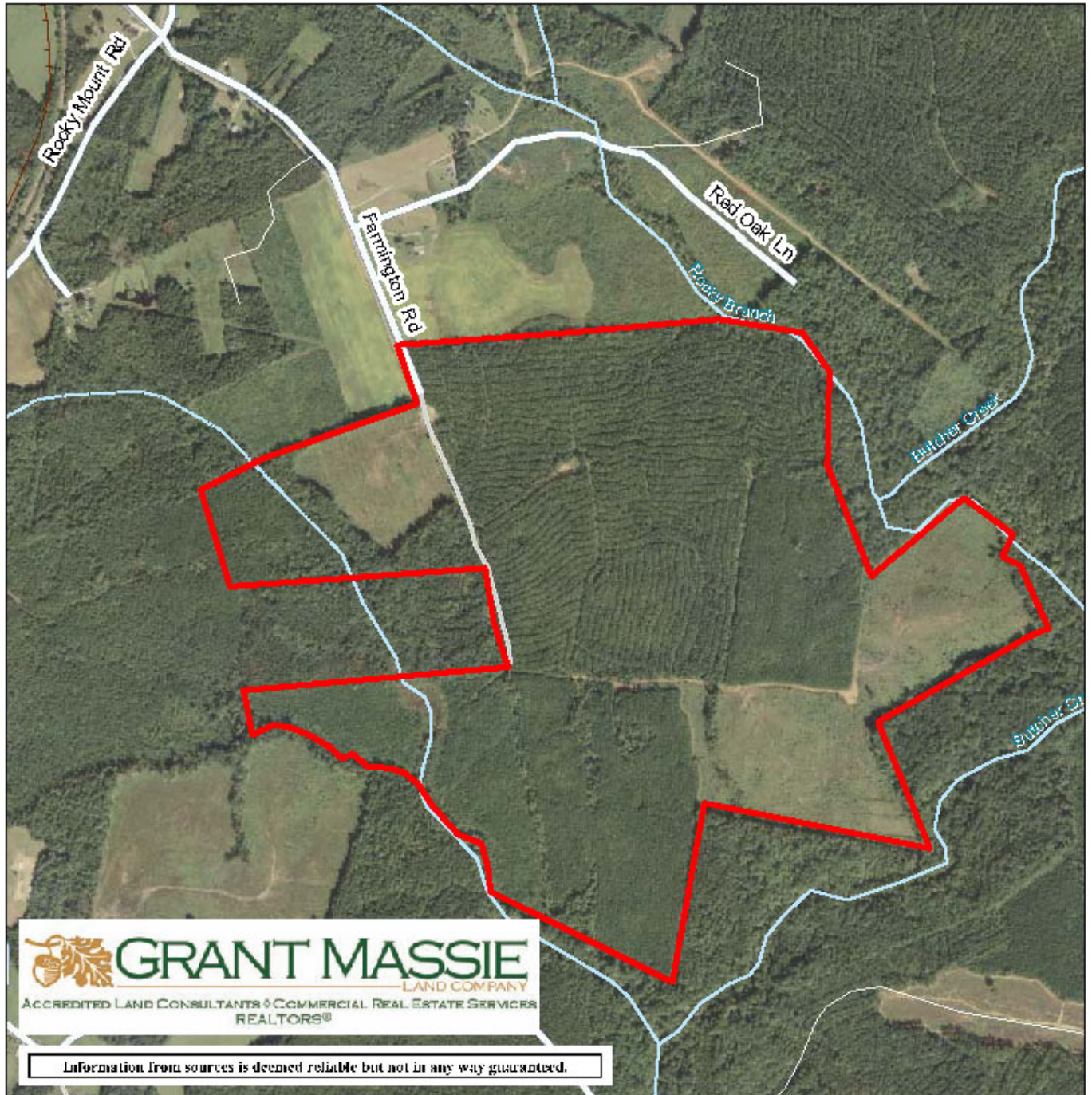
South Farmington Road ends at property.

Mixed stands on pine plantations

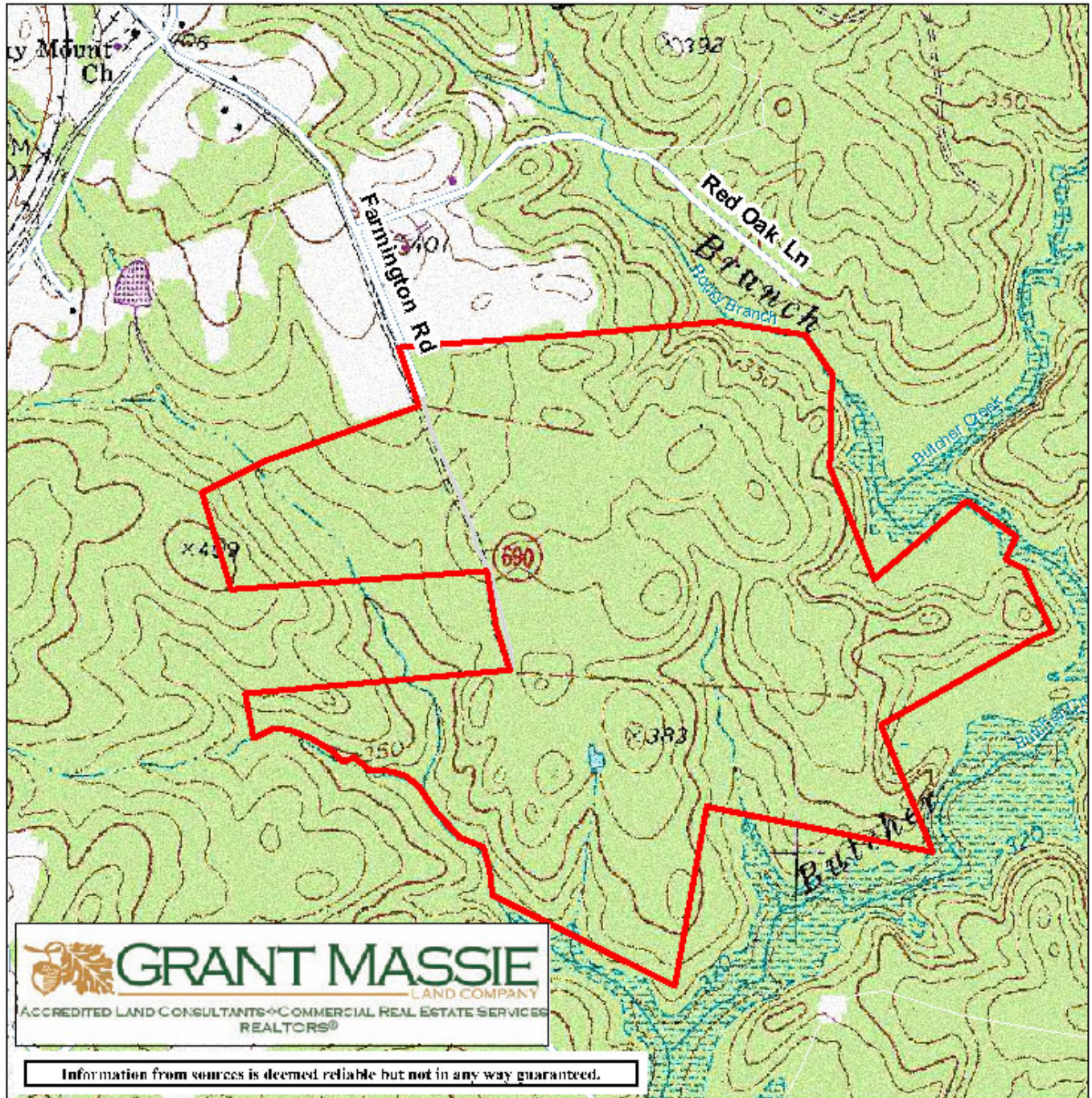


Row-thinned pine plantations

AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



RT. 689
3 MI. TO SKIPWITH
RT. 690
N
BUTCHER CREEK

KEY

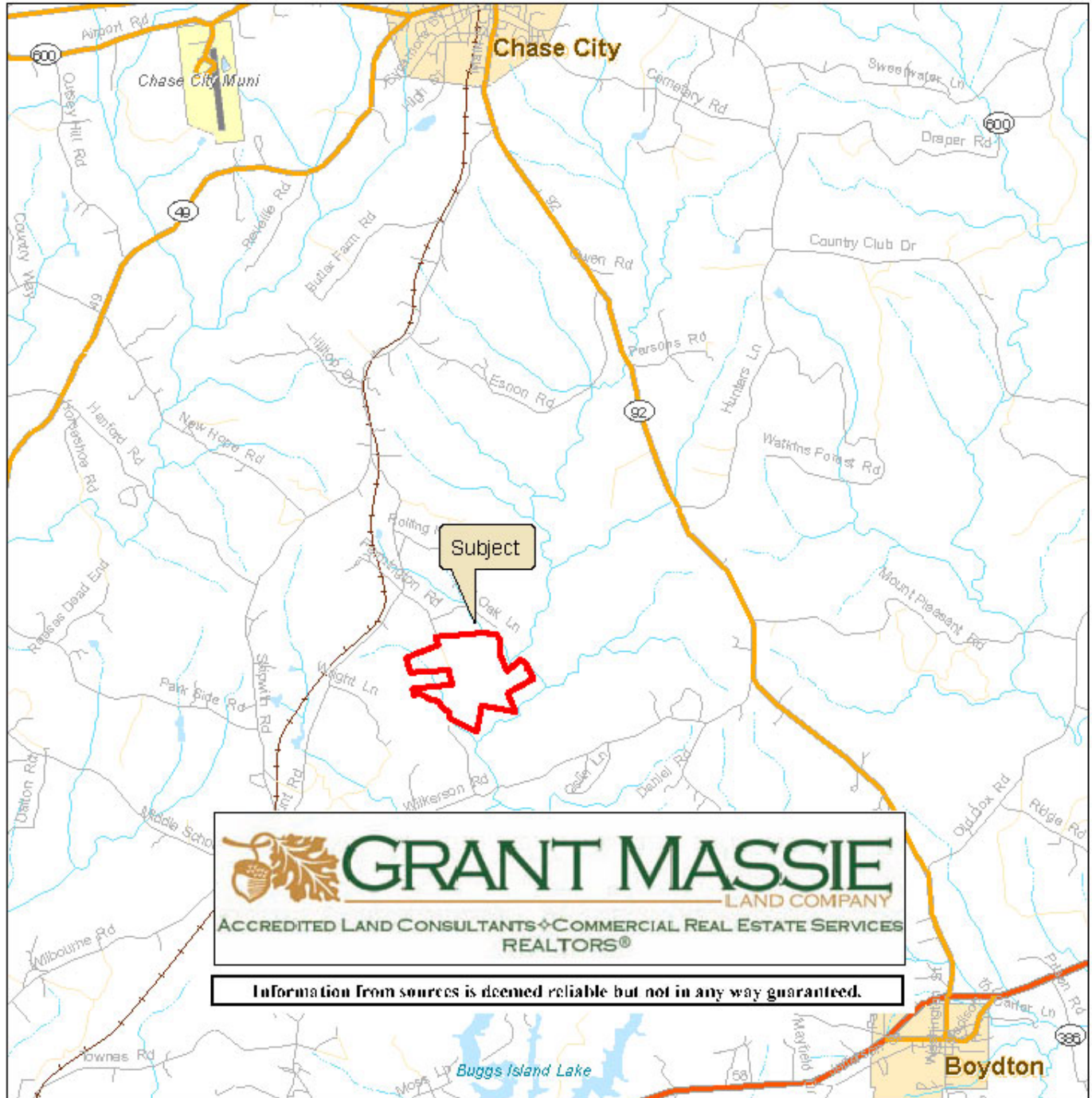
Public Road	=====	Perennial Stream	~~~~~
Private Road	-----	Intermittent Stream
Trail	- - - - -	Streamside MGMT Zone	
Property Boundary	=====	Railroad	+ + + + +
Timber Type Line	Wetland	
Residence	■	Cemetery	☐
Other Structure	□	Lat/Long Control Point	*
Powerline	—+—+—+—		

ACREAGE DATA AND BOUNDARIES ARE APPROXIMATE

Tract Number	MEC 90149		
Landowner	SHELTON H. SHORT III		
Date	7-12-96		
Scale	1" = 1320'		
Drawn By	N.T. OBERHOLTZER		
Parcel/Cost Share			
Total Acres	338	Forested Acres	338
Latitude	36° 42.8'	Longitude	78° 22.8'

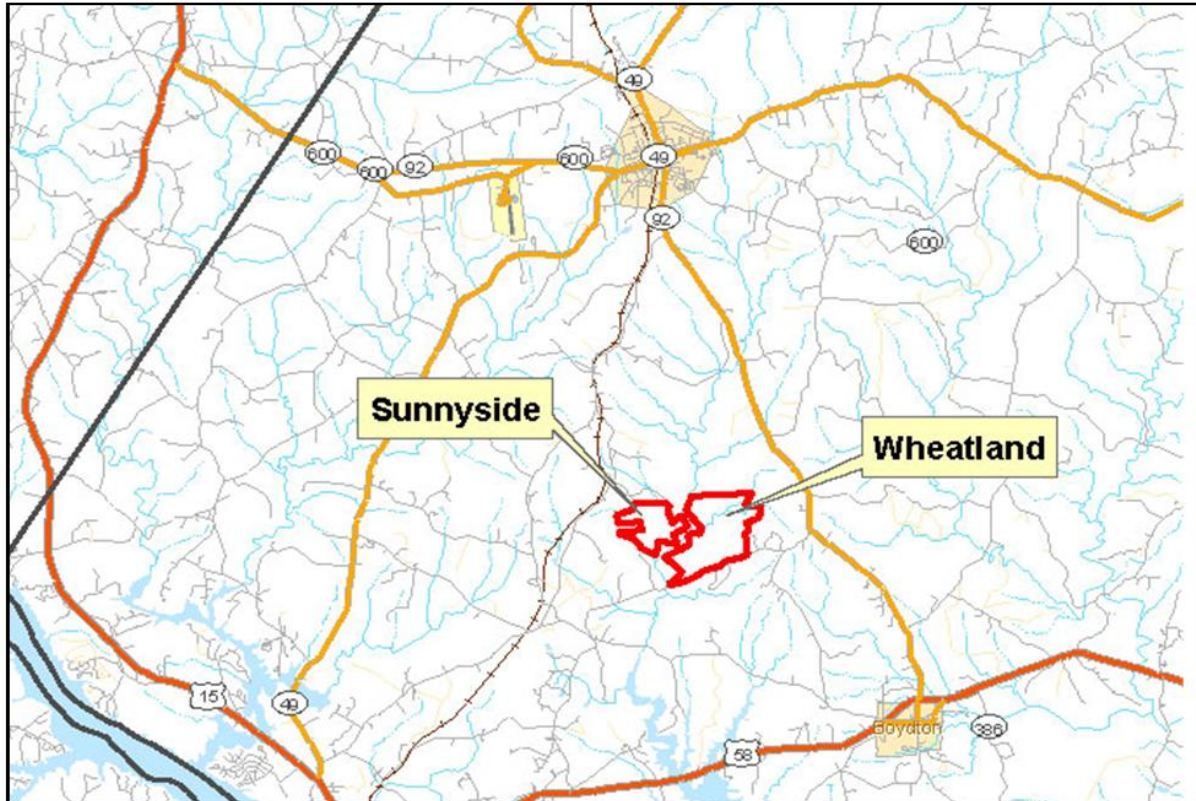
Commonwealth of Virginia - Department of Forestry

LOCATION MAP



FOR SALE - 1,095.9+/- ACRES

MECKLENBURG COUNTY, VA



OFFERINGS

“WHEATLAND”
TOTAL ACRES - 774.09+/-
PRICE—\$2,554,200

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

For 24-hour recorded information, call
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