

88.97 ACRES +/- SOUTHAMPTON COUNTY, VA

ASKING PRICE - \$159,000



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PROPERTY DESCRIPTION

The subject property is shown on Southampton County Tax Map records as parcel numbers 68-14 & 68-33. According to the tax records the property contains 88.97 acres +/- . The deed is recorded in Instrument Number 140001269. A review of the Southampton County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
68-14, 33	88.97	\$160,400 Land

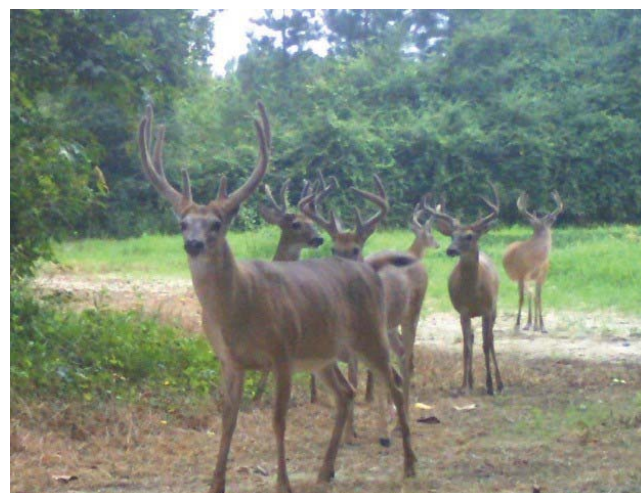
The subject property is currently zoned Agricultural (A-1). There are approximately 530+/- feet of road frontage on Old Belfield Road.

The subject property was recently clear-cut and has not been re-planted. There is a small creek running through the tract, and the subject property also borders on Nicholson Creek. .

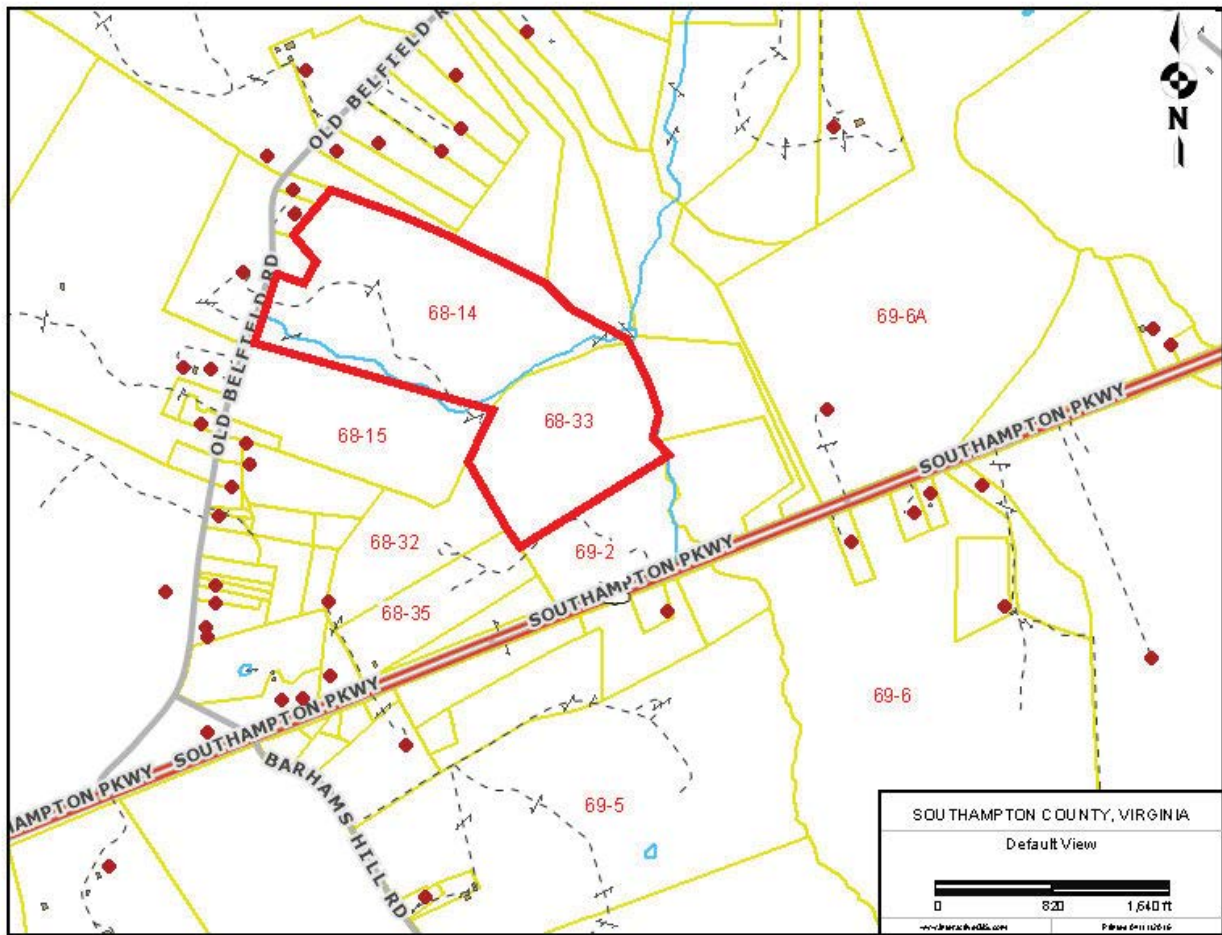
There is a MB Ranch King custom elevated hunting blind on the property situated on a knoll and providing 360-degrees of visibility surrounding the blind.

The property is about 13 miles east of Emporia just north of Route 58 and approximately 45 miles west of Suffolk.

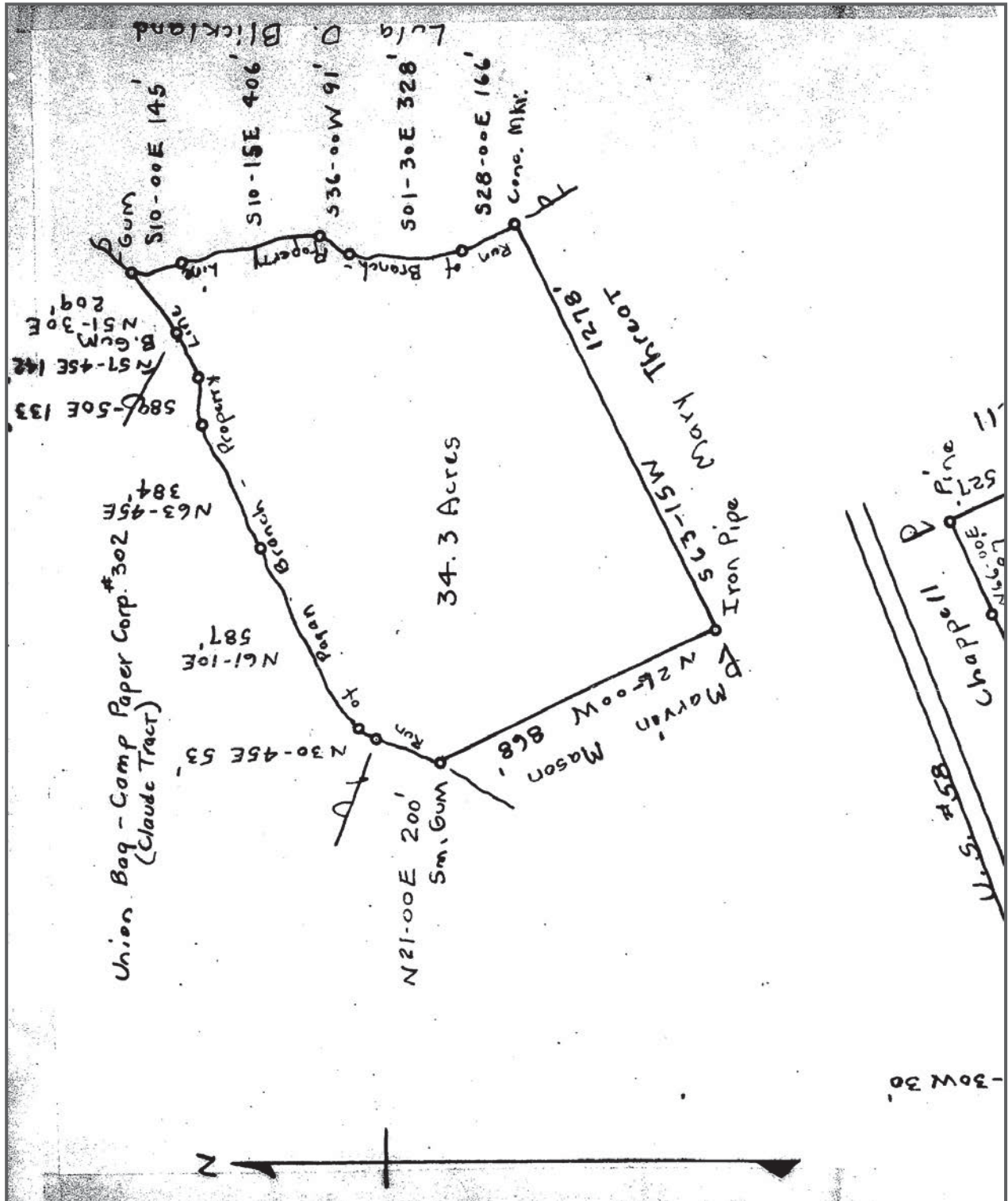
PHOTOGRAPHS



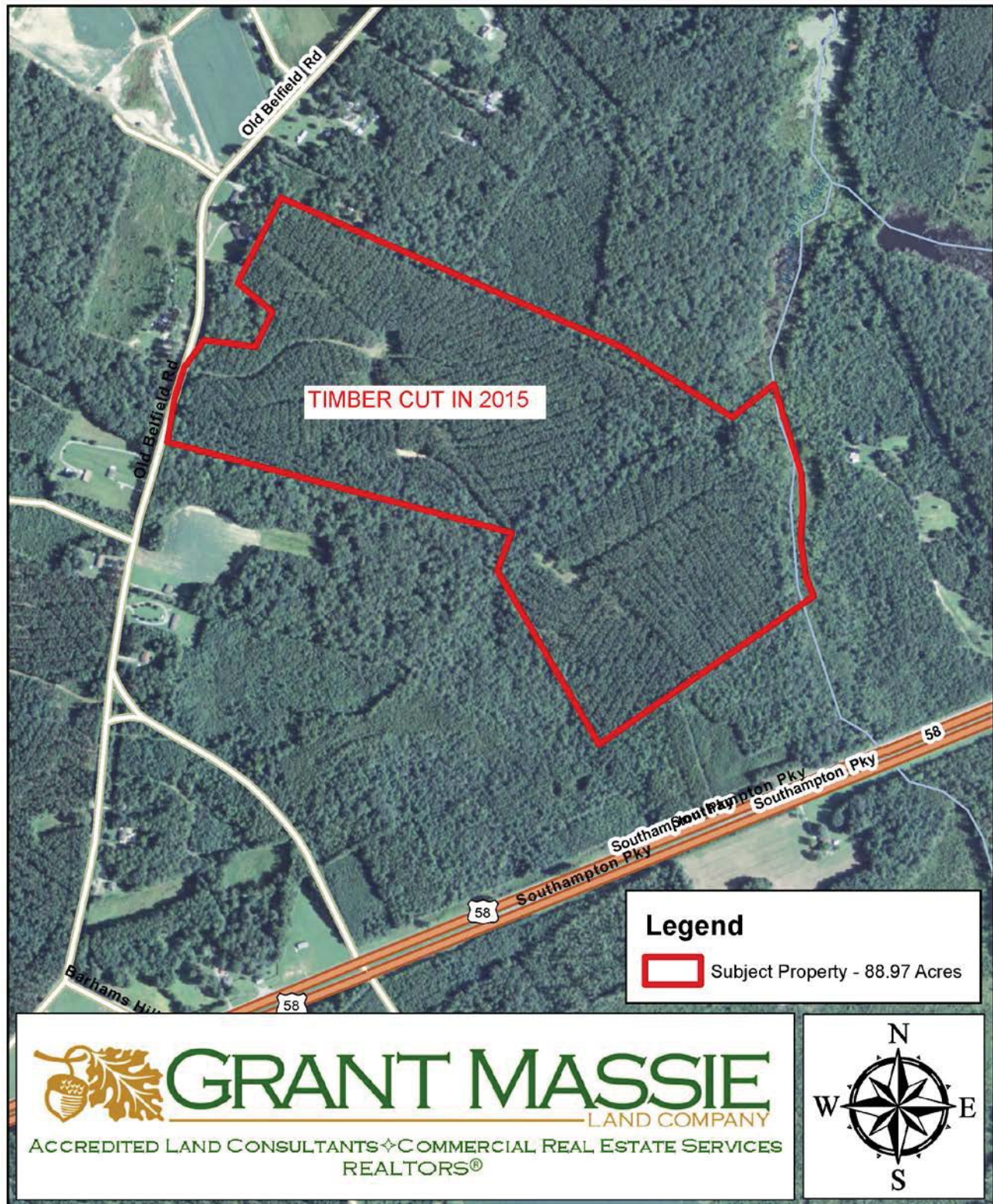
TAX MAP



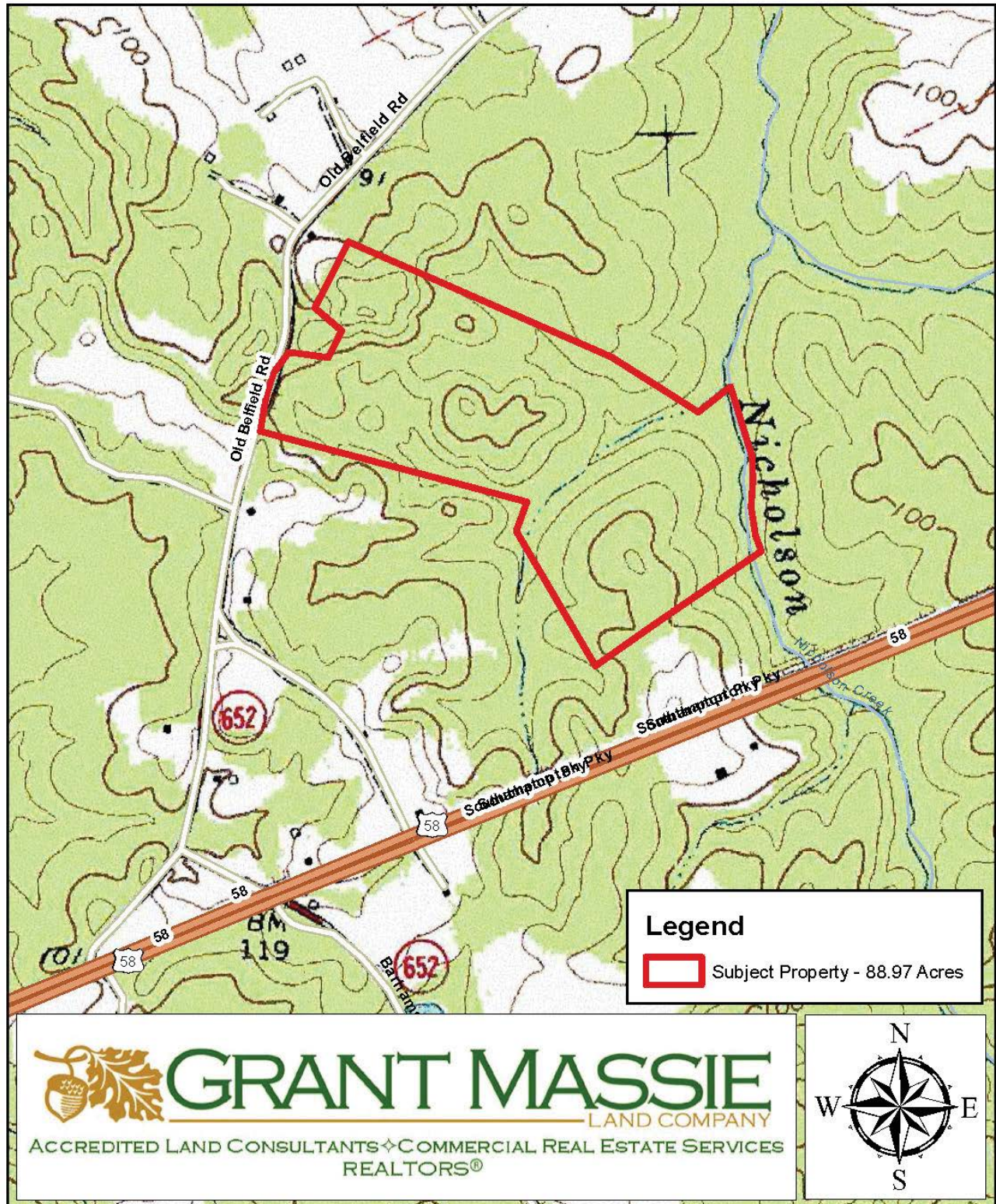
PLAT



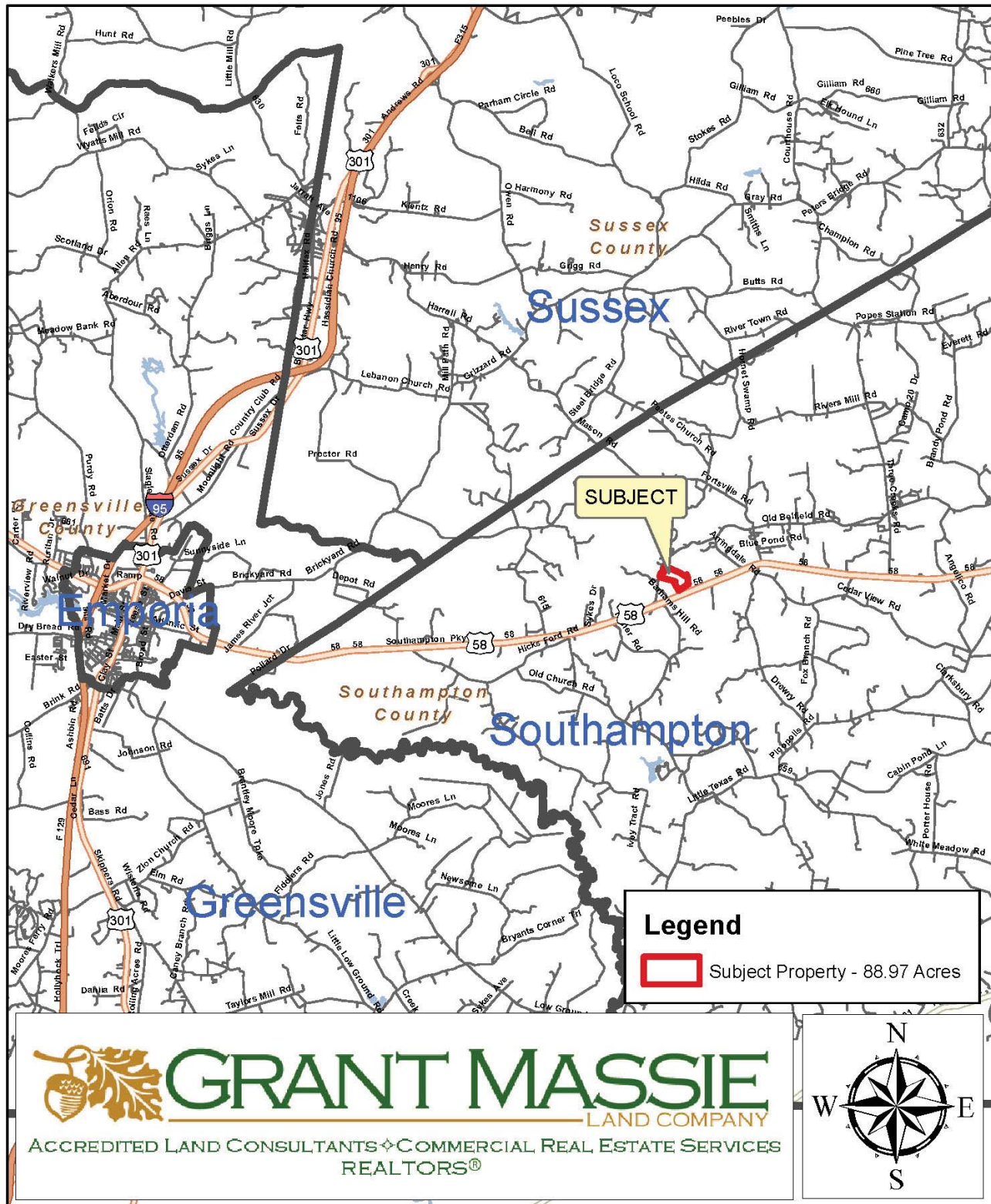
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



88.97-ACRE +/- HUNTING OASIS IN SOUTHAMPTON COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Hunting, Recreational Investment, and/or Family Retreat.
- * Frontage on Old Belfield Road (S.R. 652).
- * Cut-over Woodland Tract in 2015.
- * Wildlife Foodplots Being Created in 2016.
- * Custom Elevated Hunting Blind Conveys with Land.
- * Located 13 Miles East of Emporia and I-95, & 45 Miles +/- West of Suffolk

\$159,000



FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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