

171.92 ACRES LUNENBURG COUNTY, VA

ASKING PRICE - \$285,000



REPRESENTED BY:

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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Lunenburg County Tax Map records as a portion of parcel numbers 38-A-21 and 38-A-24A. According to the tax records the property contains 172.16 acres; however, the acreage is 171.92 per the deed description. The deed is recorded in Deed Book 264 on Page 75. A review of the Lunenburg County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
38-A-21	161.43
<u>38-A-24A</u>	<u>10.73</u>
TOTAL:	172.16

The subject property is currently zoned Agricultural. There are approximately 580 feet +/- of road frontage on State Route 645 (Jonesboro Road).

It is completely wooded with mixed stands. About 35 acres of woodland was recently cut-over in 2013 to 2014. A portion or all of this acreage could be converted back to openland easily. The remainder of the wooded acreage was harvested at different times between 1993 and 1999. That acreage was left to regenerate naturally, so there is a mixture of young pines and mixed hardwoods.

The subject property is located conveniently between Kenbridge (6.5 miles +/- East) and Blackstone (8.5 miles +/- South).

PHOTOGRAPHS



YOUNG NATURAL PINES



HRDWDS/PINES ALONG WOODS ROAD



WOODS ROAD ALONG RECENT CUT-
OVER PINE PLANTATION



FRONTAGE ALONG FARM ROAD

LUNENBURG COUNTY

SCALE IN FEET

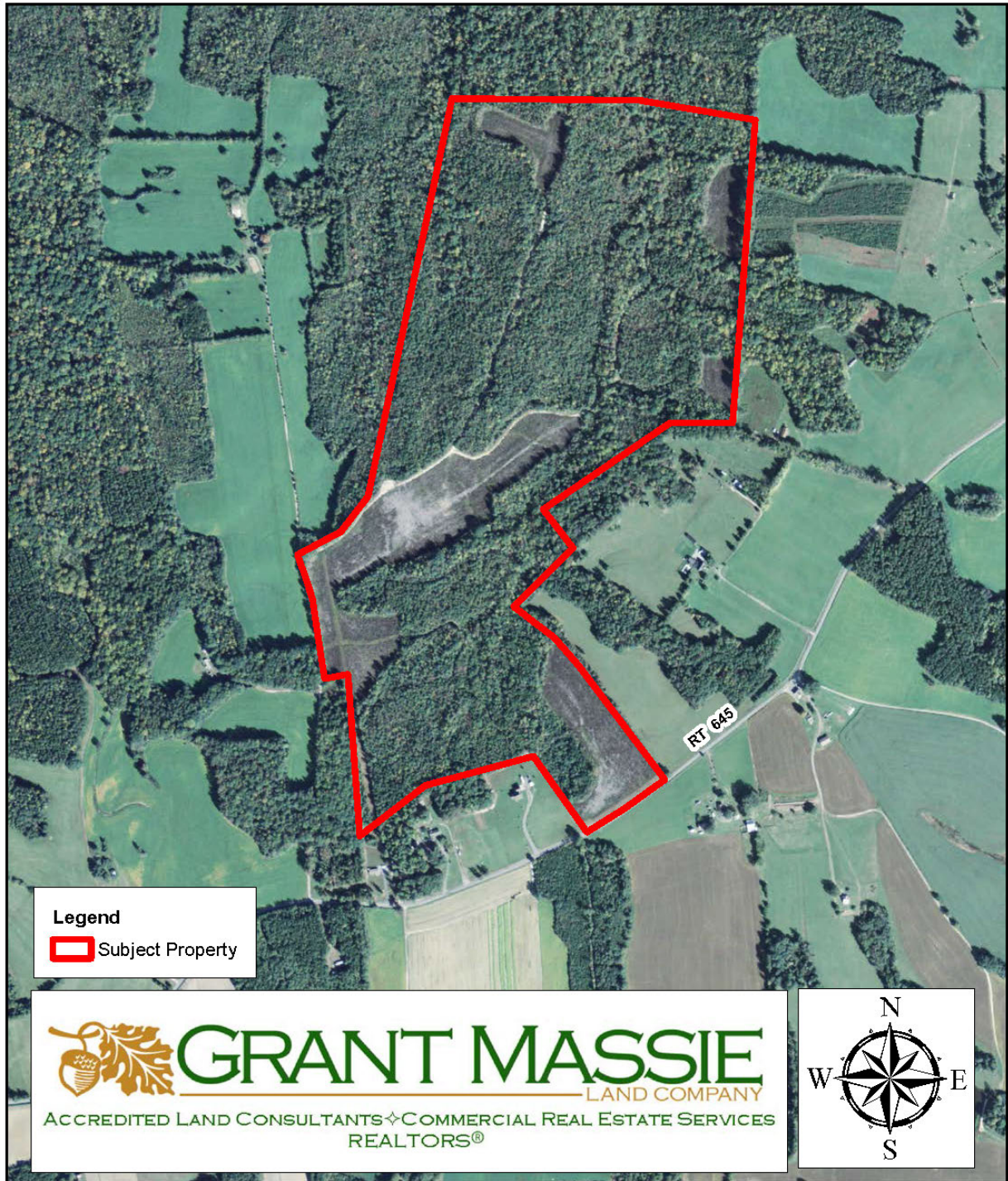
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BROWN STONE DISTRICT

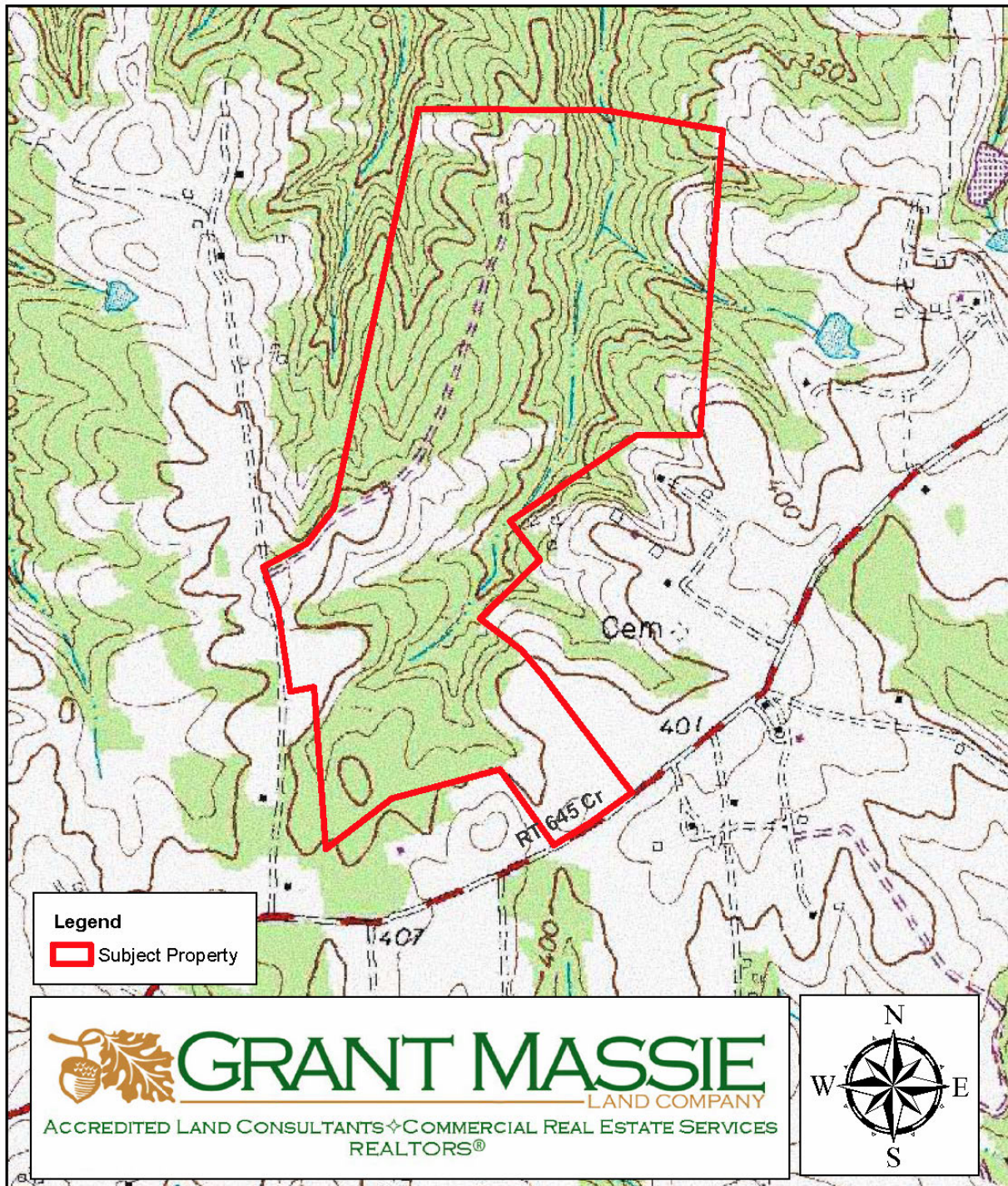
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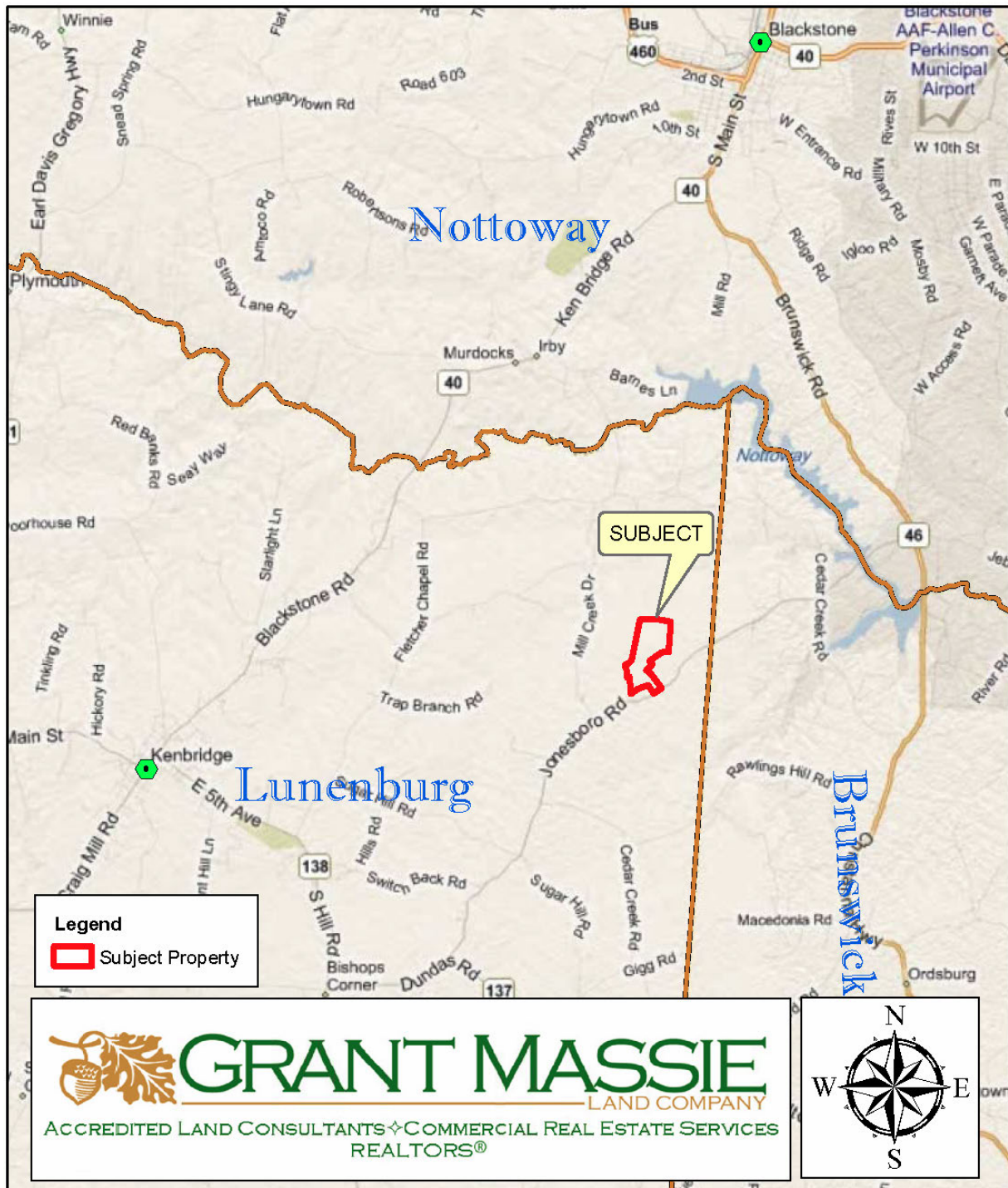
AERIAL PHOTOGRAPH



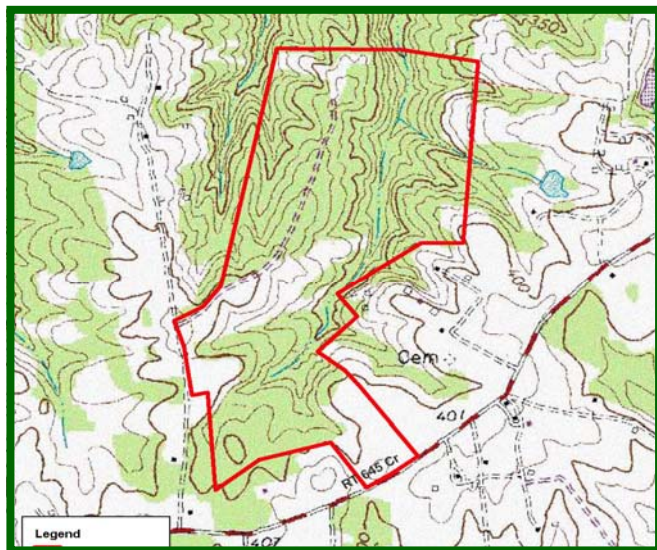
TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 171.92 ACRES IN LUNENBURG COUNTY, VA



PROPERTY INFORMATION:

- APPROXIMATELY 580 FEET+/- OF FRONTAGE ON STATE ROUTE 645 (JONESBORO ROAD)
- 35 ACRES +/- OF RECENT CUT-OVER: CONVERSION TO OPENLAND POSSIBLE
- MIX OF PINES & NATURAL HARDWOODS (16 TO 22 YEARS OLD) ON REMAINDER
- WOOD ROADS THROUGHOUT PROPERTY
- IDEAL FOR A RURAL HOMESITE, HUNTING, HORSES, ATVs, ETC.
- LOCATED ABOUT 6.5 MILES EAST OF KENBRIDGE AND 8.5 MILES +/- SOUTH OF BLACKSTONE.

\$285,000

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