

# 72.27 ACRES BRUNSWICK COUNTY, VA

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ASKING PRICE - \$87,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Brunswick County Tax Map records as parcel number 45-5. According to the tax records the property contains 72.27 acres. The deed is recorded in Deed Book 327 on Page 111. A review of the Brunswick County Tax Records indicates the following:

| <u>Tax Map Number</u> | <u>Acreage</u> |
|-----------------------|----------------|
| 45-5                  | 72.27          |

The subject property is currently zoned Agricultural . There are approximately 1,775 feet +/- of non-contiguous road frontage on State Route 634 (Liberty Road) and 1,050 feet +/- of non-contiguous road frontage on State Route 712 (Old Stage Road). There is a 3/4-acre pond on the subject property.

It has just over 6 acres of openland with the balance of the woodland cut-over in 2011. This woodland was left to naturally regenerate back into pines. Virginia Department of Forestry personnel suggested a herbicide spraying this coming year and a mechanical pre-commercial thinning in 2016.

The subject property is located about 8 miles northeast of Lawrenceville and 8 miles south of Interstate 85.

**NOTE: Dominion Power's right-of-way for their new high-voltage transmission lines will cross through the subject property (See Map - Next Page).**



# LOCATION OF POWERLINE EASEMENT

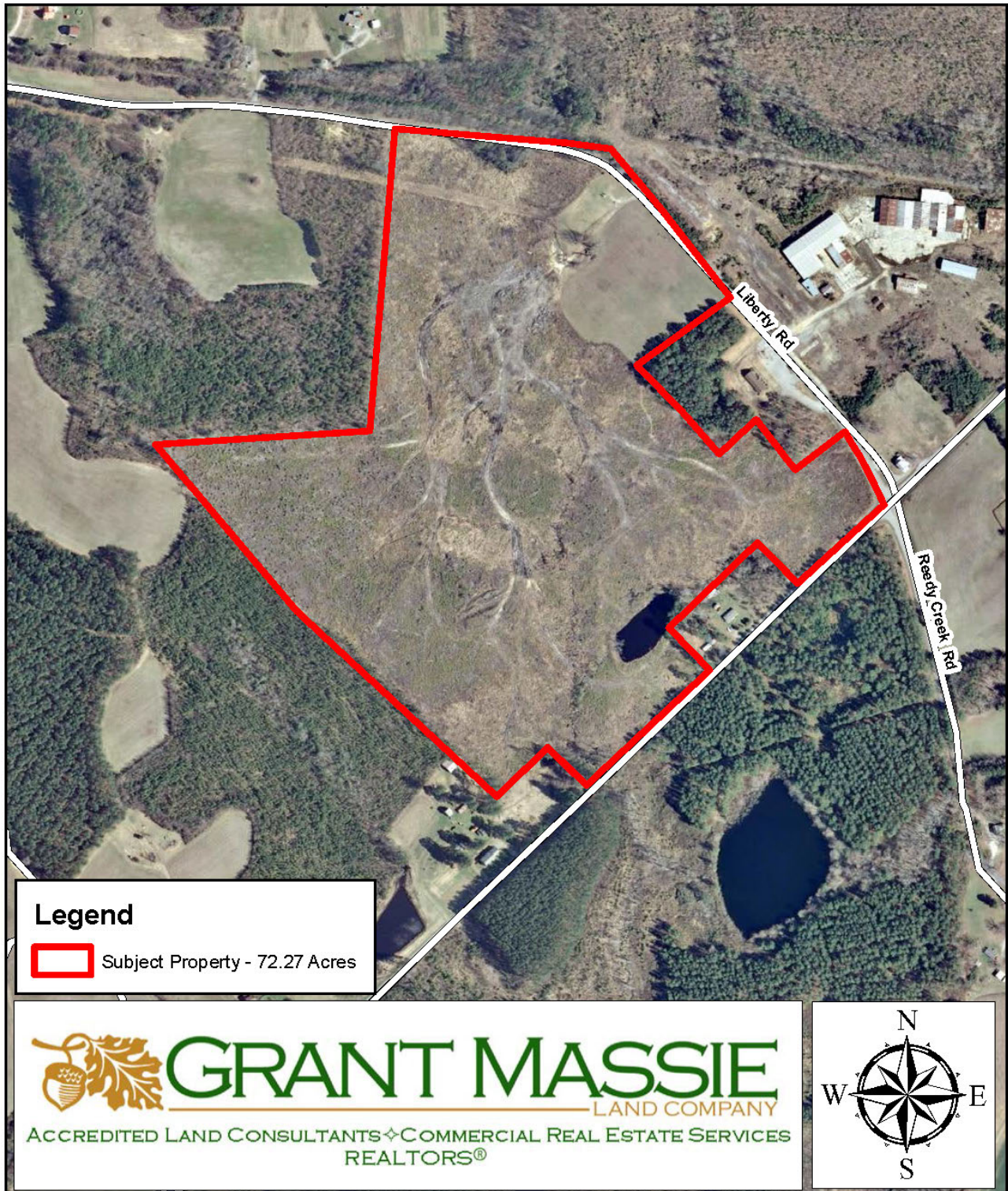
*DOMINION POWER RIGHT OF WAY  
FOR TRANSMISSION LINES*





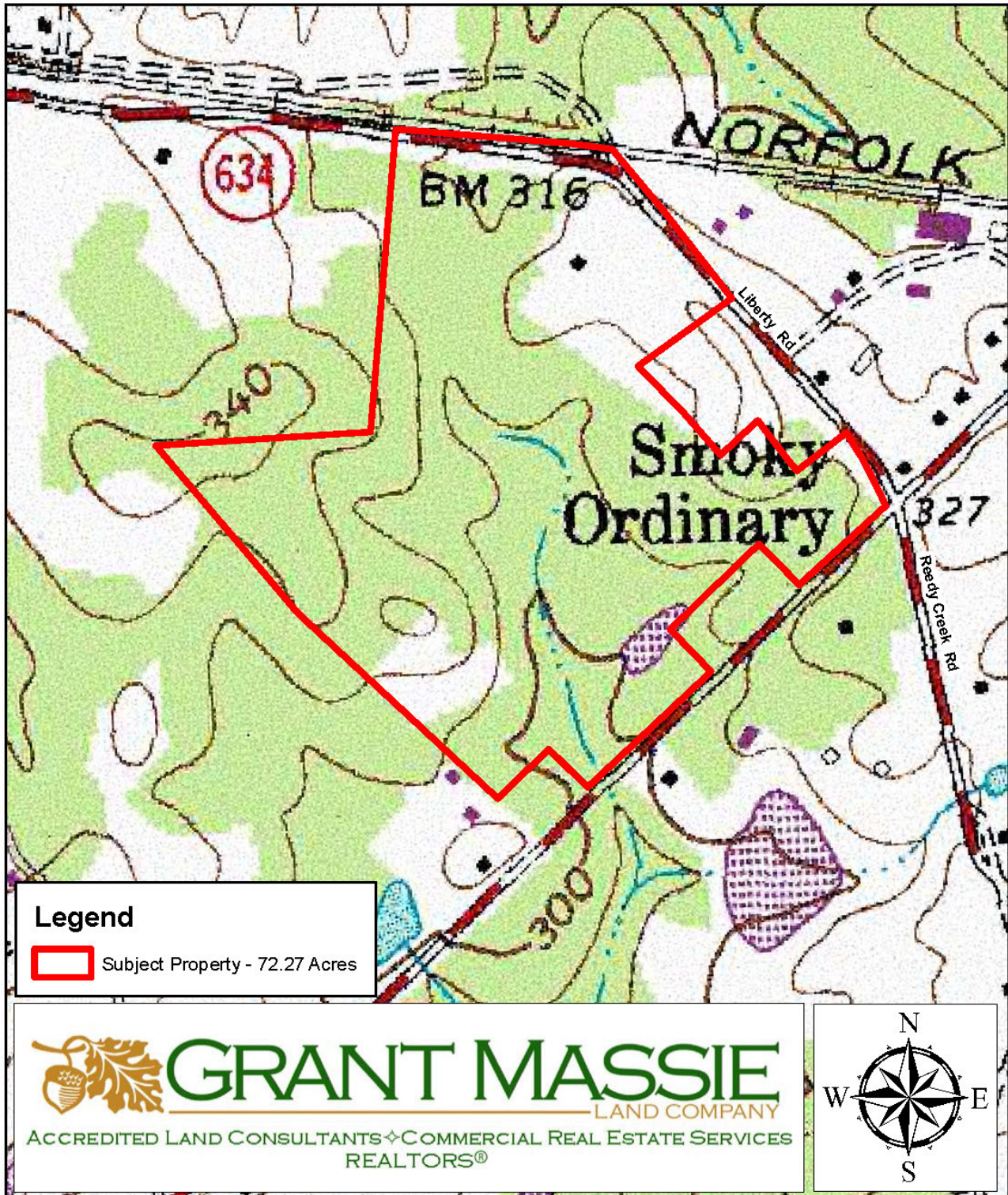


# AERIAL PHOTOGRAPH



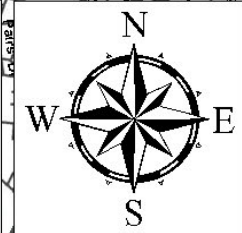


# TOPOGRAPHIC MAP





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# 72.27 ACRE +/- RURAL RECREATIONAL & TIMBER INVESTMENT IN BRUNSWICK COUNTY, VA



**PRICED TO SELL  
\$87,000**

## PROPERTY INFORMATION:

- \* Natural Pine Regeneration (est. 2011-2012)
  - \* 3/4-Acre +/- Pond
  - \* 6 Acres +/- of Cropland
- \* Non-contiguous Frontage on Liberty Rd & Old Stage Road
  - \* Convenient to I-85 (8 miles +/-)
- \* New Dominion Power Powerline Easement Will Cross the Subject Property



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