

1 45 ACRES LUNENBURG COUNTY, VIRGINIA

ASKING PRICE - \$199,000



REPRESENTED BY:

JEFFREY S. HUFF
ALC, FORESTER
(804) 750-1207

WILLIAM G. GRANT
ALC, VLS
(804) 754-3476

TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Lunenburg County Tax Map records as parcel number 70-A-45. According to the tax records the property contains 145 acres. The deed is recorded in Deed Book 188 on Page 869. The original parent tract plat is recorded in Plat Book 8 on Page 119. A review of the Lunenburg County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
70-A-45	145

The subject property is currently zoned Agricultural. There are approximately 635 feet of non-contiguous road frontage on State Route 640 (Bagley Mill Road). There is a network of woods road throughout property.

The subject property contains approximately 4 acres of openland along Bagley Mill Road. The balance of the property is in a natural regenerated stand of mixed hardwoods and pines after a late 1990s or early 2000s timber harvest.

There is a old trailer that sits off of Bagley Mill Road as well as a shed which are being offered "As-Is, Where-Is."

PHOTOGRAPHS



FIELD AND YOUNG MIXED WOODLAND



FRONTAGE ON BAGLEY MILL ROAD

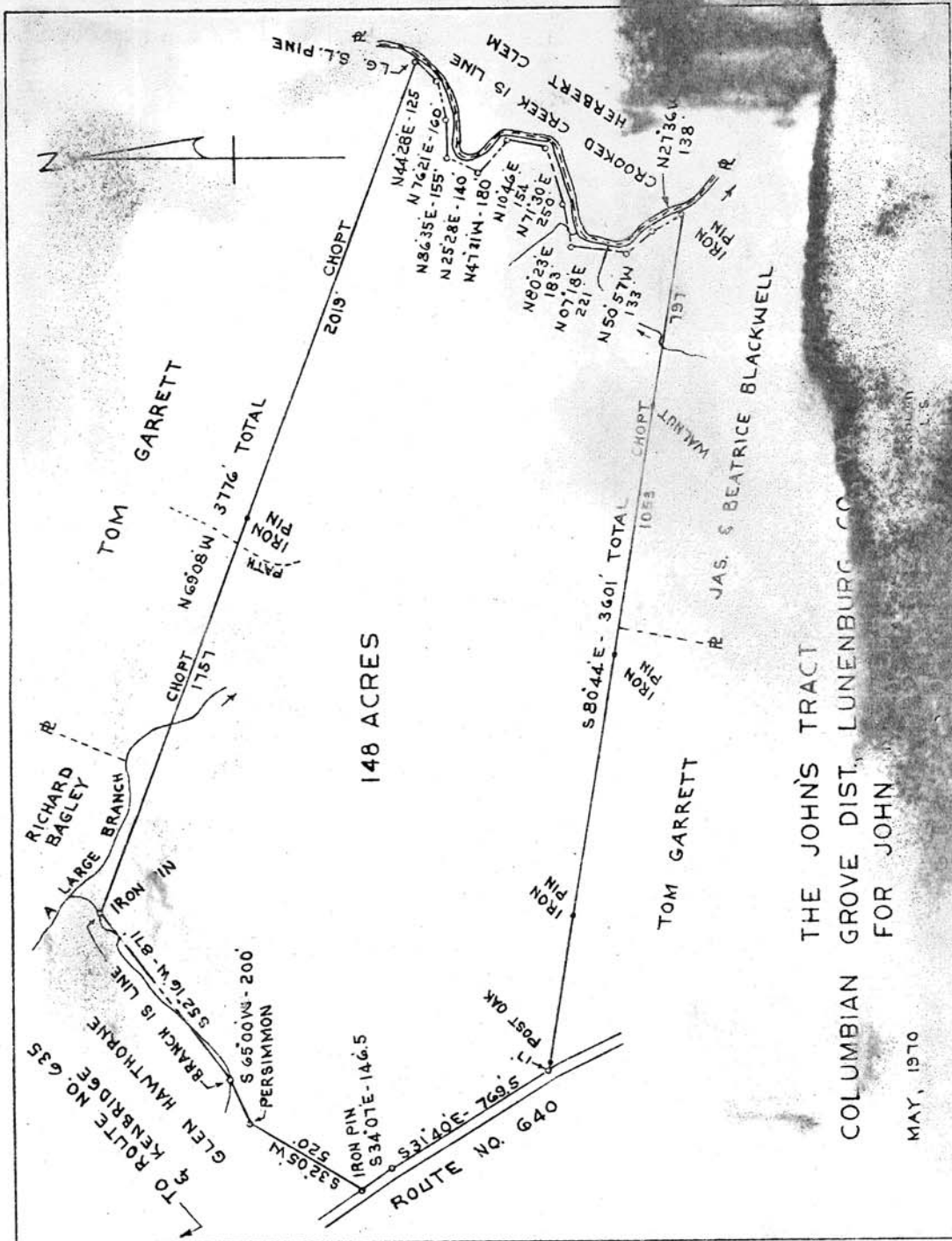


YOUNG MIXED WOODLAND



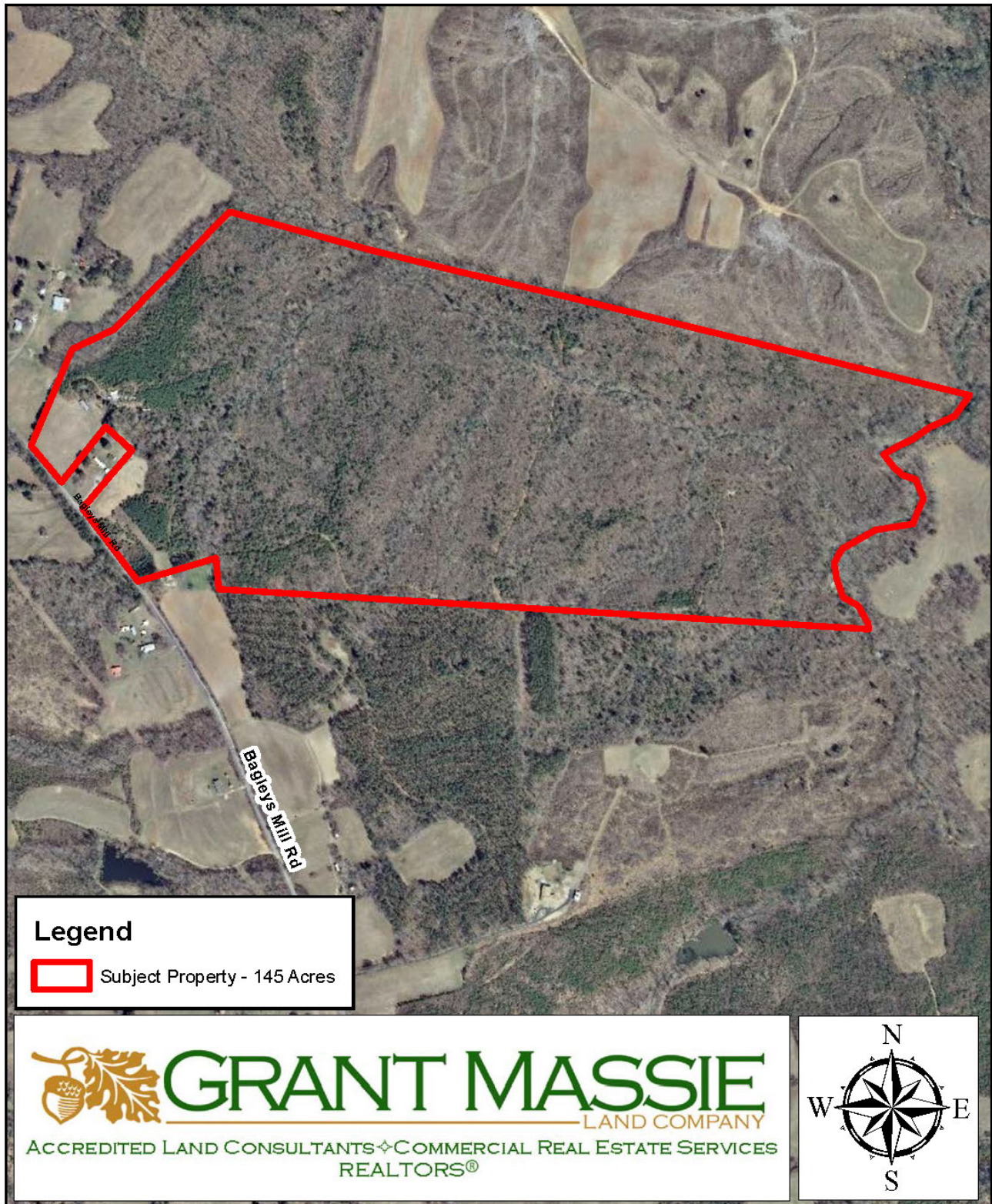
VIEW OF FIELD AND TRAILER FROM
BAGLEY MILL ROAD

PLAT

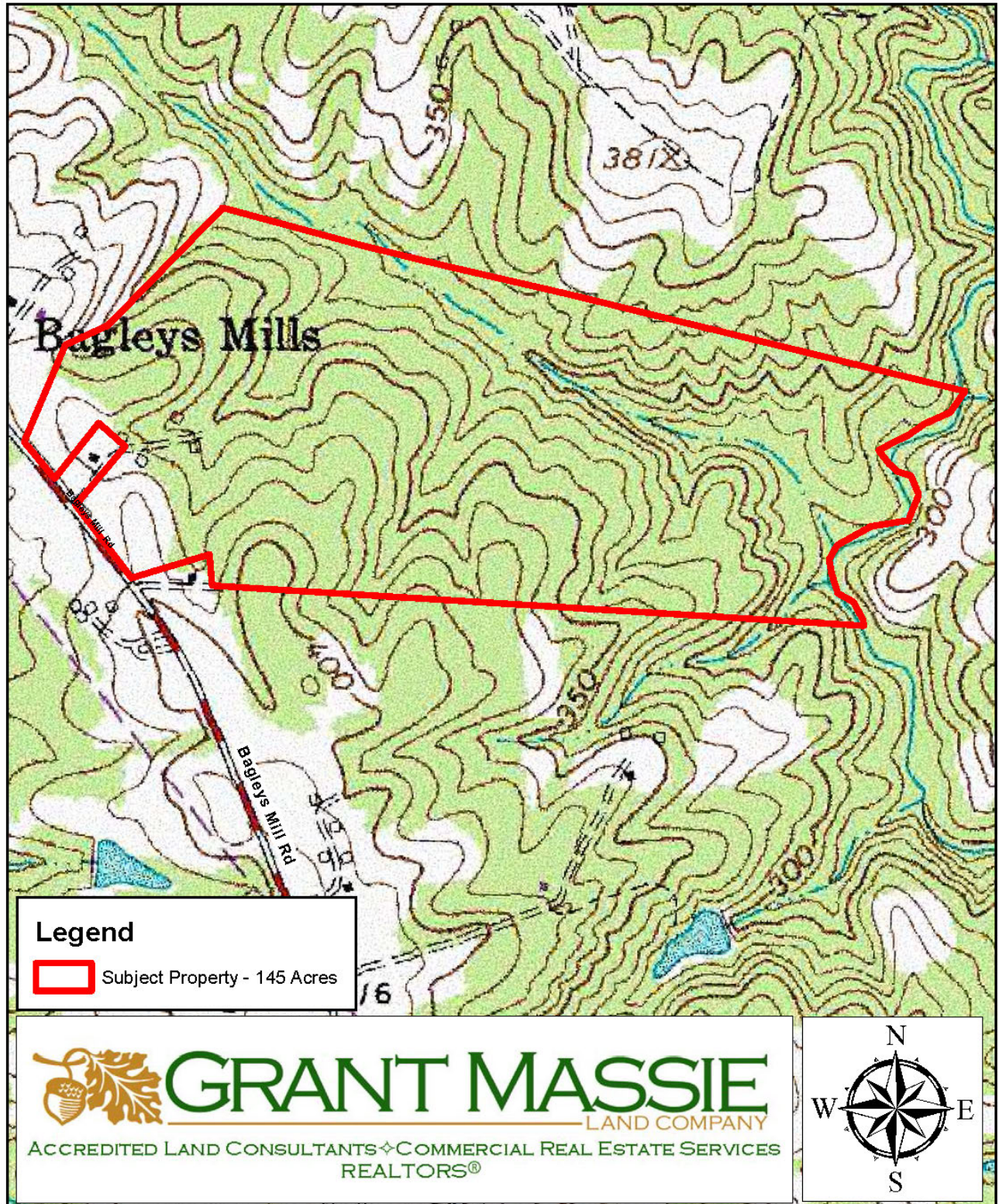


For deed of S.A. Johns, atty to John M. Wells and Sud Book 116,
at page 207 - June 5, 1970 - W. R. Moser, Clerk
by Grace J. Marshall, Deputy Clerk

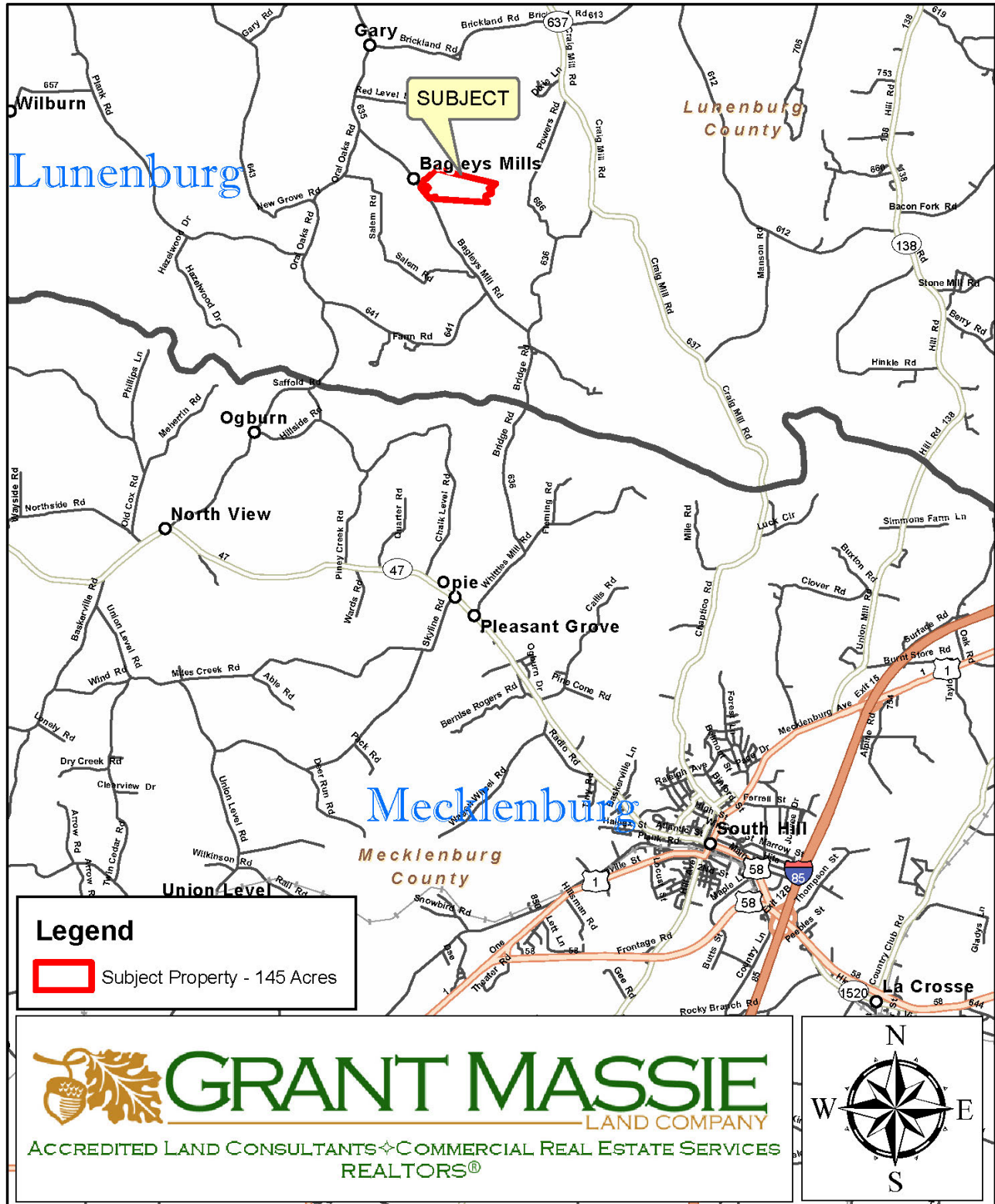
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 145 ACRES IN LUNENBURG COUNTY, VA



PROPERTY INFORMATION:

- APPROXIMATELY 635 FEET OF FRONTAGE ON STATE ROUTE 640 (BAGLEY MILL ROAD)
- 4 ACRES +/- OF OPENLAND
- MIX OF NATURAL HARDWOODS AND PINES (13 TO 16 YEARS OLD) ON REMAINDER
- WOOD ROADS THROUGHOUT PROPERTY
- TRAILER WITH WELL AND SEPTIC ONSITE
- IDEAL FOR A RURAL HOMESITE, HUNTING, HORSES, ATVs, ETC.
- LOCATED ABOUT 9 MILES NORTHWEST OF SOUTH HILL AND 12 MILES +/- FROM I-85.

\$199,000

FOR 24 HOUR RECORDED INFORMATION CALL
LANDLINE—1-888-471-LAND # 2234
OR LOG ON TO OUR WEBSITE AT
WWW.GRANTMASSIE.COM



REPRESENTED BY:

JEFF HUFF
ALC, FORESTER
804-750-1207
JHuff@GrantMassie.com

BILL GRANT
ALC, VLS
804-754-3476
WGrant@GrantMassie.com

 **GRANT MASSIE**
LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON ROAD, SUITE 106, RICHMOND, VIRGINIA 23238
804-750-1200 TOLL FREE: 800-665-LAND FAX: 804-754-3485