

137.5 ACRES MECKLENBURG COUNTY, VA

ASKING PRICE - \$263,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 87-7A & 87-7B. According to the tax records the property contains 137.5 acres. The deed is recorded in Deed Instrument 060004829. A review of the Mecklenburg County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
87-7A	66.02
87-7B	69.89

The subject property is currently zoned Agricultural. There are approximately 1,000' of road frontage on both sides of State Route 689 (Rocky Mount Rd). Wright Lane is a private road that runs along a portion of the southern boundary of the property.

The tract is totally wooded with planted Loblolly pines that are approximately 19 to 23 years of age. According to Virginia Department of Forestry records, 58 acres of the subject property was planted in 1991 and 70 acres was planted in 1995. The 23-year old stand (58 Acres +/-) of pines was thinned in 2010. The 19-year old stand could be thinned for some immediate timber income after its purchase.

The subject property is located about 7.5 miles +/- north of Buggs Island Lake's (Kerr Reservoir) Rudds Creek Public Access Area for your fishing and other water-sport pursuits.

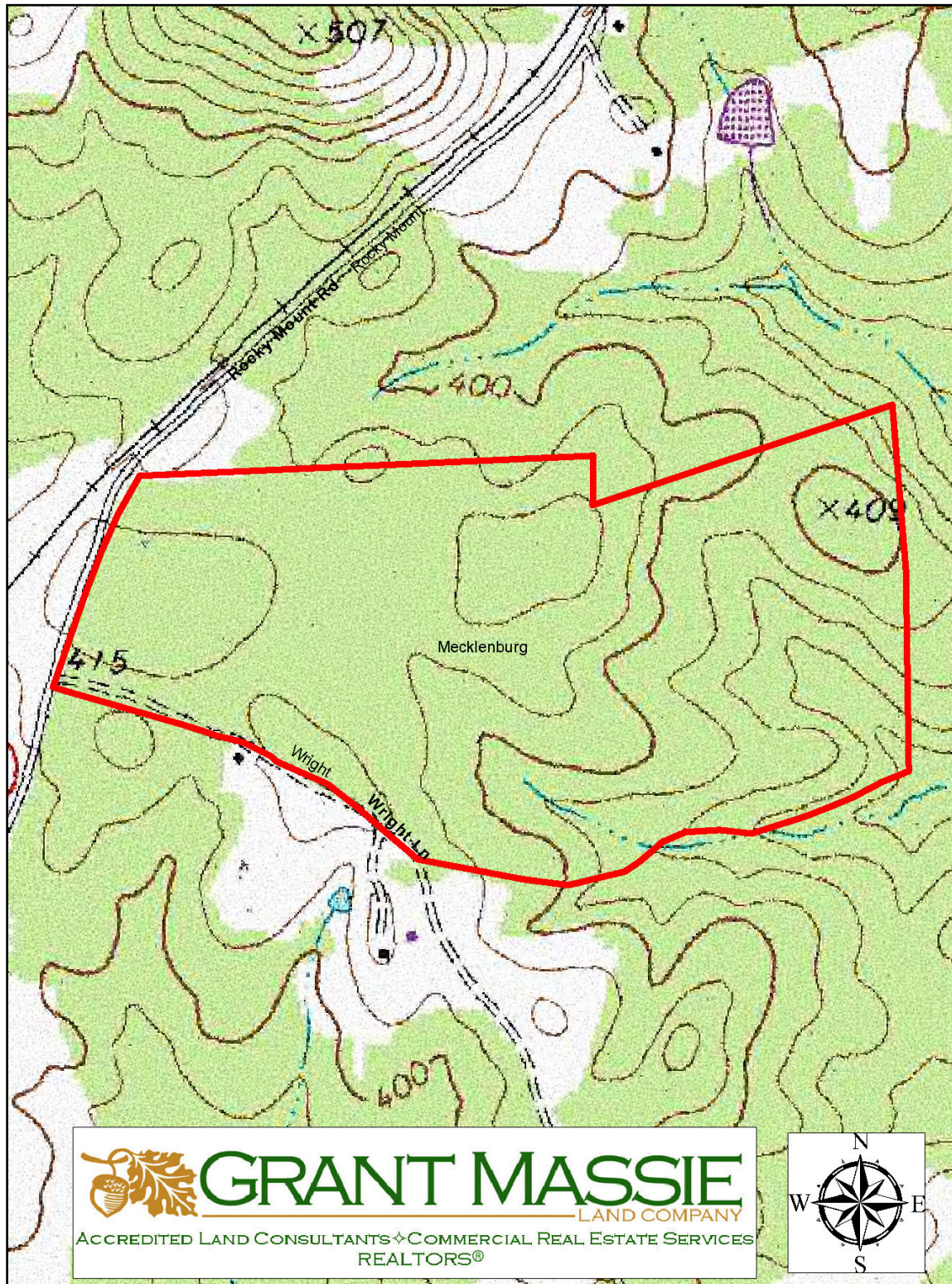
PHOTOGRAPHS



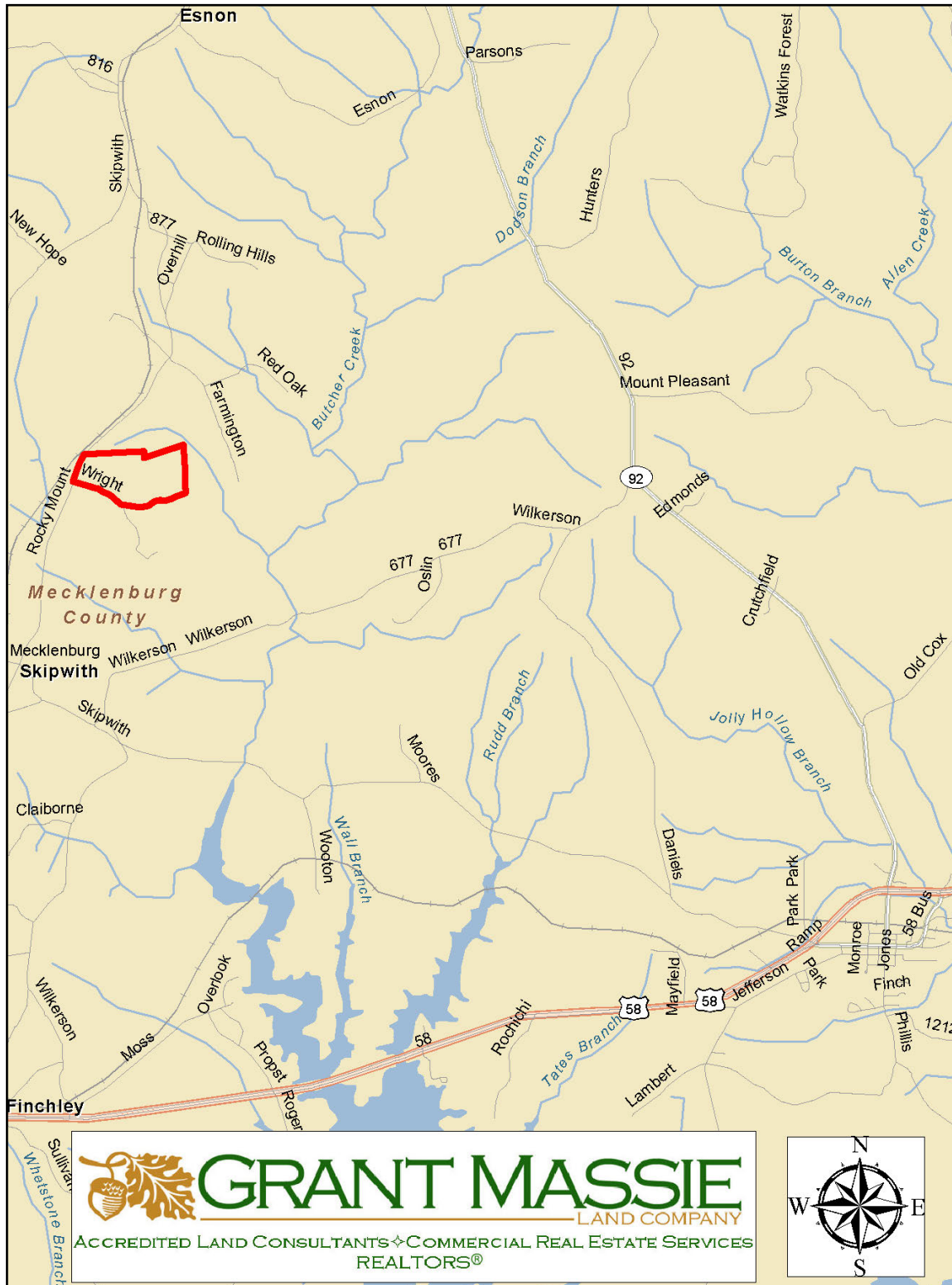
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



LAND FOR SALE

137.5 ACRES +/- IN MECKLENBURG



PROPERTY INFORMATION:

- ✖ Excellent timberland and recreational investment.
- ✖ Completely wooded with 58 acres +/- of 23 year old Loblolly pines thinned in 2010.
- ✖ Balance in unthinned 19 year old Loblolly pines.
- ✖ About 1,000 feet of frontage on State Route 689 (Rocky Mount Road) and long frontage along the private road called Wright Lane.
- ✖ Located about 1.25 miles north of Skipwith.
- ✖ 7.5 miles +/- North of Kerr Reservoir's (Buggs Island Lake) Rudds Creek Public Access Area for fishing & other recreational and water-sports pursuits.

\$263,000

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All information is deemed reliable, but not guaranteed.

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