

135 ACRES +/- SUSSEX COUNTY, VA

ASKING PRICE - \$312,000



REPRESENTED BY:

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

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

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 Sussex County Tax Map records as a portion of parcel number 138-A-1 and parcel number 138-A-7. According to GIS records and aerial photos, the property contains about 135 acres +/- . The deed is recorded in Deed Book 85 on Page 541. A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
138-A-1 (part)	125+/-
<u>138-A-7</u>	<u>10</u>
TOTALS:	135

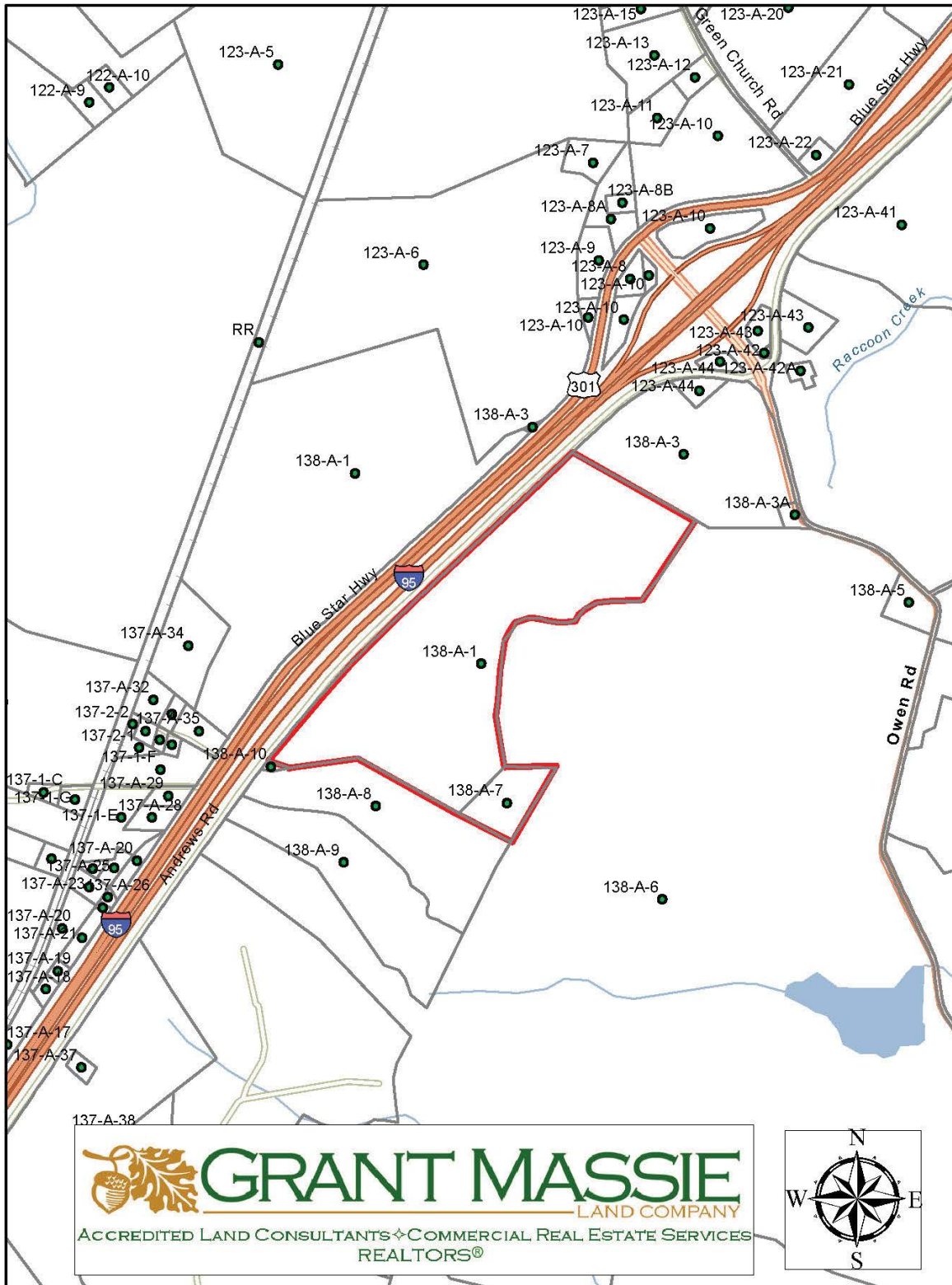
The subject property is currently zoned Agricultural. There are approximately 4,340 feet +/- of road frontage on Andrews Road. The property contains a 3.6-acre +/- pond.

The subject property is completely wooded with mostly mixed pines stands around 30 years old +/- . There is a 7-acre stand of pines planted in 2003 after a small forest fire killed many trees in that location. There is a nice network of wood roads through the woodland.

The subject property is located 0.6 miles from Exit # 24 (Owen Rd) of Interstate 95.

PHOTOGRAPHS

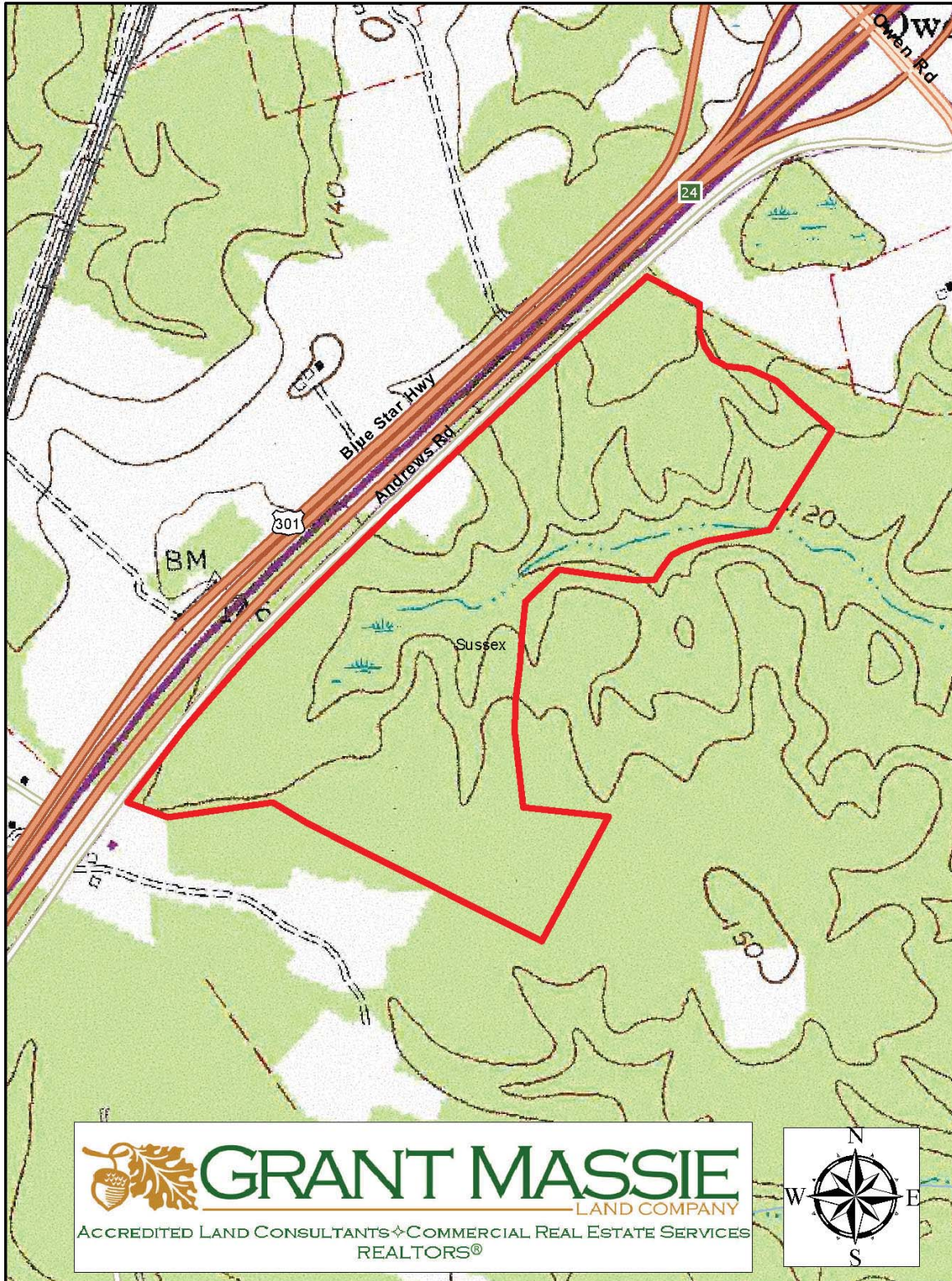




AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



135 ACRES OF TIMBERLAND FOR SALE IN SUSSEX COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Timberland & Recreational Investment
- * Mostly Pine Stands Around 30 Years Old +/-
- * Located 0.6 Miles From Exit # 24 of I-95
- * Located between Jarratt and Stony Creek
- * Long frontage (4,340 ft +/-) on Andrews Road
 - * Private 3.6-acre Pond



**Priced to Sell
\$312,000**

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE
1-888-471-LAND # 2230
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM

REPRESENTED BY:

BILL GRANT
ALC, VLS
804-754-3476

WGrant@GrantMassie.com

JEFF HUFF
ALC, FORESTER
804-750-1207

JHuff@GrantMassie.com

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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

EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON RD., SUITE 106, RICHMOND, VA 23238
804-750-1200—TOLL FREE: 1-800-665-LAND