

275 ACRES DINWIDDIE COUNTY, VA

ASKING PRICE - \$347,500



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PROPERTY DESCRIPTION

The subject property is shown on Dinwiddie County Tax Map records as parcel number 67-29 & 30. According to the tax records the property contains 275 acres. The deed is recorded in Deed Book 79 on Page 128. A review of the Dinwiddie County Tax Records indicates the following:

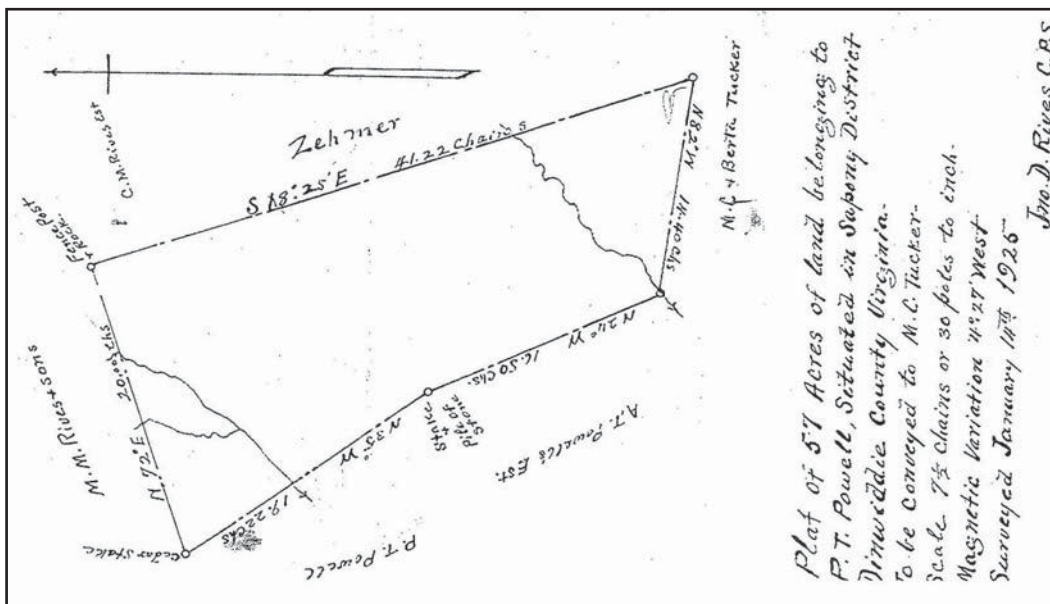
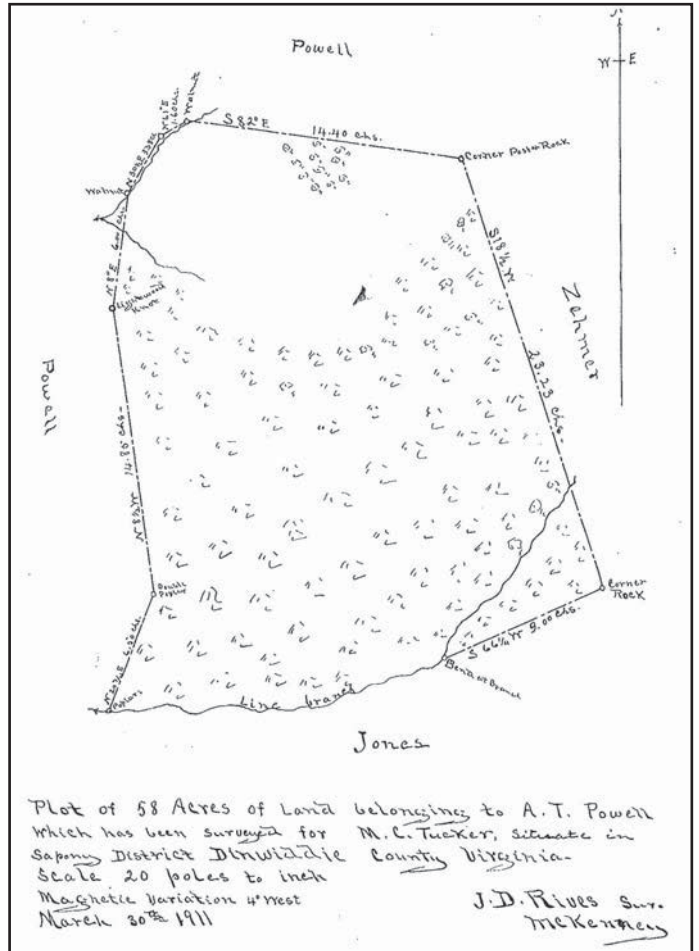
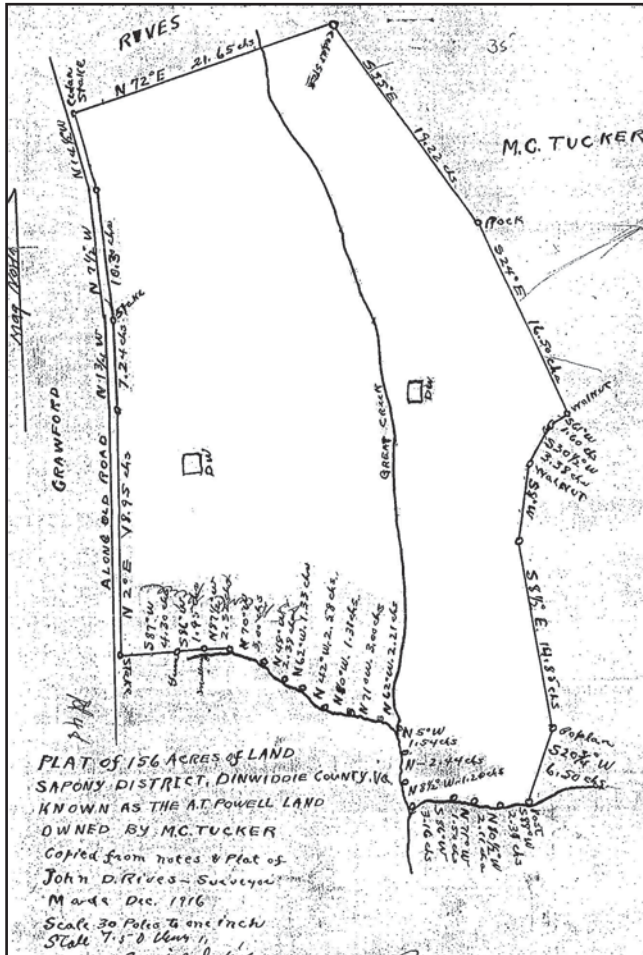
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
67-29	58	\$87,000 Land
67-30	217	<u>\$263,100</u> Land
		\$350,100 Total Value

The subject property is currently zoned A2 (Agricultural). There are approximately 2,840' of road frontage on Manson Church Road.

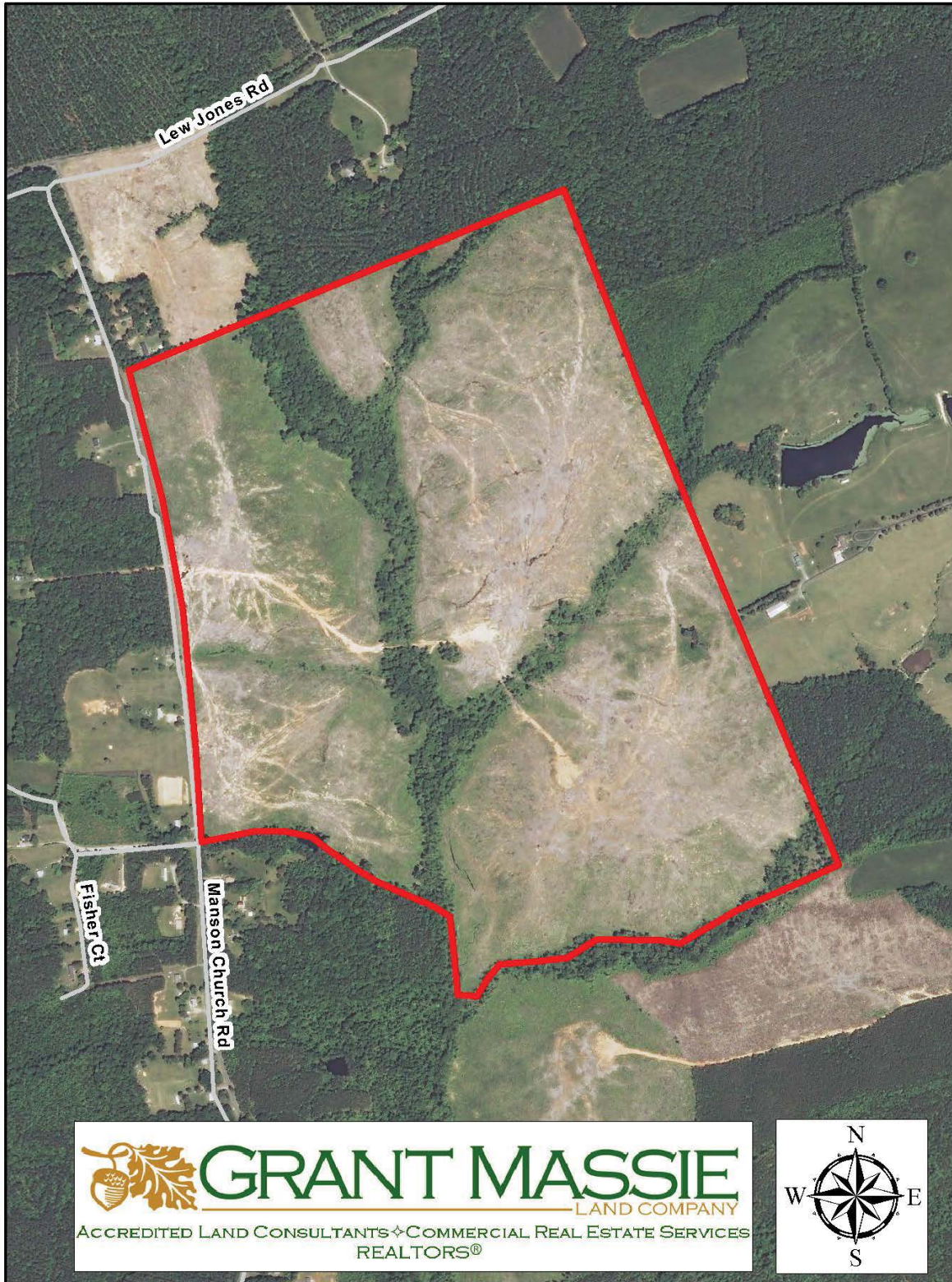
The property is all wooded. It was clear-cut in 2011 and re-planted in Loblolly pines in March of 2012.



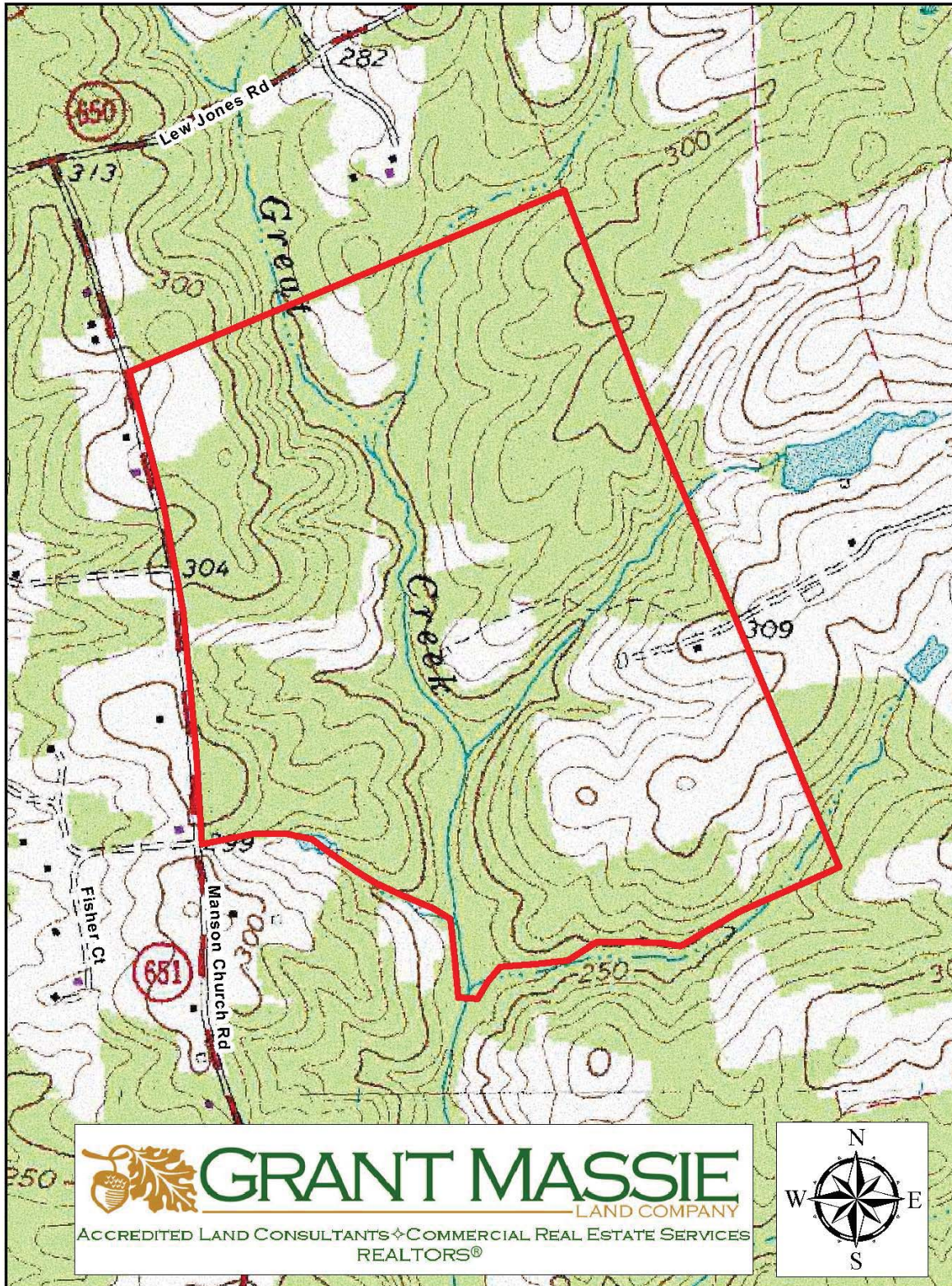
PLATS



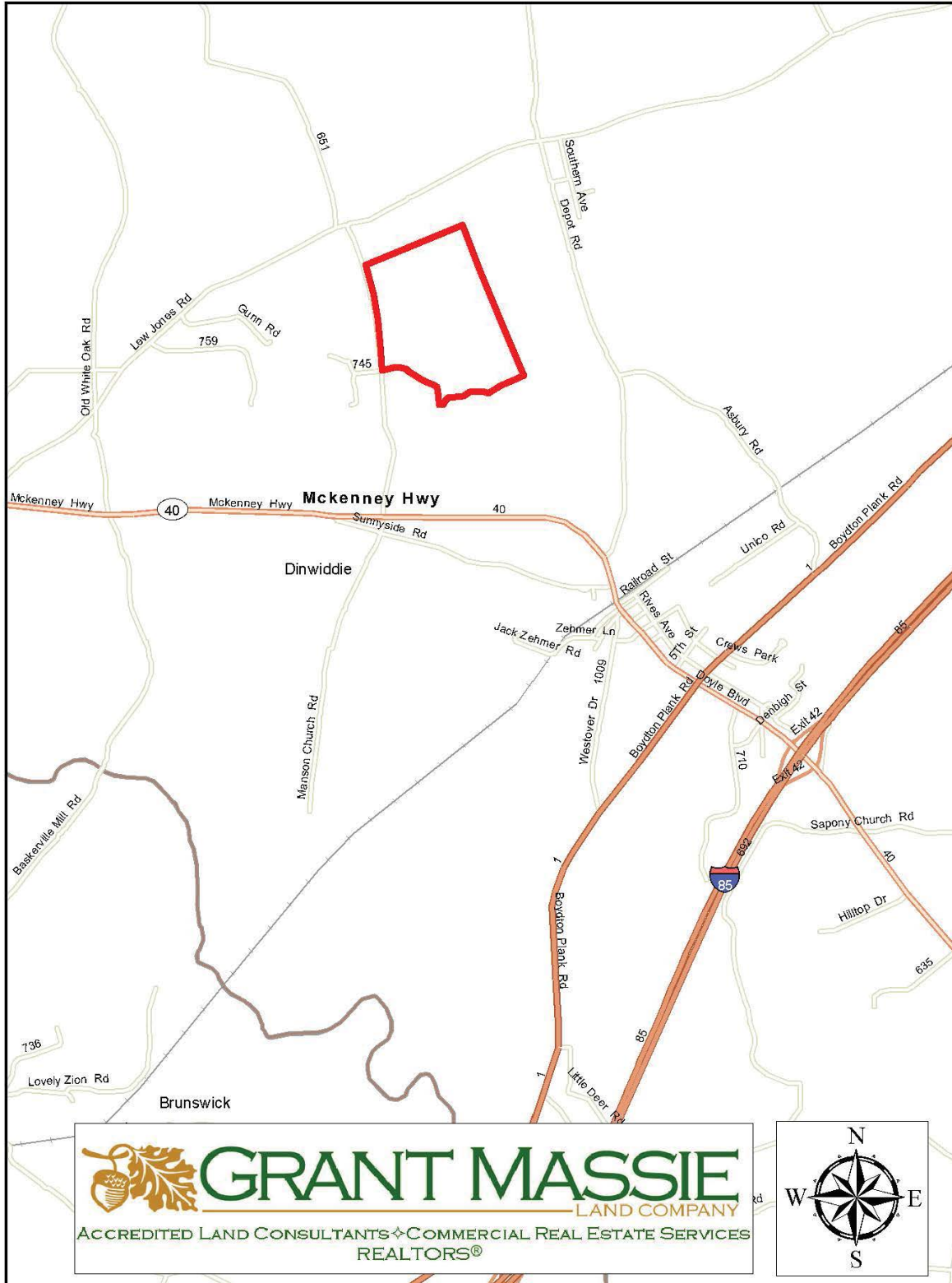
AERIAL PHOTOGRAPH



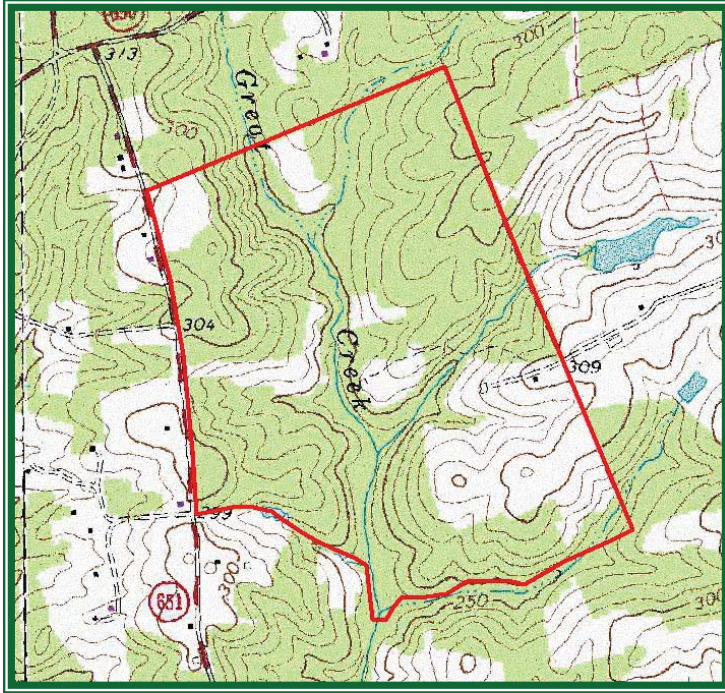
TOPOGRAPHIC MAP



LOCATION MAP



275 ACRE TIMBERLAND FOR SALE IN DINWIDDIE COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Timberland Investment
- * Loblolly Pine Plantation Planted in 2012
- * Located 3.25 Miles From I-85
- * West of McKenney & North of Route 40
- * Great Hunting Tract
- * Good Long-Term Investment—Priced To Sell!



\$347,500

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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