58.44 ACRES CUMBERLAND Co., VIRGINIA

PRICE - \$193,000



REPRESENTED BY:

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

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

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PROPERTY DESCRIPTION

The subject property is shown on Cumberland County Tax Map records as parcel number 50-A-45. According to the tax records the property contains 58.44 acres. The deed is recorded in Instrument # 20071825. A review of the Cumberland County Tax Records indicates the following:

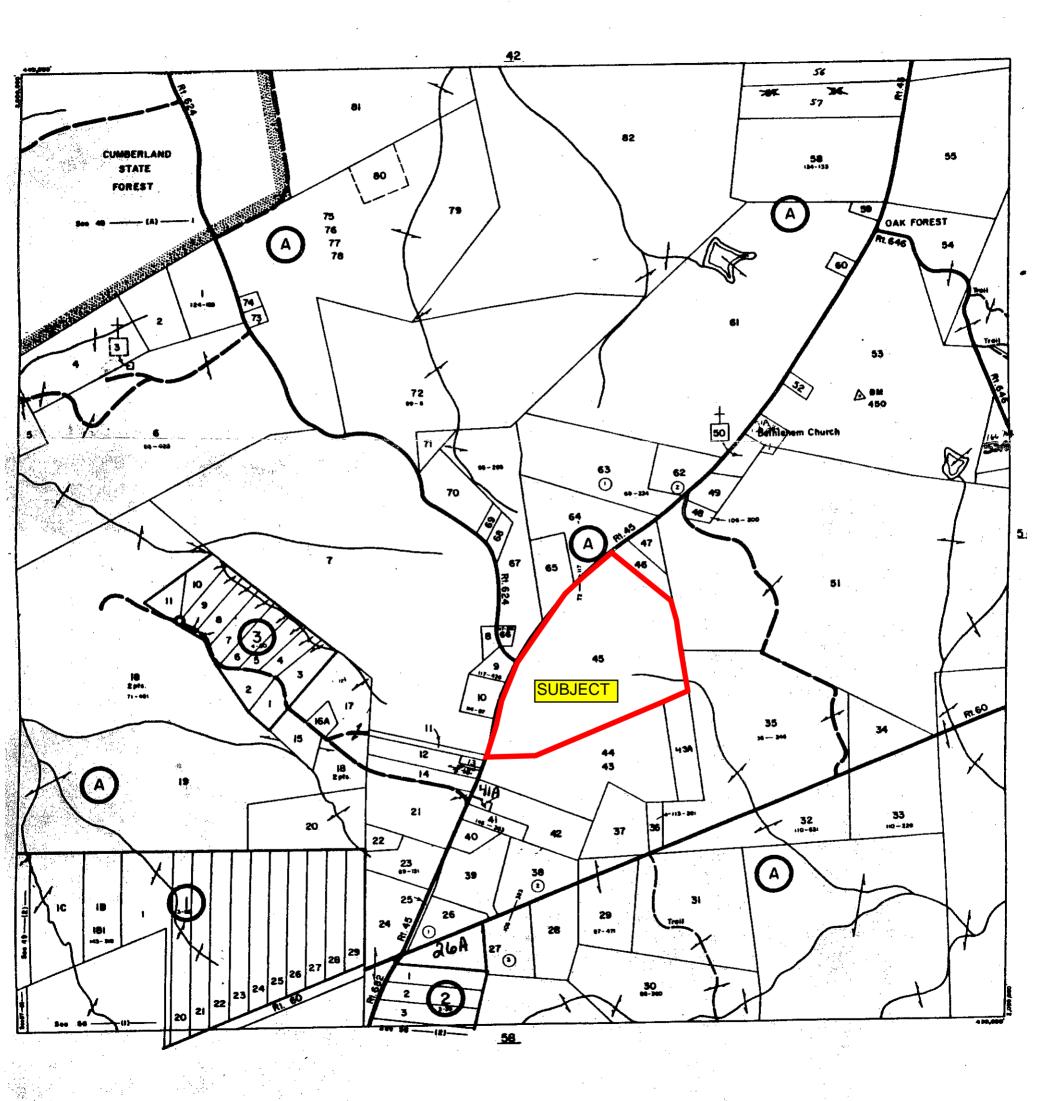
Tax Map Number	<u>Acreage</u>	Tax Assessment	
50-A-45	58.44		Land Improvements Total Value

The subject property is currently zoned Rural Residential. There are approximately 2,550 feet of road frontage on Route 45 (Cartersville Road).

There is approximately 11.5 acres of open land and a 0.7 acre pond. The rest of the property is wooded with some scattered timber.

There is a frame farm house on the property. The older 2 story section contains 1,248 square feet of living space. There is a one story addition that was added in 2001 containing 1,110 square feet of living space. Partial renovations have been made to the house, but fixtures and some electrical and plumbing need additional work. **Property is sold "as is".**

CUMBERLAND COUNTY

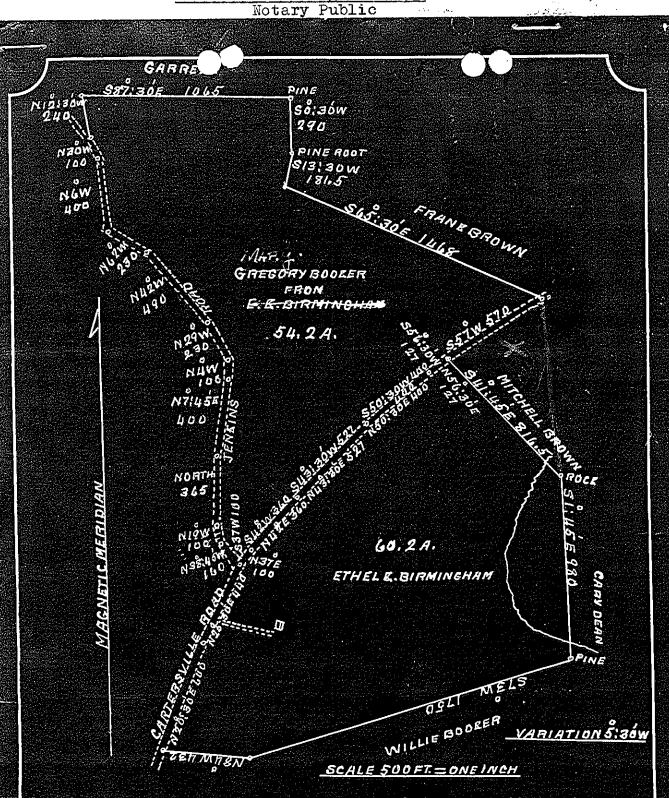


riting bearing date on the 14th day of November,1935, have acknowledged e me in my city aforesaid.

Nellie Eisinger

My term of office as notary expires May 3,1937.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 27th day of November,



THE ABOVE IS A PLAT OF IIU, 4 ACRES OF LAND IN CUMBERLAND CO. VA. SURVEYED THE 15, AND 16, DAYS OF AUGUST 1935, AND DIVIDED INTWO AREAS BOUNDED AS FOLLOWS; 54.2 A. ONTHE N.W. SIDE OF THE CARTERS VILLE ROAD, BEGINNING ATTHE INTERSECTION OF THE CARTERS VILLE AND JENKINS ROAD ST. THENGE WITH JENKINS ROAD N38.45 W 160 FT., N 19W 100 FT., N DRTH 365 FT., N 7. 45 E 400 FT., N 4 W 100 FT., N 29W 230 FT., N 42W 490 FT, N 62W 230 FT., N 40W 400 FT., THENCE LEVING TO AD N 2:36W 240 FT. TO A CEDAR STAKE; S87:36E 1065 FT. TO A PINE, S8:36W 290 FT. TO APINE ROOT, S13:36W 121 FT., S86:36W 400 FT., S43:36W 527 FT., S46:36W 400 FT., S43:36W 527 FT., S46:36W 400 FT., S43:36W 527 FT., S46:36W 400 FT. TO THE BEGINNING.

60.2 A. ONTHE S.E. SIDE OF THE CARTERSVILLE ROAD, BEGINNING ATTHE INTERSECTION DE THE CARTERSVILLE AND JENEINSROADS, THENCE WITH CARTERSVILLE ROAD, N37E 100 FT., N42E 360 FT., N43: 36E 527 FT., N58: 36E 400 FT., N56: 36E 127 FT., THENCE LEAVING ROAD S41: 46E 816.5 FT. TO A ROCE, S1: 46E 986 FT. TO A PINE, S73VV 1750, N84W 432 FT. PASSING A WHITE O. ON EAST SIDE OF THE CARTERSVILLE ROAD, THENCE WITH SAID ROAD N20: 36E 600 FT., N28: 36E 600 FT.

440 FT. TO THE REGINNING. ROAD AREA THROUGH FARM SOFT, 1.04A, ROAD BOUNDARY I.IIA CARTERVILLE) " " 1,77A, JENEINS

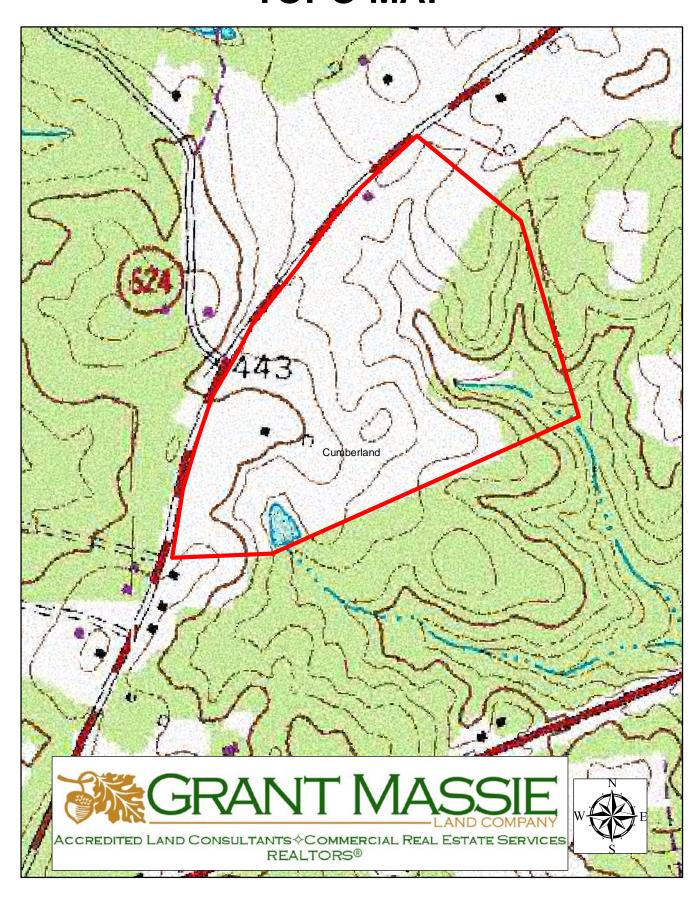
4. D. Hubbard 1. 2. S.

Transaction of the world in

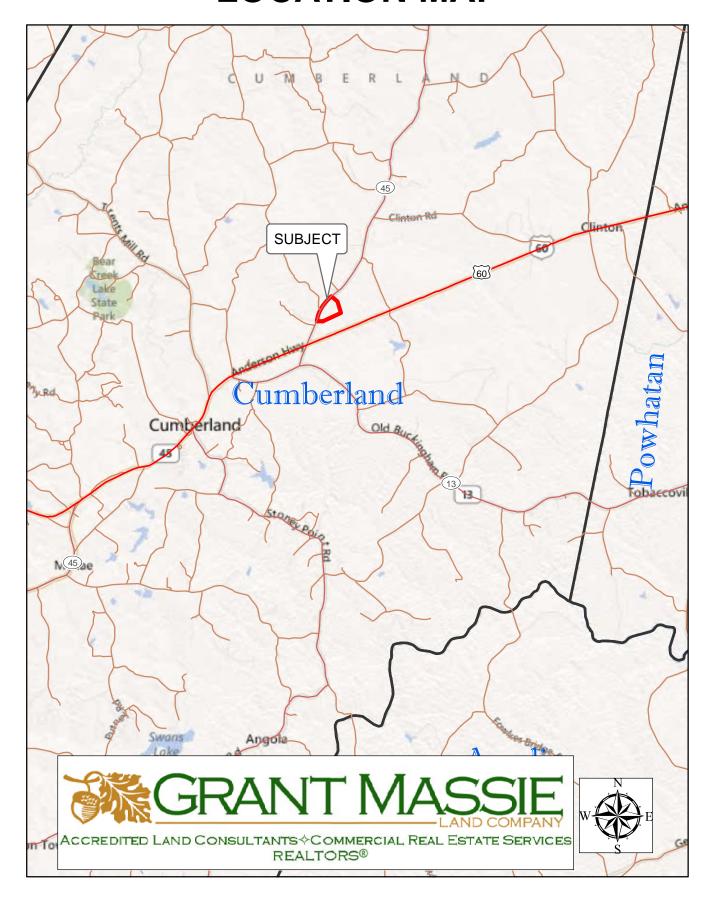
AERIAL PHOTO



TOPO MAP



LOCATION MAP



58.44-ACRES FOR SALE IN CUMBERLAND COUNTY, VA.



PROPERTY INFORMATION:

- * 11.5 ACRES OF OPEN PASTURE LAND
- * 0.7 ACRE POND
- * 2,550' FRONTAGE ON CARTERSVILLE RD
- * 2,358 SQFT FARM HOUSE (NEEDS WORK)
- * HOUSE SOLD "AS IS"
- * PRICED BELOW ASSESSMENT!!!!!!





FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE 1-888-471-LAND #2206 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

REALTORS® EXPERTISE—CONSULTATION—RESULTS

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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