

58.44 ACRES CUMBERLAND Co., VIRGINIA

PRICE - \$193,000



REPRESENTED BY:

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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:

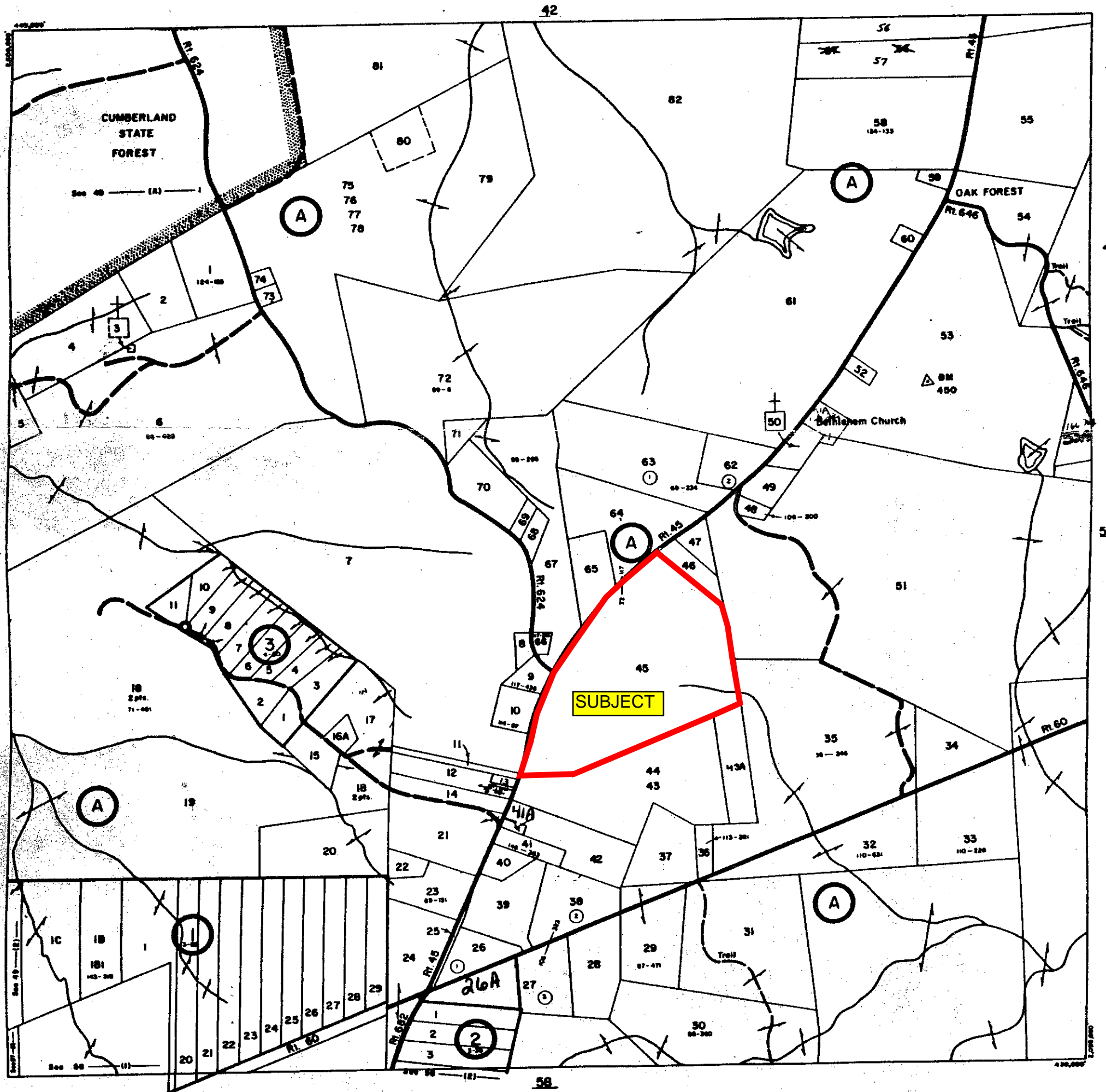
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
50-A-45	58.44	\$162,580 Land
		<u>\$110,640</u> Improvements
		\$273,320 Total Value

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



SCALE IN FEET

MADISON

DISTRICT

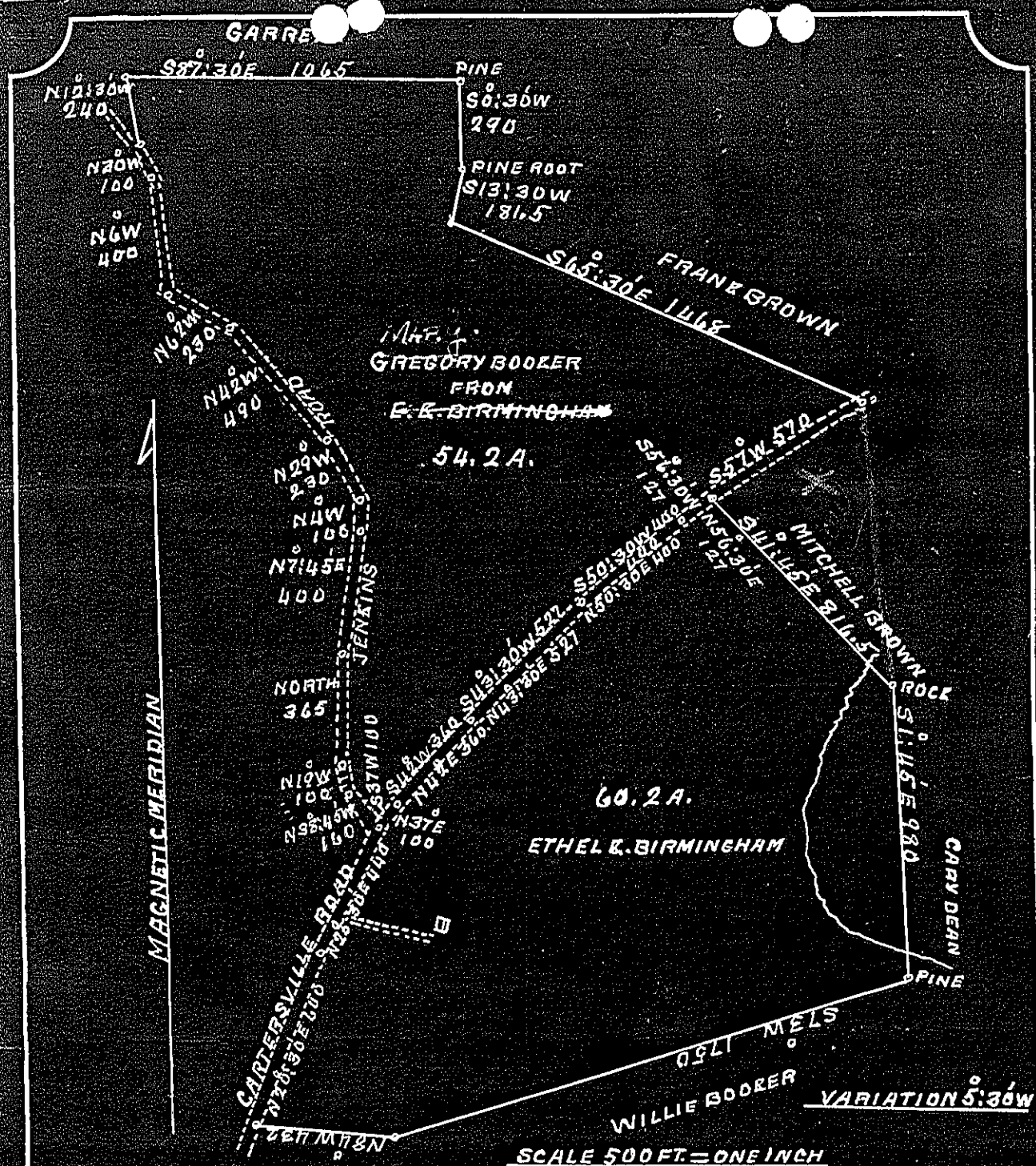
SECTION 50

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

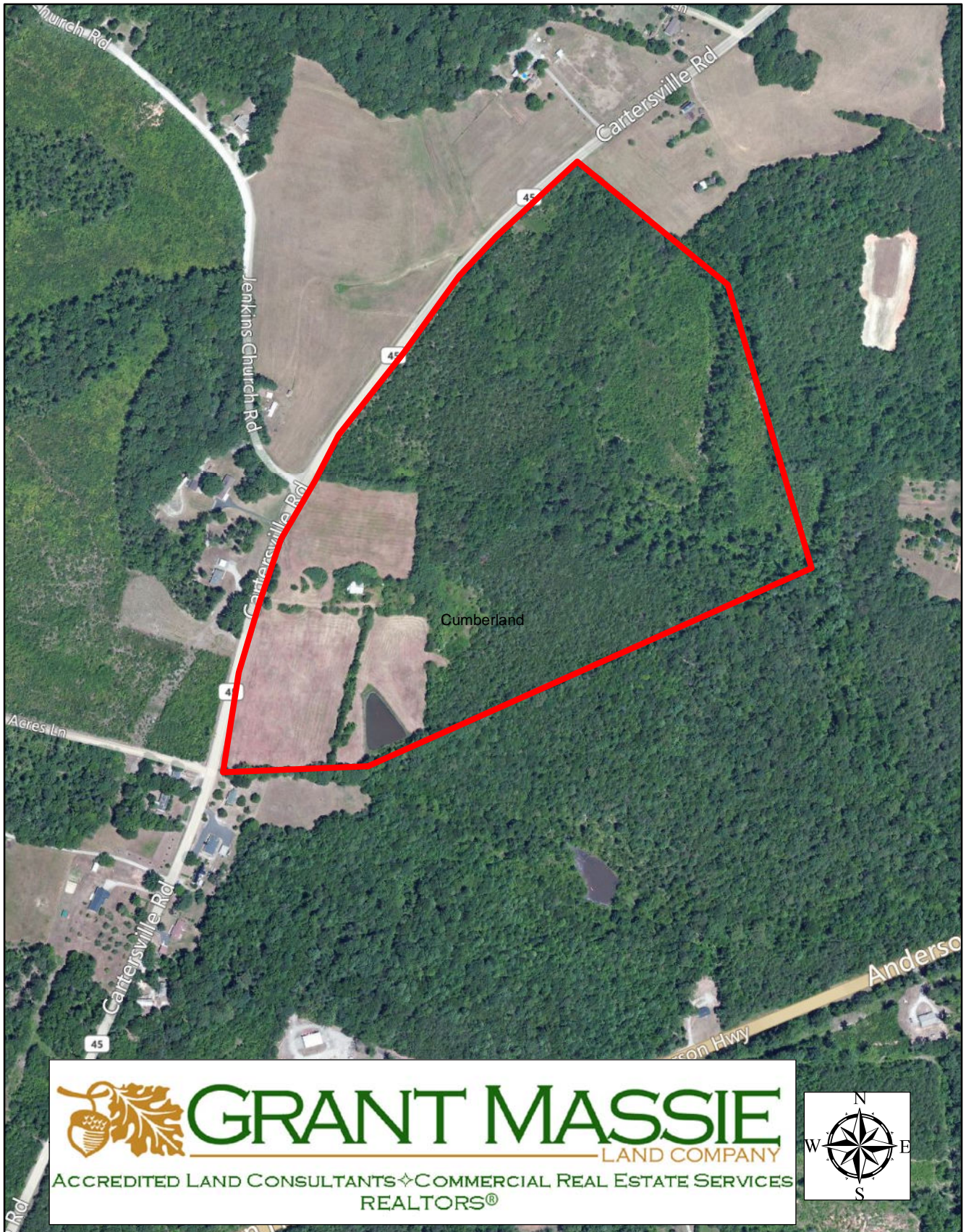
My term of office as notary expires May 3, 1937.

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

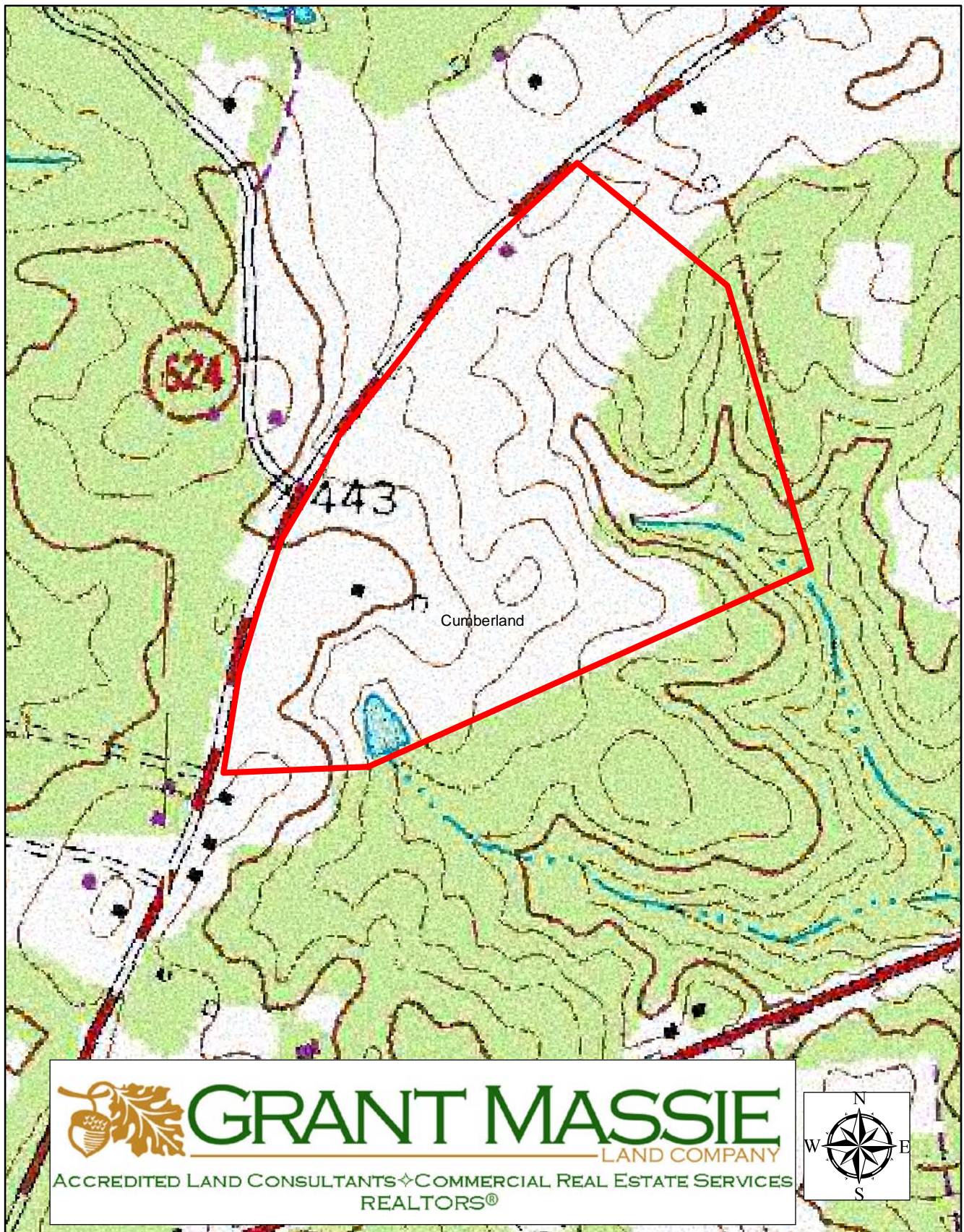
Nellie Eisinger
Notary Public



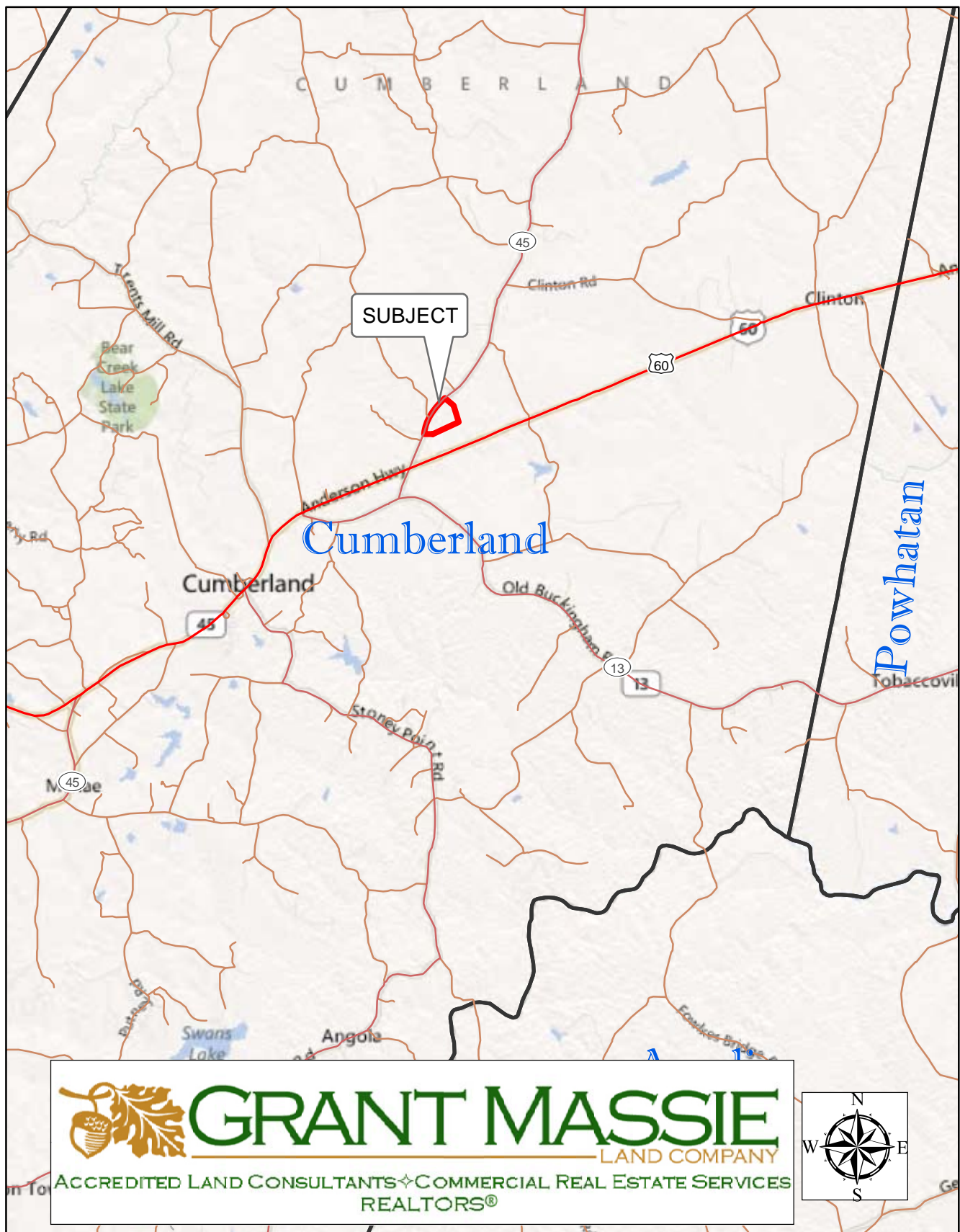
AERIAL PHOTO



TOPO MAP



LOCATION MAP

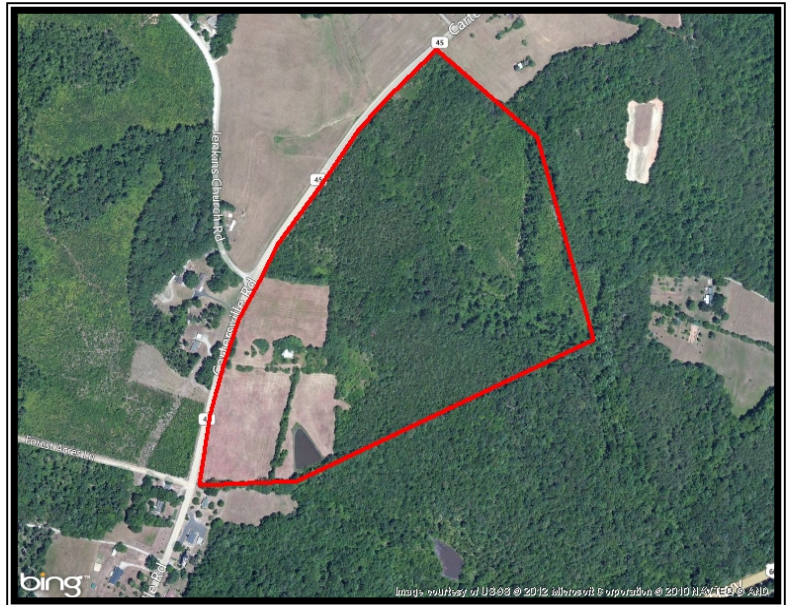


58.44-ACRES FOR SALE IN CUMBERLAND COUNTY, VA.



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!!!!!!



**PRICE
\$193,000**

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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