

340 ACRES +/- GREENSVILLE COUNTY, VIRGINIA

ASKING PRICE - \$595,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Greenville County Tax Map records as a 340-acre +/- portion of parcel numbers 11-24, 11-26G and 11-30 and known as a part of the Kistler tract. The deed is recorded in Instrument #060000861.

The subject property is currently zoned Agricultural. There are approximately 960 feet of road frontage on Allen Road and 1,800 feet on Otterdam Road.

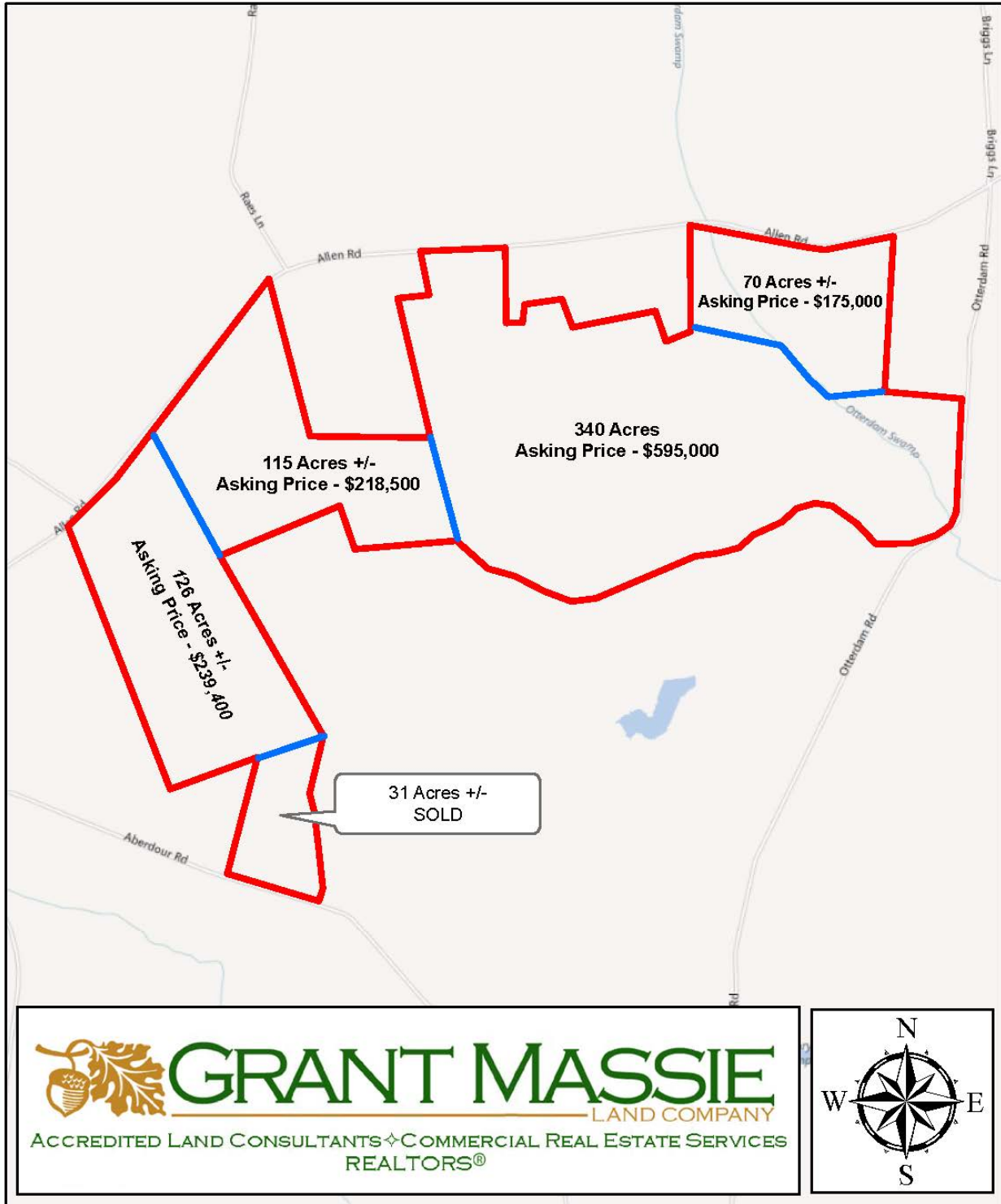
Per the forest type map completed by F & W Forestry Services, the 340-acre subject property contains an estimated 1.95 acres +/- of non-timber area consisting mostly of woods roads, small clearings, etc. The balance is wooded and more specifically described below:

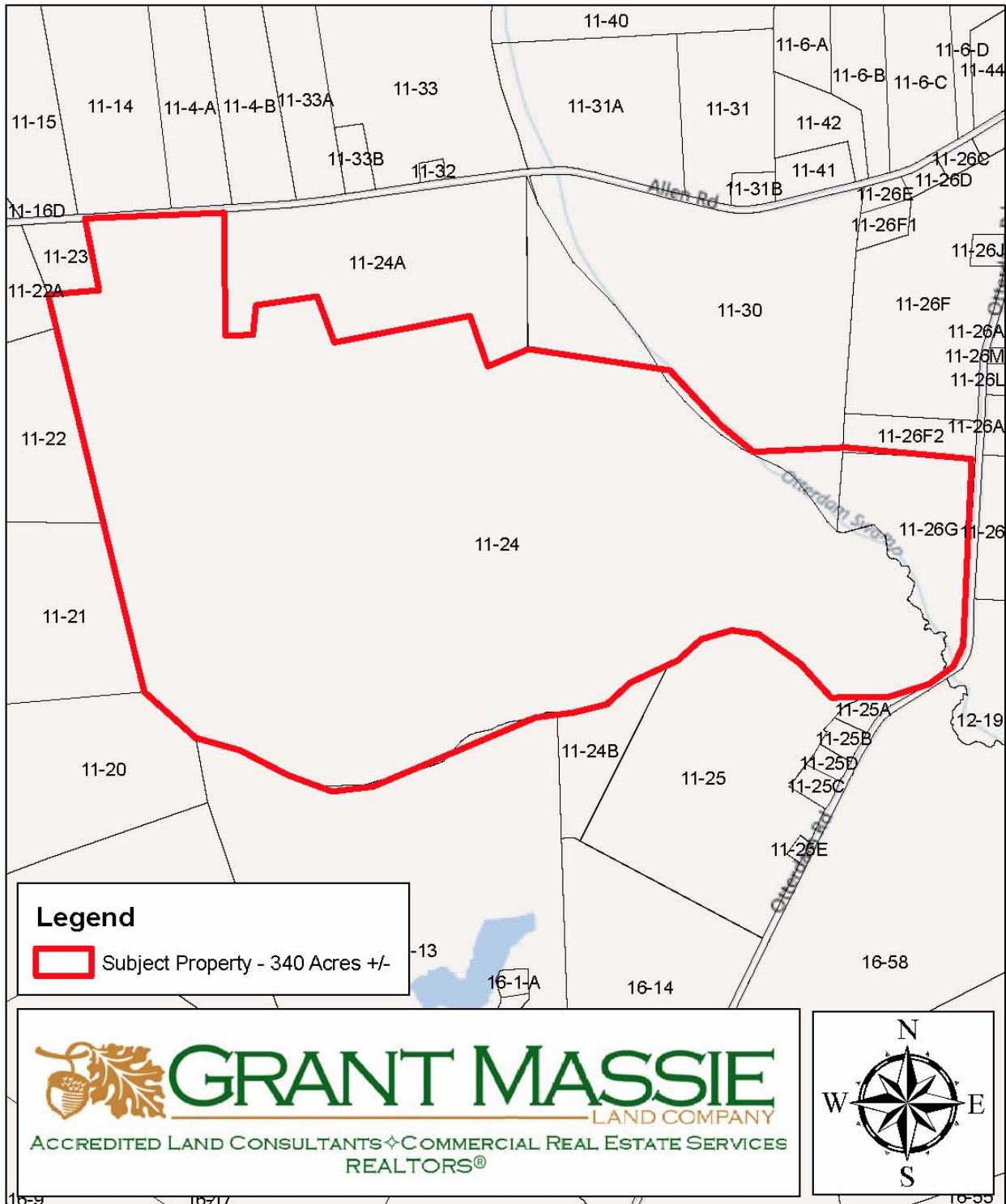
- 1) 9-year old planted pines (237.29 Acres +/-);
- 2) Thinned 22-year old pines (55 Acres +/-); and
- 3) Natural bottomland hardwoods along SMZs and Otterdam Swamp (46 Acres +/-).

The subject property is located 4 miles +/- southwest of Jarratt and Interstate 95 and 7 miles north of Emporia.

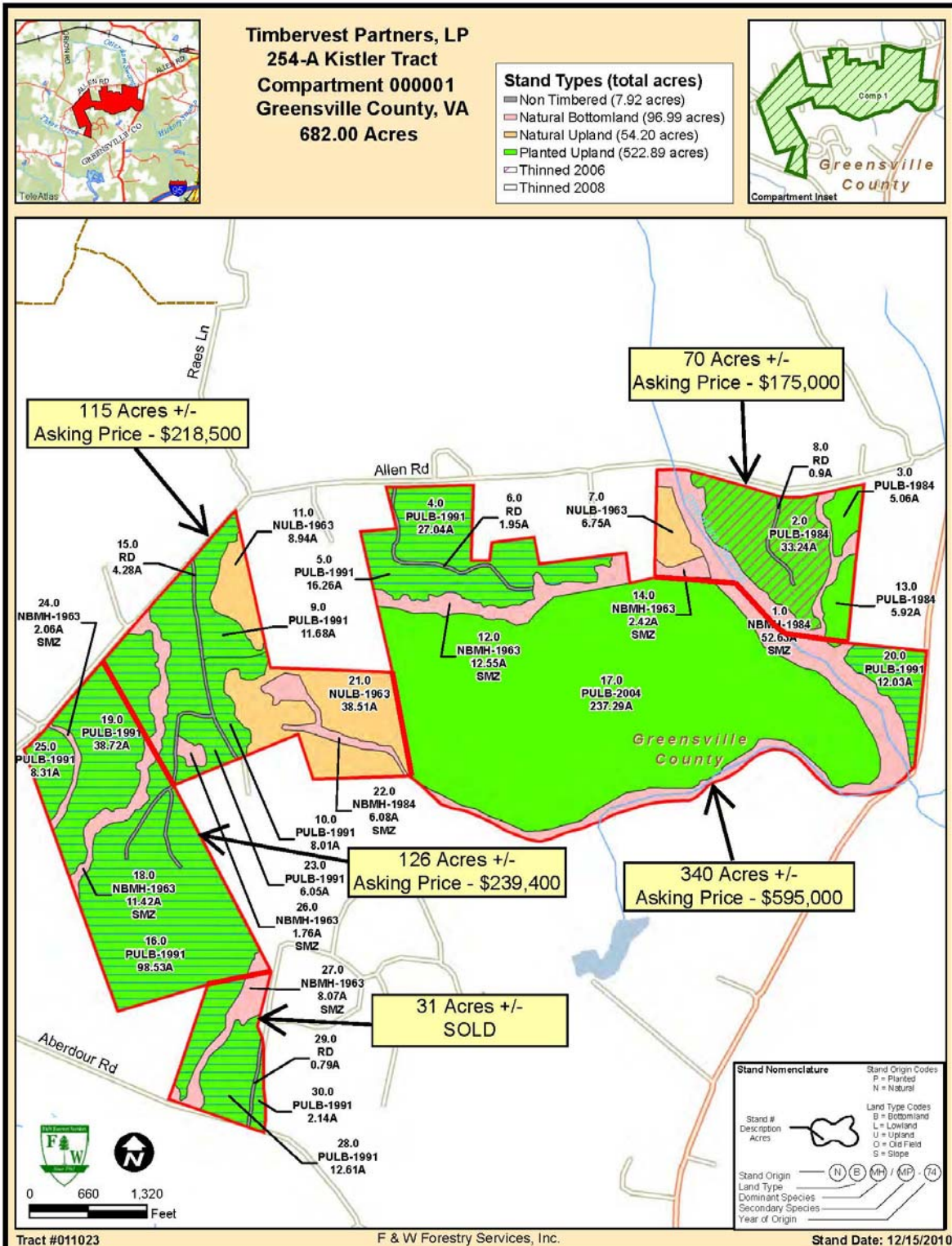
Other parcels are available together or separately for up to a total package of 682 acres +/-.
See the following page for a Division Map and corresponding asking prices for each tract.

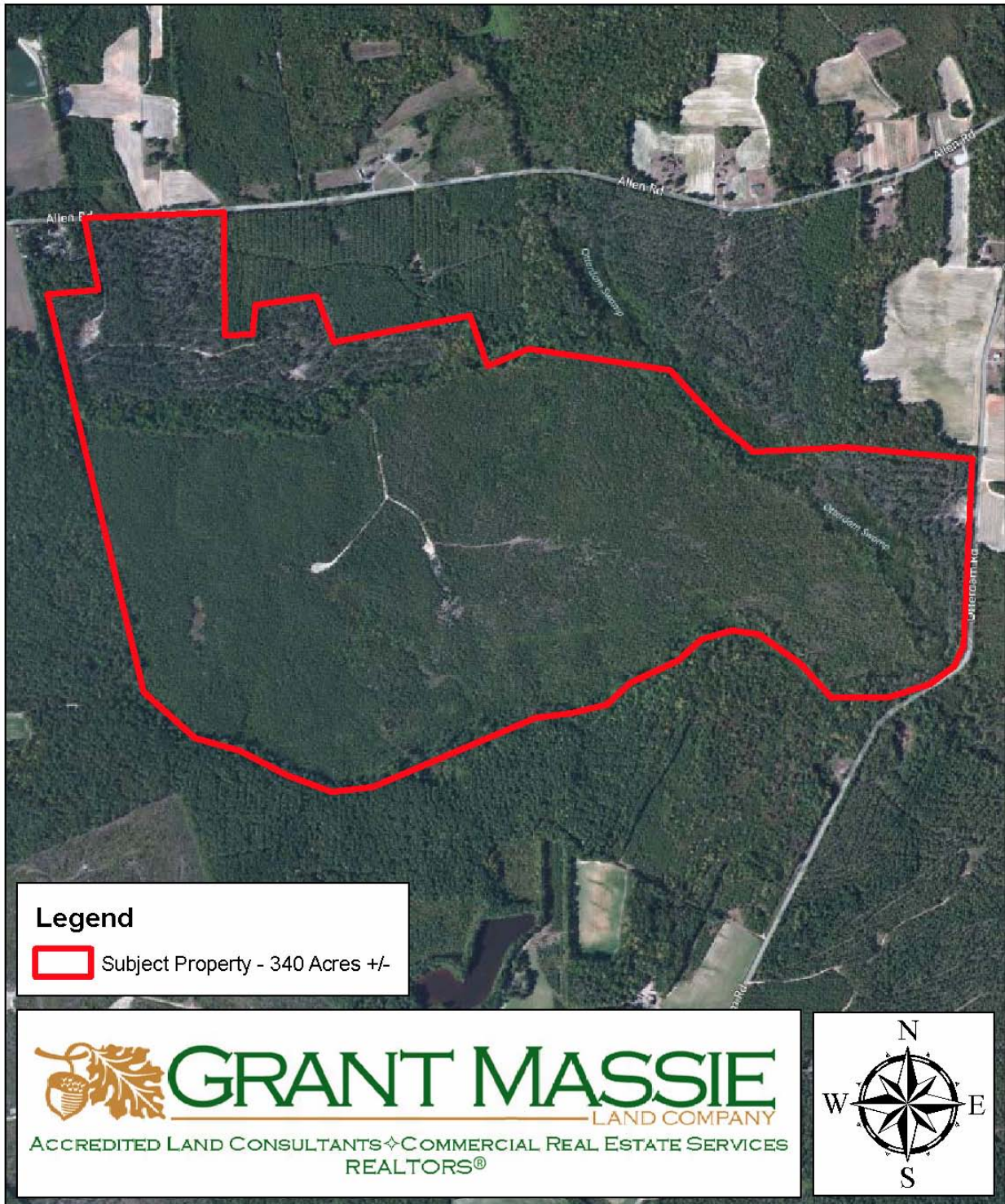
DIVISION MAP



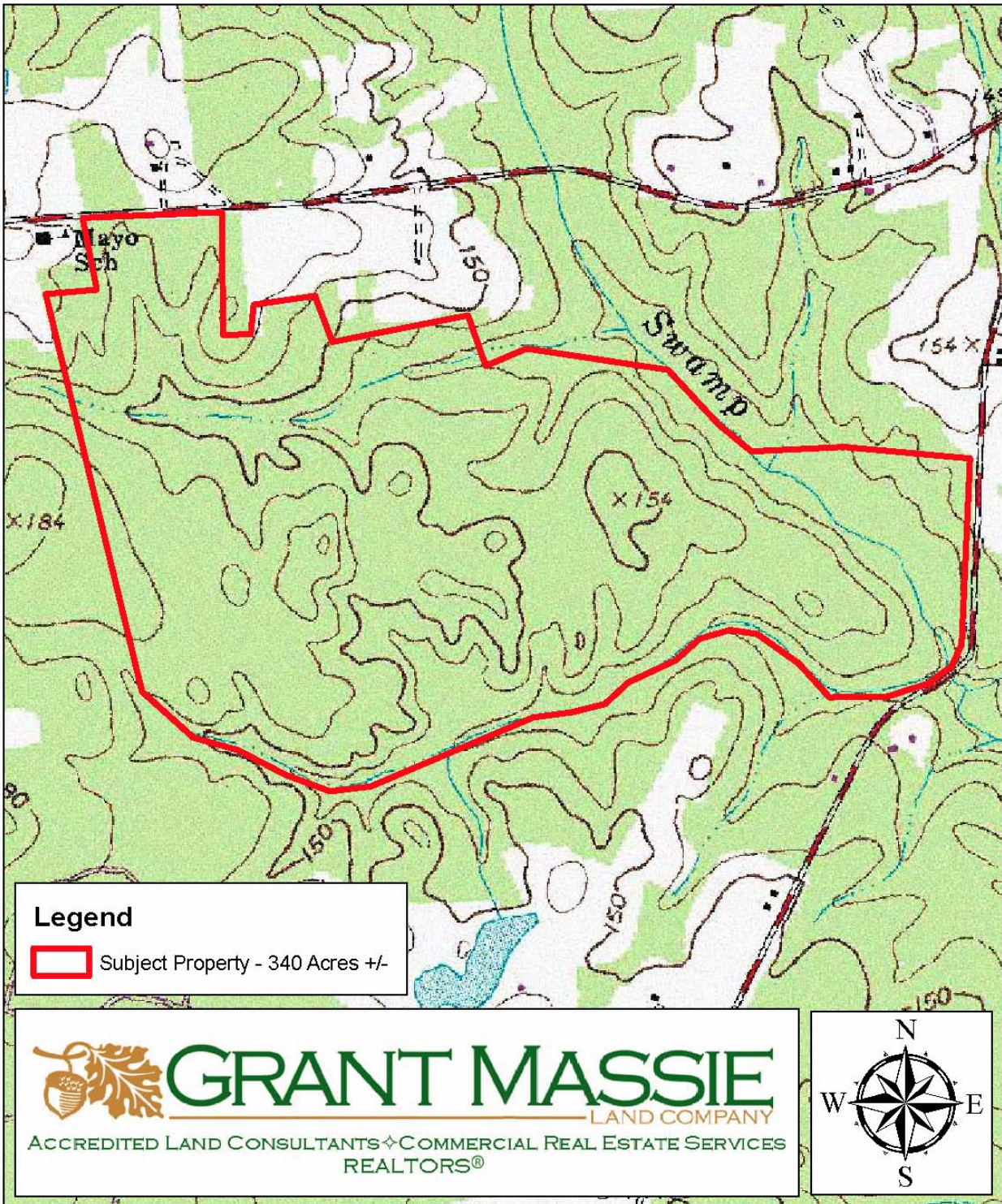


FOREST TYPE MAP

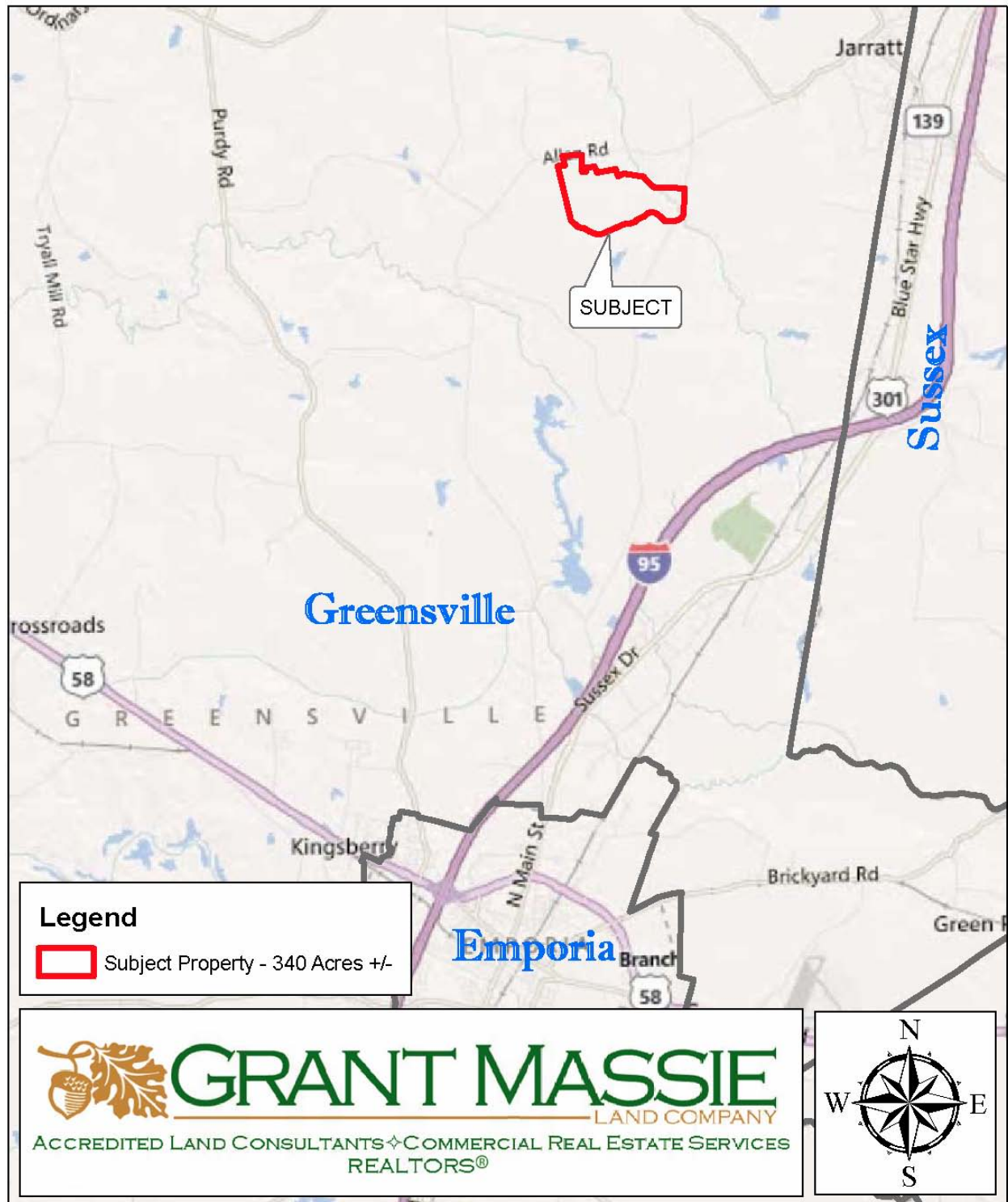




TOPOGRAPHIC MAP

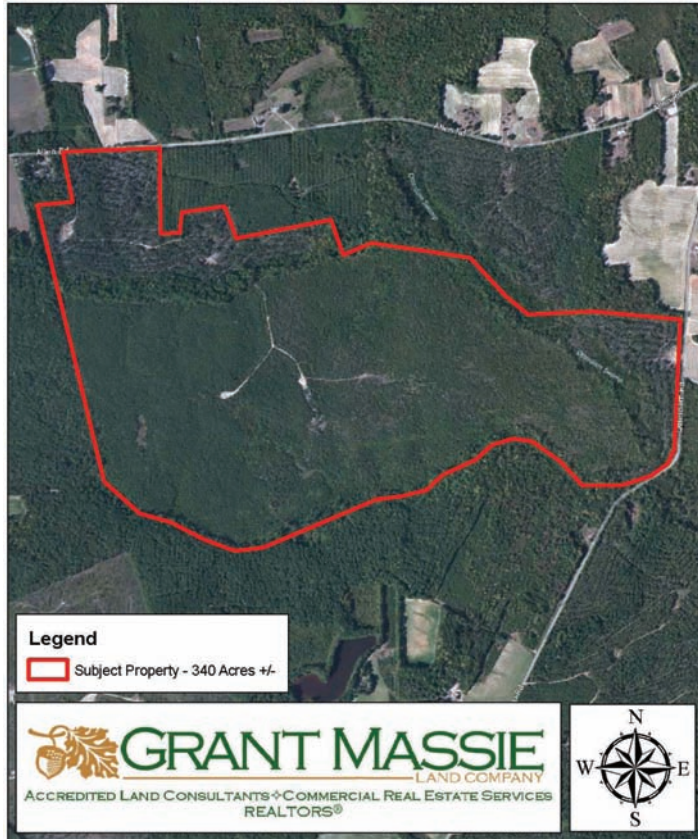


LOCATION MAP



LAND FOR SALE

340 ACRES +/- IN GREENSVILLE

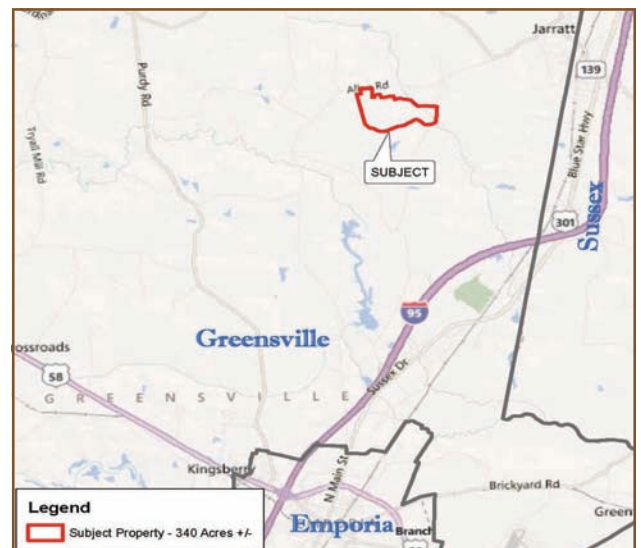


\$595,000

For 24-hour recorded information,
call LANDLINE
1-888-471-LAND # 2191
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www.GrantMassie.com

PROPERTY INFORMATION:

- ※ Excellent Investment Opportunity for Recreation and Timber Production.
- ※ Frontage on Allen Road (S.R. 610) and Otterdam Road (S.R. 614)
- ※ 55 Acres of Thinned 21-yr Old Pines
- ※ 237 Acres of 8-yr Old Planted Pines
- ※ Balance in Mixed Bottomland Hardwoods
- ※ Convenient to Emporia (7 miles +/-) and Jarratt/I-95 (4 miles +/-)
- ※ Additional Tracts Available up to a Total of 682 Acres +/-, Subject to Availability



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All information is deemed reliable, but not guaranteed.

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