

104.96 ACRES MECKLENBURG COUNTY, VIRGINIA

PRICE - \$163,000



REPRESENTED BY:
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804-754-3476

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PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 79-A-32. According to the tax records the property contains 99.96 acres; **however a new survey dated 9/6/2007 indicates 104.96 acres.** The deed is recorded as Deed Instrument #030000988. A review of the Mecklenburg County Tax Records indicates the following:

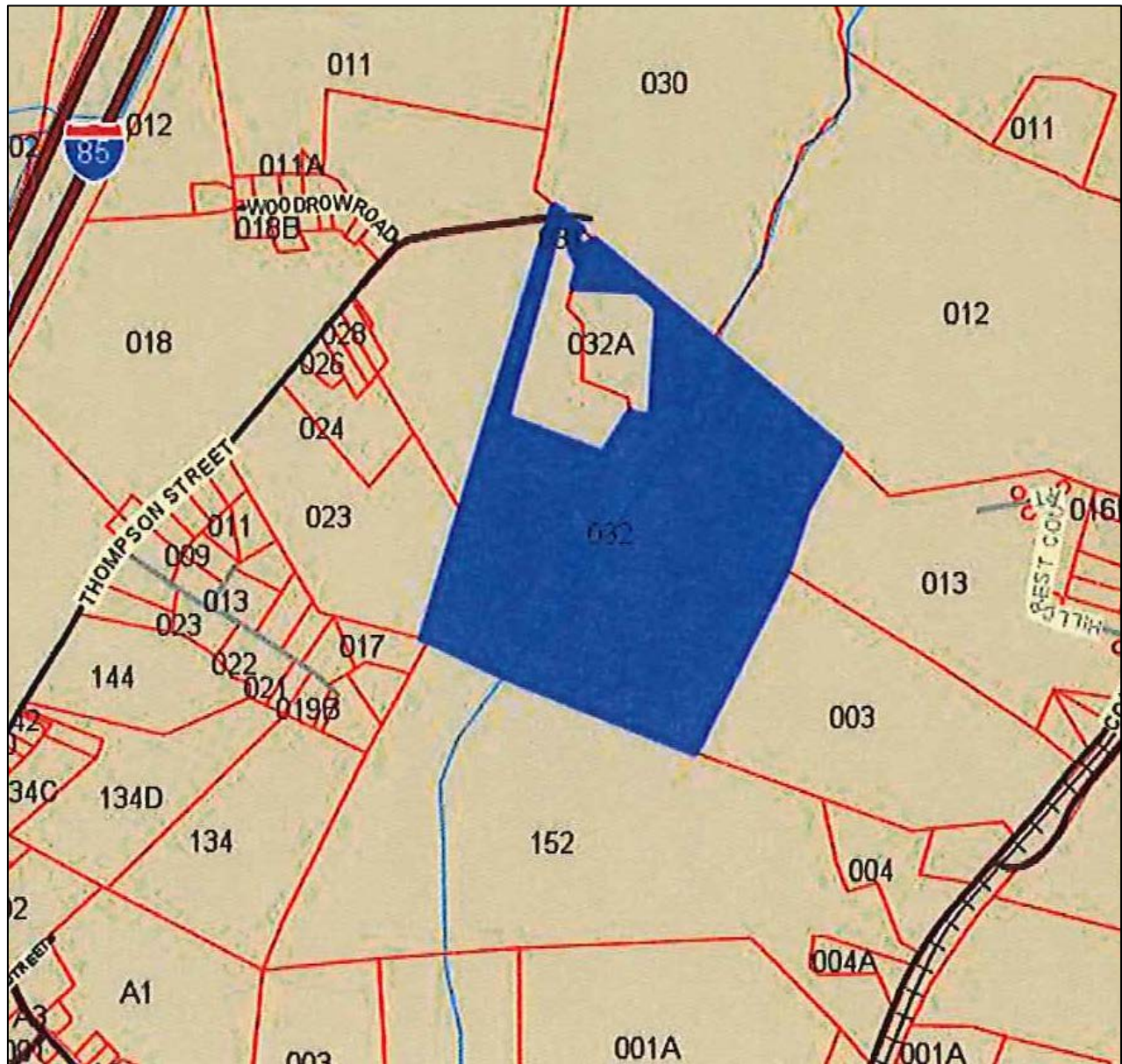
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
79-A-32	99.86	\$167,600 Land
		<u>\$00</u> Improvements
		\$167,600 Total Value

The subject property is currently zoned Agricultural. There are approximately 101.27' of road frontage at the end of Route 643. Taylor's Creek runs through the middle of the property with several branches feeding into it.

This is a wooded tract with 6-8 acres of mature timber located near the access to Route 643. The balance of the property has some 12-15 year old pine that has naturedly seeded in after a clear-cut of the property estimated to have taken place 15-16 years ago. Much of this pine is located in the southwest portion of the property. Some of the previously cut-over areas are in small hardwoods with the scattered areas of young pine.

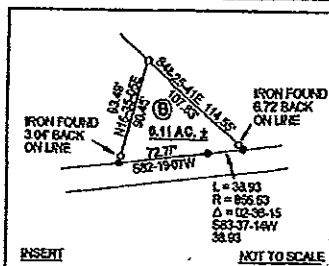
PHOTOGRAPHS





PB. 11 PG. 120

SEE INSERT



RUTH MILLER
PEARL MILLER
VOL. 38 PG. 450
DB. 120 PG. 241
NPB. 6 PG. 256

IRON FOUND ON
WEST BANK OF
CREEK
TAYLOR'S CREEK

NF ELIZABETH S. CAGE
DB. 320 PG. 347

HILLCREST MOBILE HOME, INC.
INST. #040001185
PB. 18 PG. 37

EDGAR EVANS
DB. 109 PG. 240
NPB. 6 PG. 240



THIS CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF A TITLE REPORT AND DOES NOT CONSTITUTE A RECORD. ANY OTHER RECORDS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALBERT L. DAW
LA CROSSE DISTRICT
MECKLENBURG CO., VA.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VA. STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

BENJAMIN M. EVANS, JR., INC.
PROFESSIONAL ENGINEER-LAND SURVEYOR
SOUTH HILL, VA. 23070

DATE	SCALE	FILE
09 SEPTEMBER, 2007	1" = 200'	120 - 07 - 05 - M

GARLAND W. BARD
INST. #010002134

LAURA L. FENLAND
INST. #030005668
DB. 522 PG. 300
NPB. 11 PG. 120

DENNIS W. SMITH
SHANNON D. SMITH
DB. 597 PG. 326
DB. 597 PG. 329

104.85 AC. ±
INST. #030005668
DB. 522 PG. 300
NPB. 365 PG. 652

STEPHANNE G. THOMASON
INST. #060003123

LOT #17 THOMASON
ROAD ESTATES
PB. 6 PG. 355

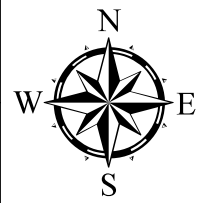
D. SIDNEY CLARK
VF. #030000318
DB. 441 PG. 150
DB. 267 PG. 115
NPB. 7 PG. 200

AERIAL PHOTO (WINTER VIEW)

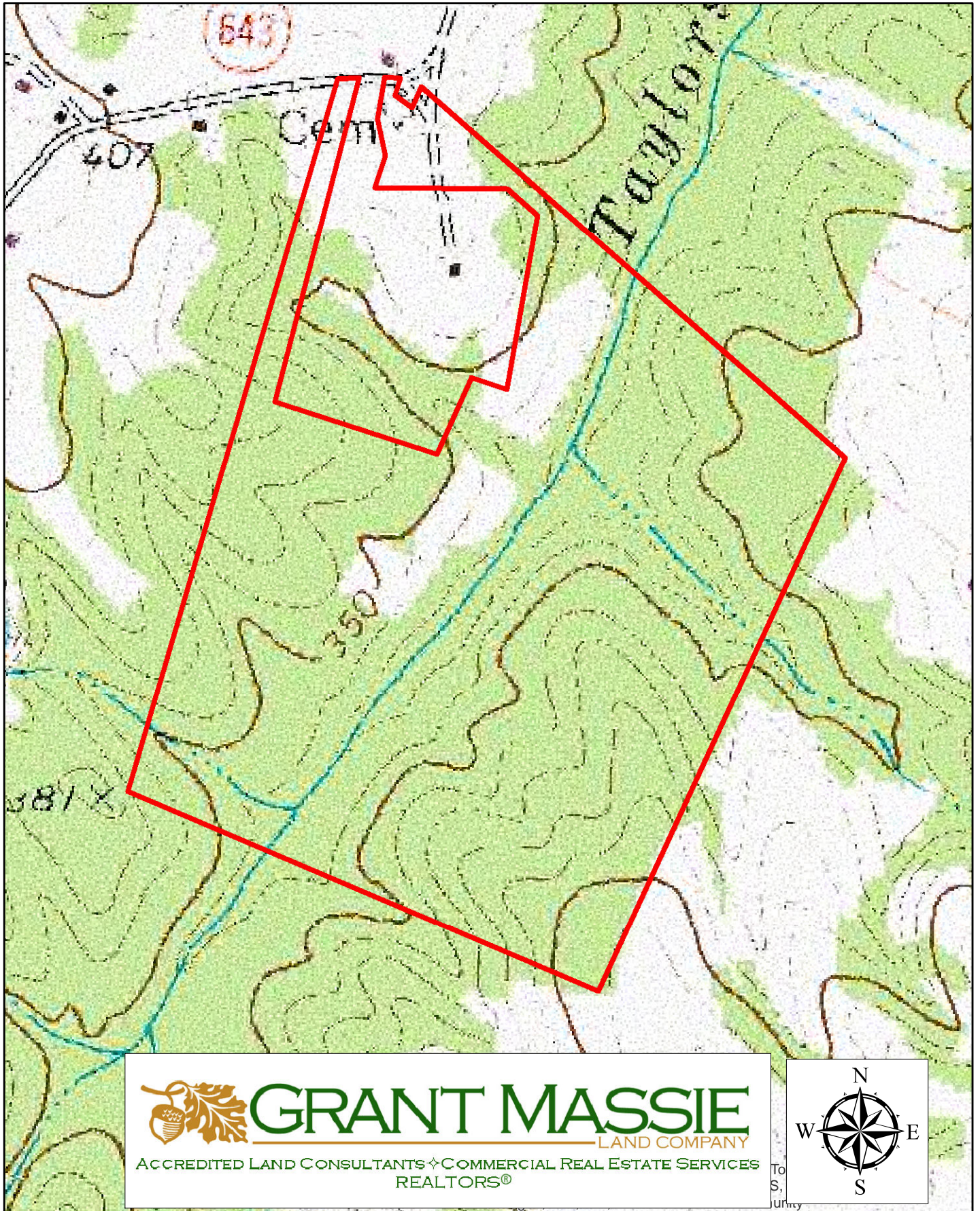


GRANT MASSIE
LAND COMPANY

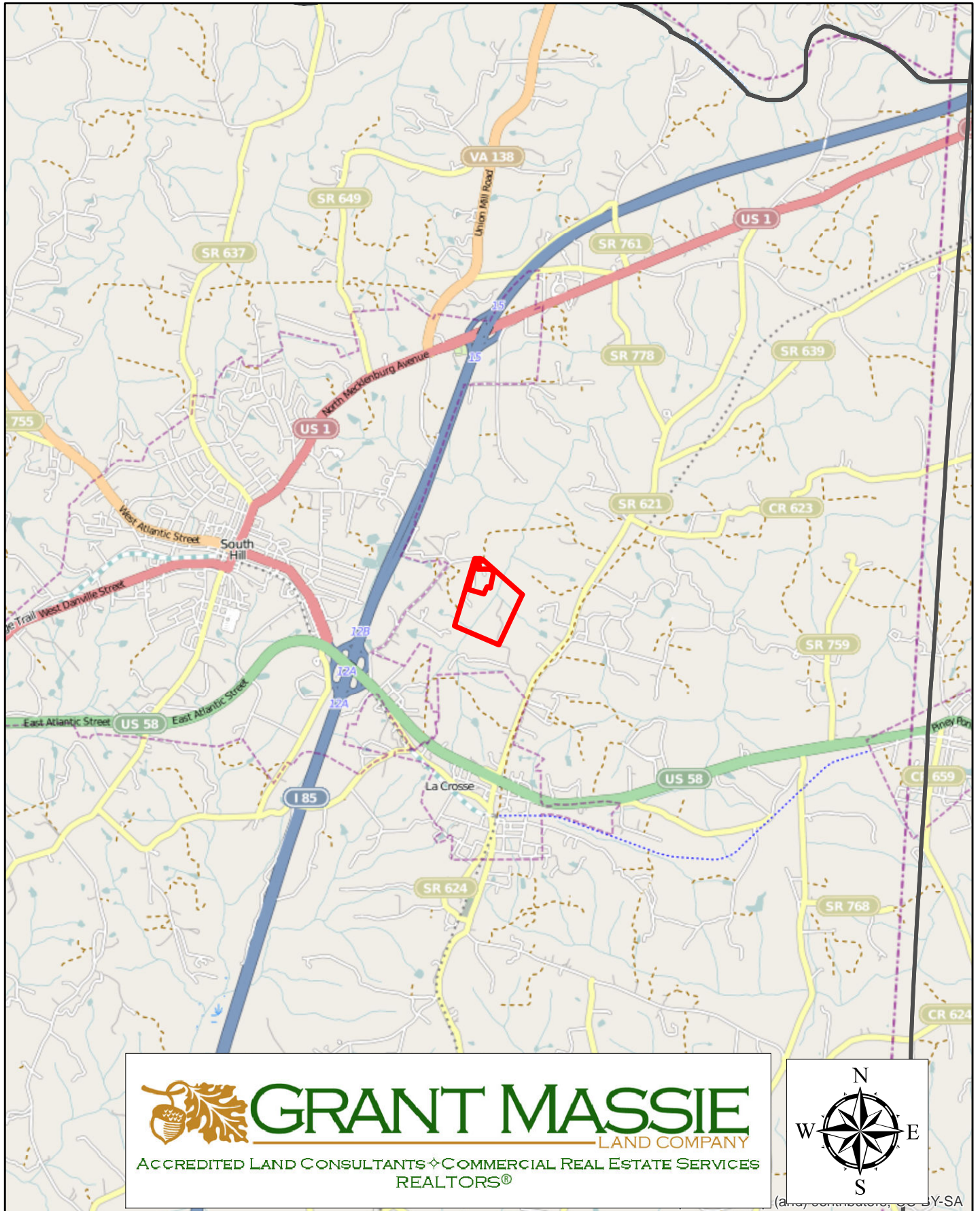
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REALTORS®



TOPOGRAPHY MAP



LOCATION MAP



LAND FOR SALE

104.85 ACRES - MECKLENBURG COUNTY



PROPERTY INFORMATION:

- *WOODLAND TRACT LOCATED NEAR ROUTE 58 AND I-85
- *SHORT ROAD FRONTAGE ON ROUTE 643 (THOMPSON STREET)
- *TAYLOR'S CREEK RUNS THROUGH THE PROPERTY
- *6-8 ACRES OF MATURE TIMBER WITH THE REST OF THE PROPERTY IN 12-15 YEAR OLD MIXED PINE AND HARD-WOODS
- *GREAT HUNTING TRACT

PRICE - \$163,000

FOR 24 HOUR RECORDED INFORMATION
CALL LANDLINE
1-888-471-LAND #2217
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM



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REALTORS®

EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON ROAD, SUITE 106—RICHMOND, VA 23238

804-750-1200—TOLL FREE: 1-800-665-LAND

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.