

74.9 ACRES +/- MECKLENBURG COUNTY, VIRGINIA

ASKING PRICE - \$155,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 144-A-51 and 144-A-52. According to the tax records the property contains 74.27 acres +/-; however, the deeded acreage is 74.9 Acres +/- . The original deed is recorded in Deed Book 186 on Page 562 and a subsequent deed is recorded in Deed Book 280 on Page 80. A review of the Mecklenburg County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
144-A-51	1.07
144-A-52	73.2

The subject property is currently zoned Agricultural (AG). There are approximately 950 feet +/- of road frontage on State Route 734 (Cherry Hill Road).

There is an old house located on the subject property; however, it doesn't add any appreciable value to the property.

Jamison Branch meanders through the subject property and eventually into Buffalo Creek. The property also contains a 3/4-acre pond and a one-tenth of an acre pond.

It contains approximately 23 acres of fallow openland/hay fields with the balance in woodland. The woodland consists of some young natural pine regeneration, about 43 acres +/- of 8-year old pines (per VDoF records) and a scattered mixture of pine and hardwood pulpwood on the balance.

The subject property is located convenient to Clarksville (4.5 miles +/-) and Buggs Island Lake (Kerr Reservoir) for your fishing and other water-sport pursuits.

PHOTOGRAPHS



FRONTAGE ALONG ROUTE 734



OPENLAND



YOUNG PINE PLANTATION



POWERLINE EASEMENT

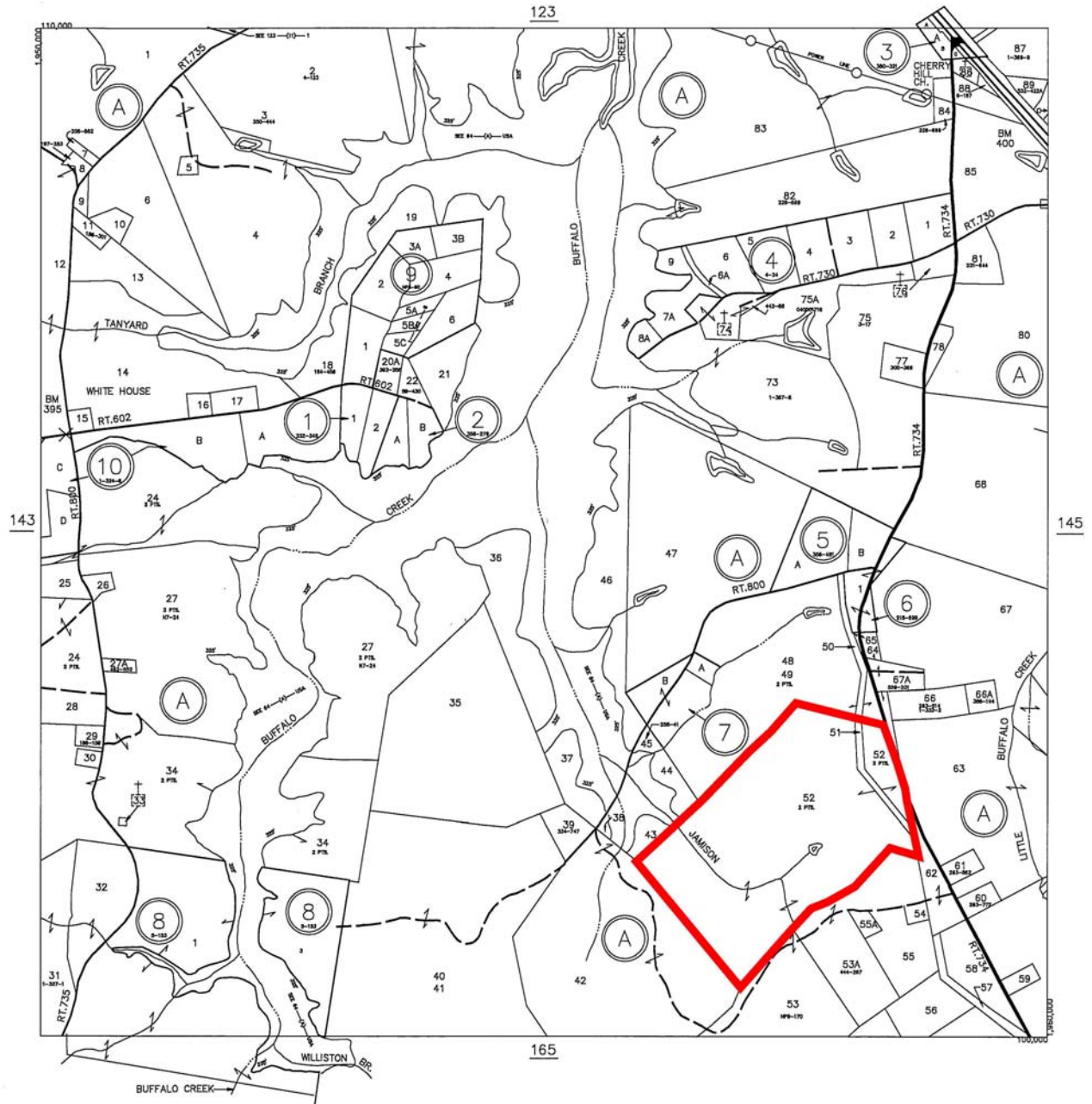


VIEW OF OLD SHED

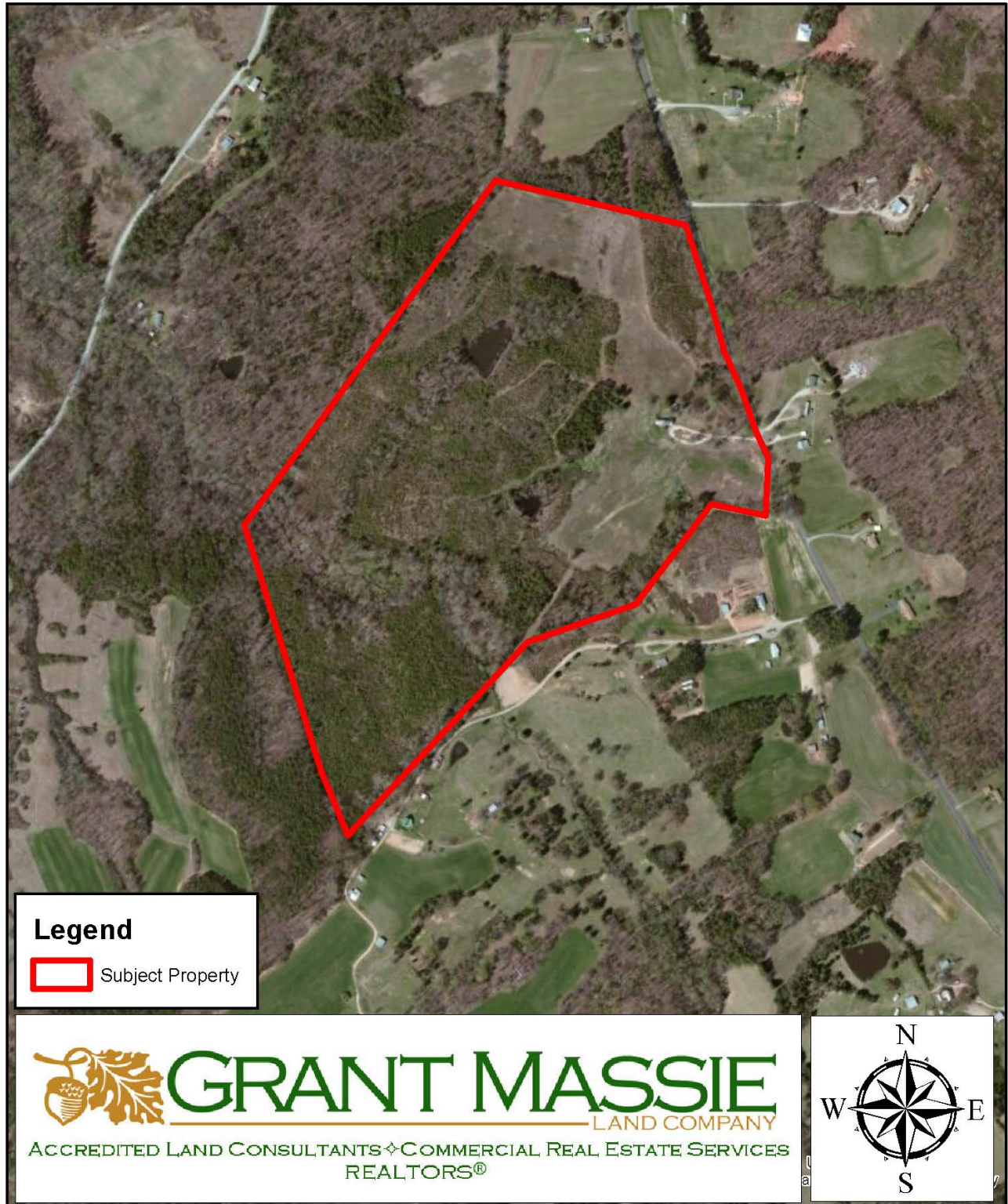


FRONT VIEW OF OLD HOUSE

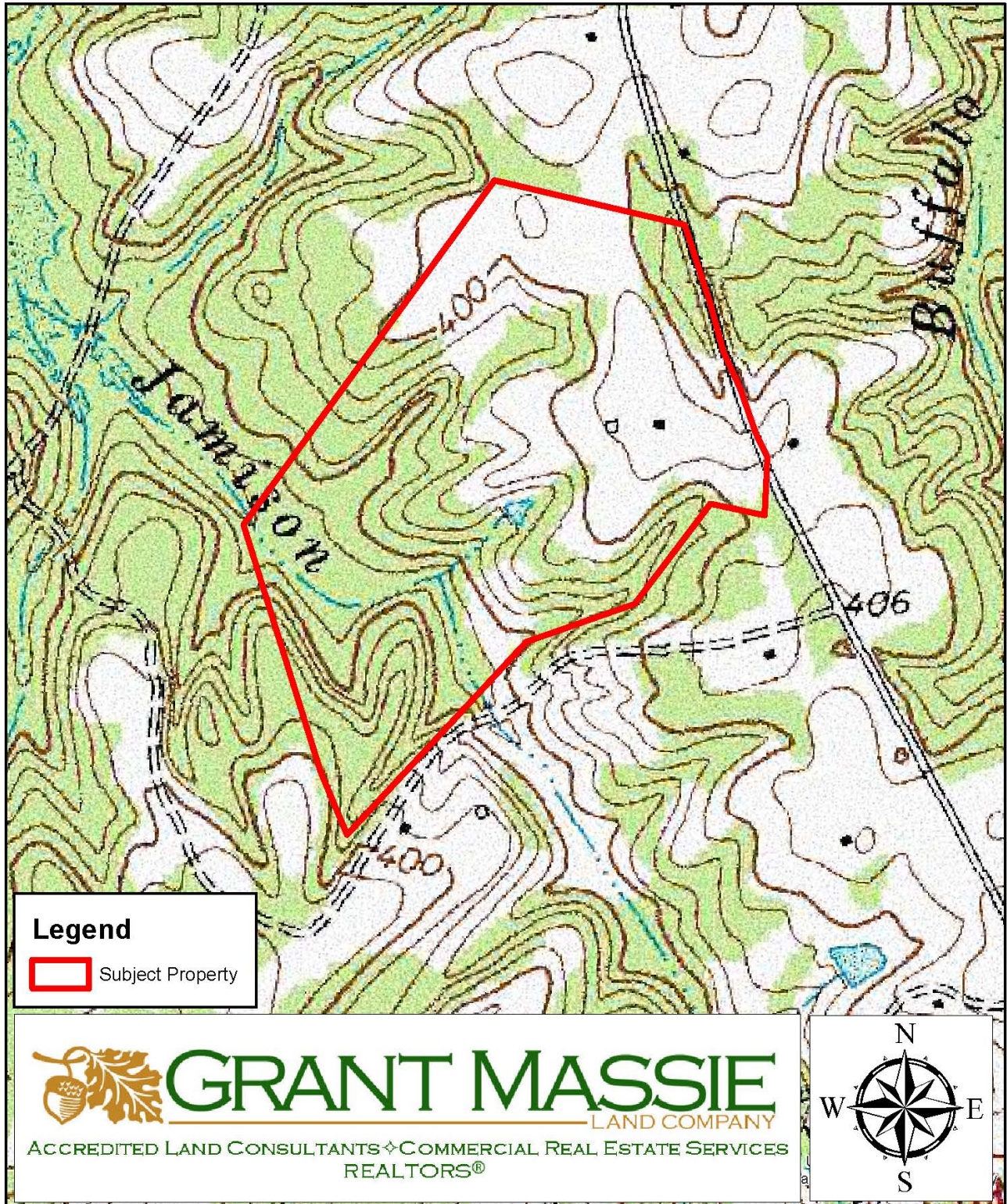
TAX MAP



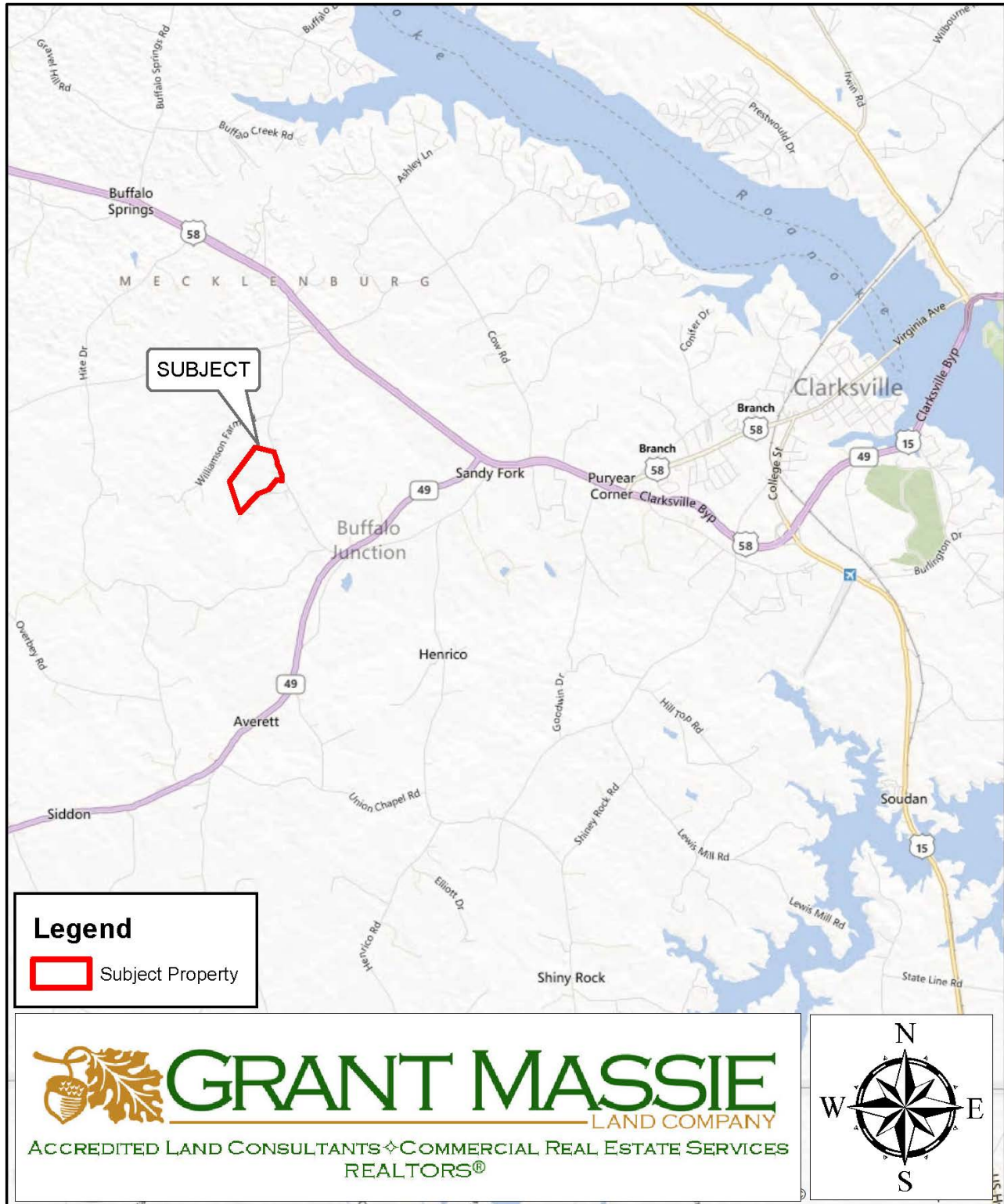
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



LAND FOR SALE

74.9 ACRES +/- IN MECKLENBURG



PROPERTY INFORMATION:

- ✗ Approximately 23 acres +/- of hay fields
- ✗ 2 small ponds (3/4-acre and 1/10-acre)
- ✗ 43 Acres of 8-yr old planted pines and balance in mixed pulpwood & young pines
- ✗ 950 feet of frontage on State Route 734 (Cherry Hill Road)
- ✗ Ideal single-family homesite, horse farm, recreational property, investment, etc.
- ✗ Existing house adds very little value to property
- ✗ 4.5 miles +/- West of Clarksville and Kerr Reservoir (Buggs Island Lake) for fishing & other recreational and water-sports pursuits.

\$155,000

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All information is deemed reliable, but not guaranteed.

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