

197.5 ACRES CHESTERFIELD COUNTY, VIRGINIA

PRICE REDUCED TO ~ **\$547,000**



REPRESENTED BY:
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PROPERTY DESCRIPTION

The subject property is shown on Chesterfield County Tax Map records as GPIN # 6886849896. According to the tax records the property contains 197.5 acres. The deed is recorded in Deed Book 2982 on Page 138. A review of the Chesterfield County Tax Records indicates the following:

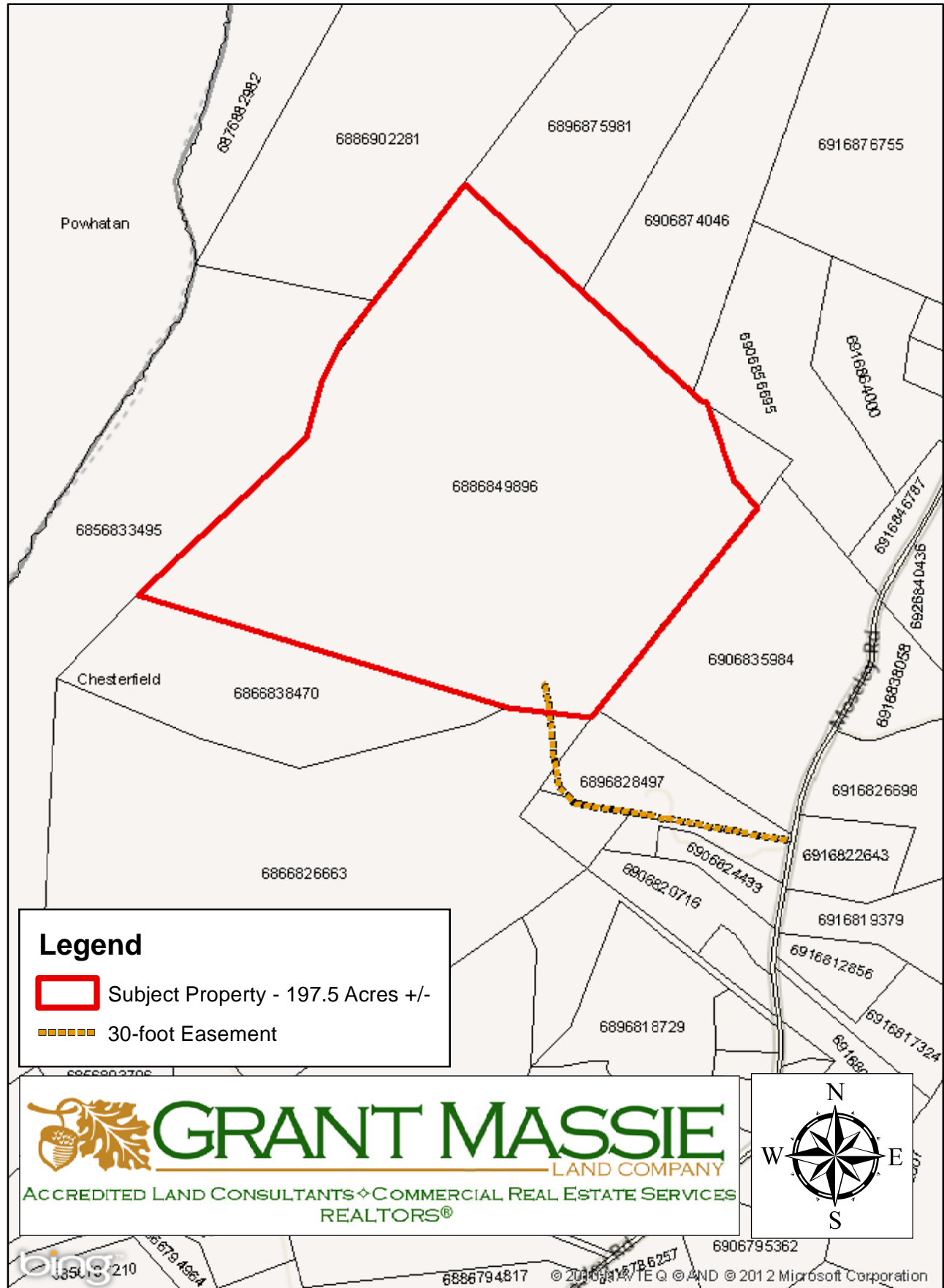
<u>Tax Map Number</u>	<u>Acreage</u>
6886849896	197.5

The subject property is currently zoned Agricultural. It contains no state road frontage; however, there is a 30-foot easement to State Route 605 (Moseley Road).

This property is a well managed timberland tract. It is wooded except for 8 wildlife plots scattered throughout the property. The Loblolly pine plantation is approximately 23 years old and was thinned about 2 years ago. There is a good road network (2.1 miles +/-) through the property.



TAX MAP



197.5 ACRES, MORE OR LESS.

VAR. = 5° 33' W. (AT CHESTERFIELD, VA.)

SURVEYED MAY 8-10, 1956. DRAWN MAY 16, 1956. H. L. Butterworth, C.L.S.
CHECKED AND APPROVED BY J.W. Blackburn, C.L.S., JULY, 1956

MAP REFERENCE: -
W. E. WILKINSON'S 4E
W. W. LAPRADE & CO

A W HORNER

MABEL GCODE

7/25/58

JEFFERSON

I. M. BASS

INTERP.

CELESTINE
STAKE

MAGNETIC:

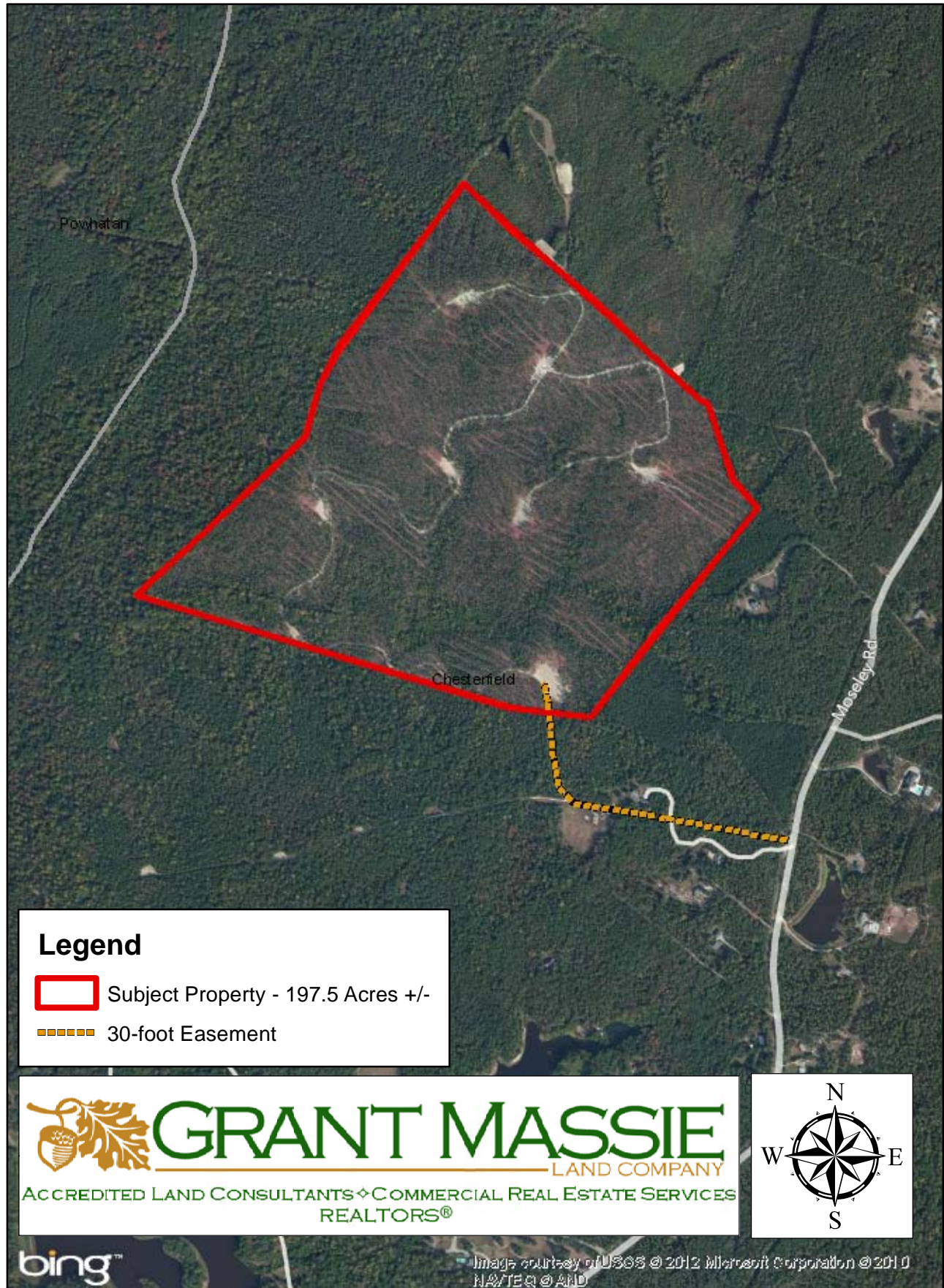
I AM UNABLE TO CONTACT TUCKER FOR
LINE AGREEMENT.

MAP REFERENCE:—
W. E. WILKINSON'S 48.85 ACRE MAP BY
W. W. LAPRADE & BROS. ON MARCH 28, 1980.

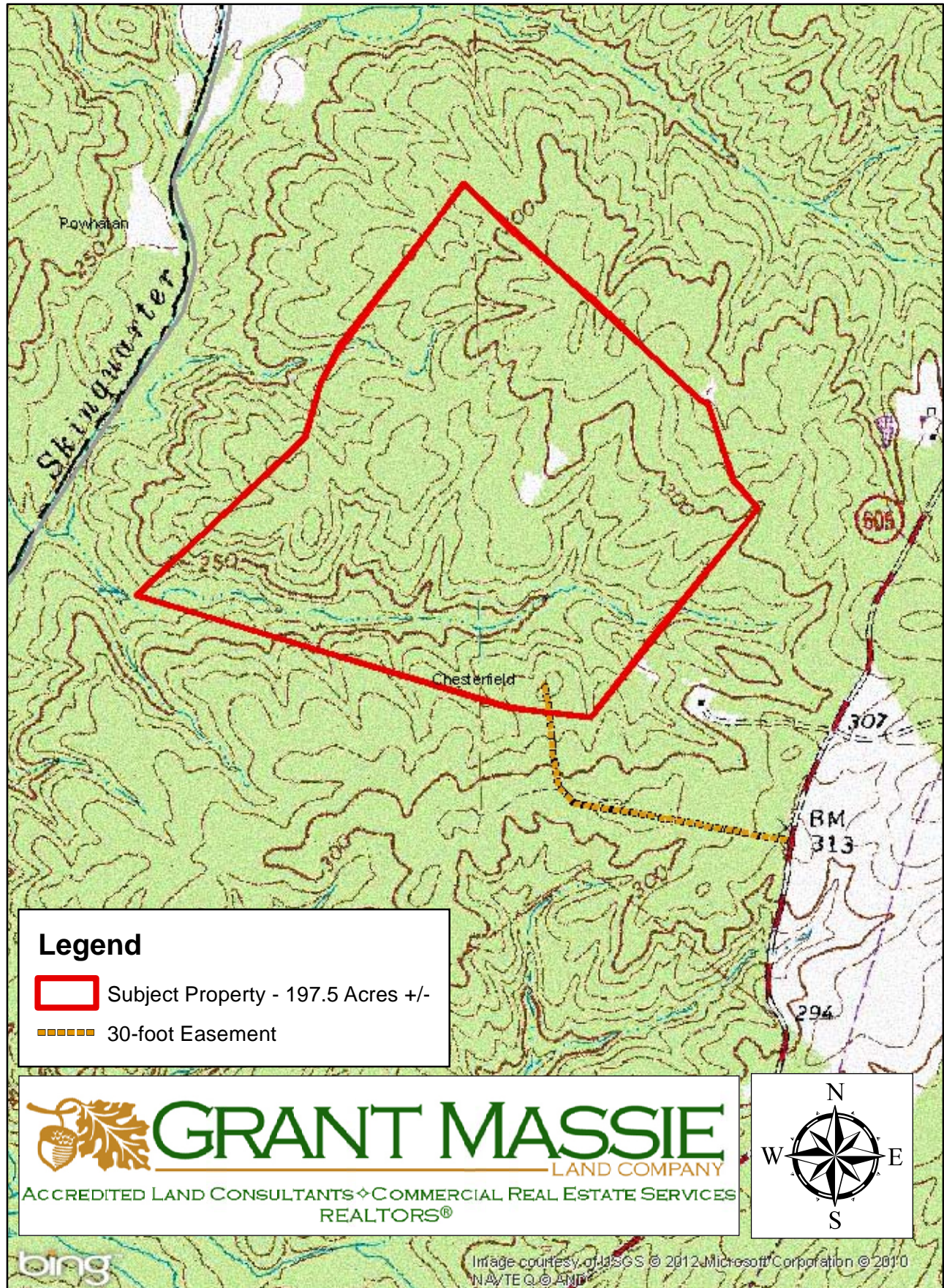
*I have written to Jessi Horvath, Goodie
AND BERGER, ASKING THEM TO NOTIFY
W. E. WILKINSON IF THEY DO NOT AGREE
TO THE LINES.*

Note: —

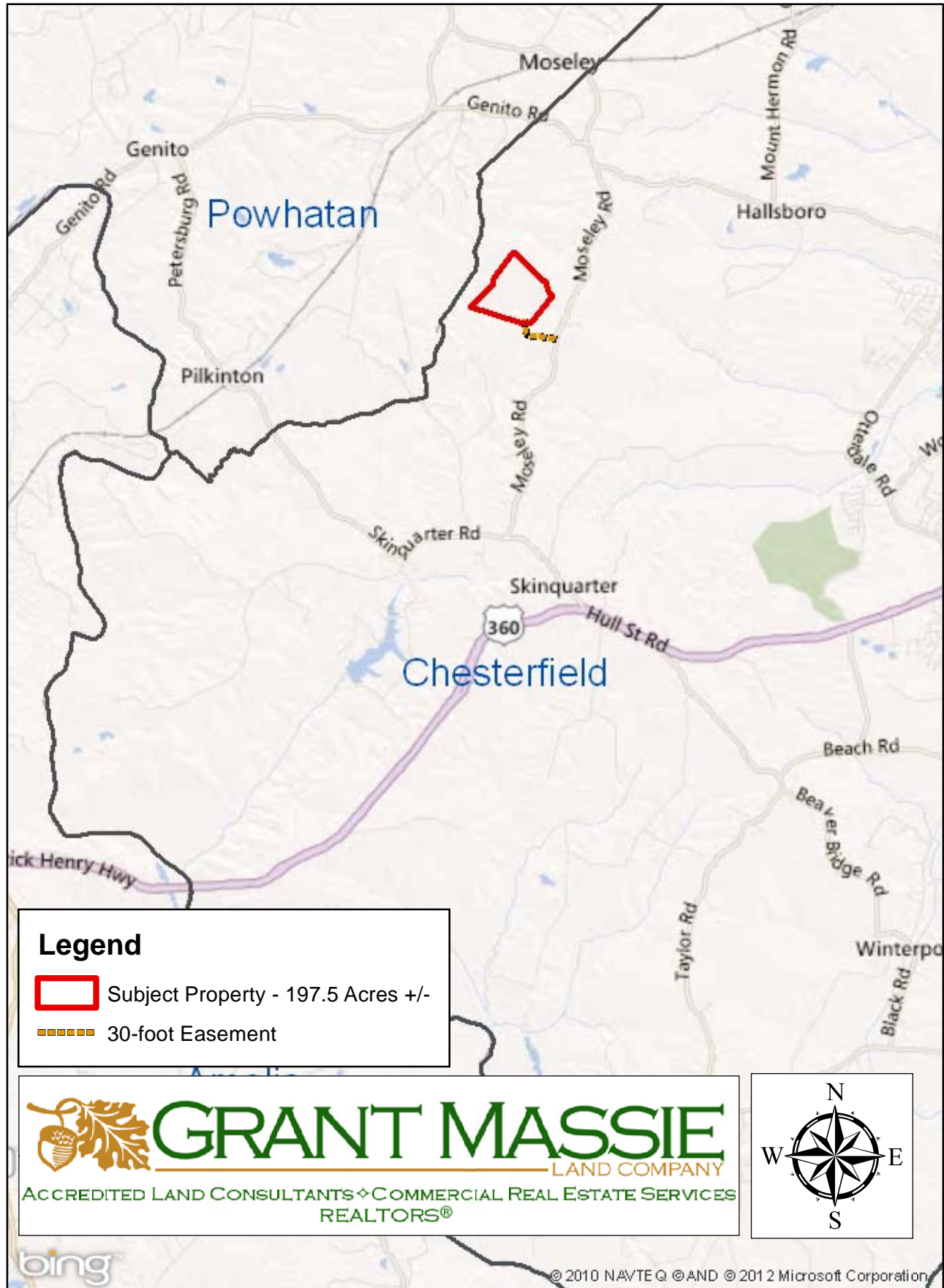
AERIAL PHOTOGRAPH



TOPOGRAPHY MAP

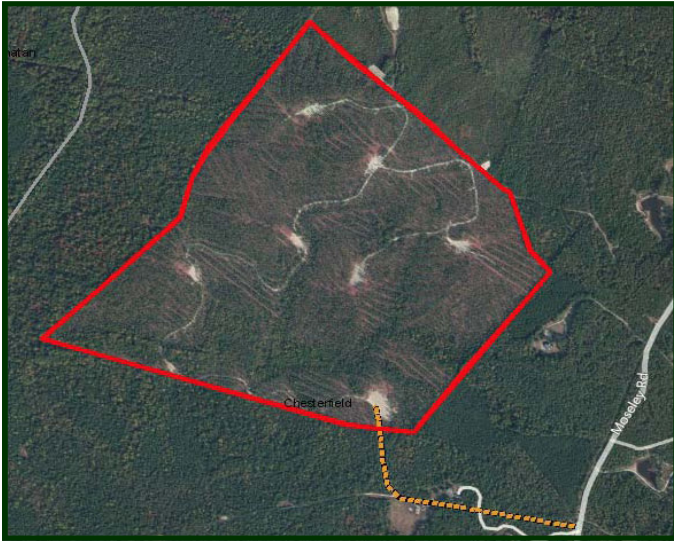


LOCATION MAP



197.5-ACRE TIMBERLAND TRACT FOR SALE IN CHESTERFIELD COUNTY, VA

***** WELL MANAGED 23-YR OLD THINNED PINE PLANTATION *****



PROPERTY INFORMATION:

- * Significant Pine Timber Value
- * Ideal Recreational & Timberland Investment
- * 8 Wildlife Foodplots & 2.1 Miles +/- of Interior Woods Roads Throughout Tract
- * 30-Foot Easement to Moseley Rd (SR 605).
- * Creeks Cross through Property
- * Located just NW of Skinquarter and Rt.360



**Price Reduced to
\$547,000**

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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