

# 70 ACRES +/- GREENSVILLE COUNTY, VIRGINIA

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ASKING PRICE - \$175,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Greenville County Tax Map records as a 70-acre +/- portion of parcel numbers 11-24 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 2,315 feet of road frontage on Allen Road.

Per the forest type map completed by F & W Forestry Services, the 70-acre subject property contains an estimated 0.90 acres +/- of non-timber area consisting mostly of woods roads, small clearings, etc. The balance is wooded and more specifically described below:

- 1) Unthinned 28-year old pines (11 Acres +/-);
- 2) Thinned 28-year old pines (33.24 Acres +/-);
- 3) Unthinned Natural Pines established around 1963 (6.75 Acres +/-); and
- 4) Natural bottomland hardwoods along SMZs and Otterdam Swamp (18 Acres +/-).

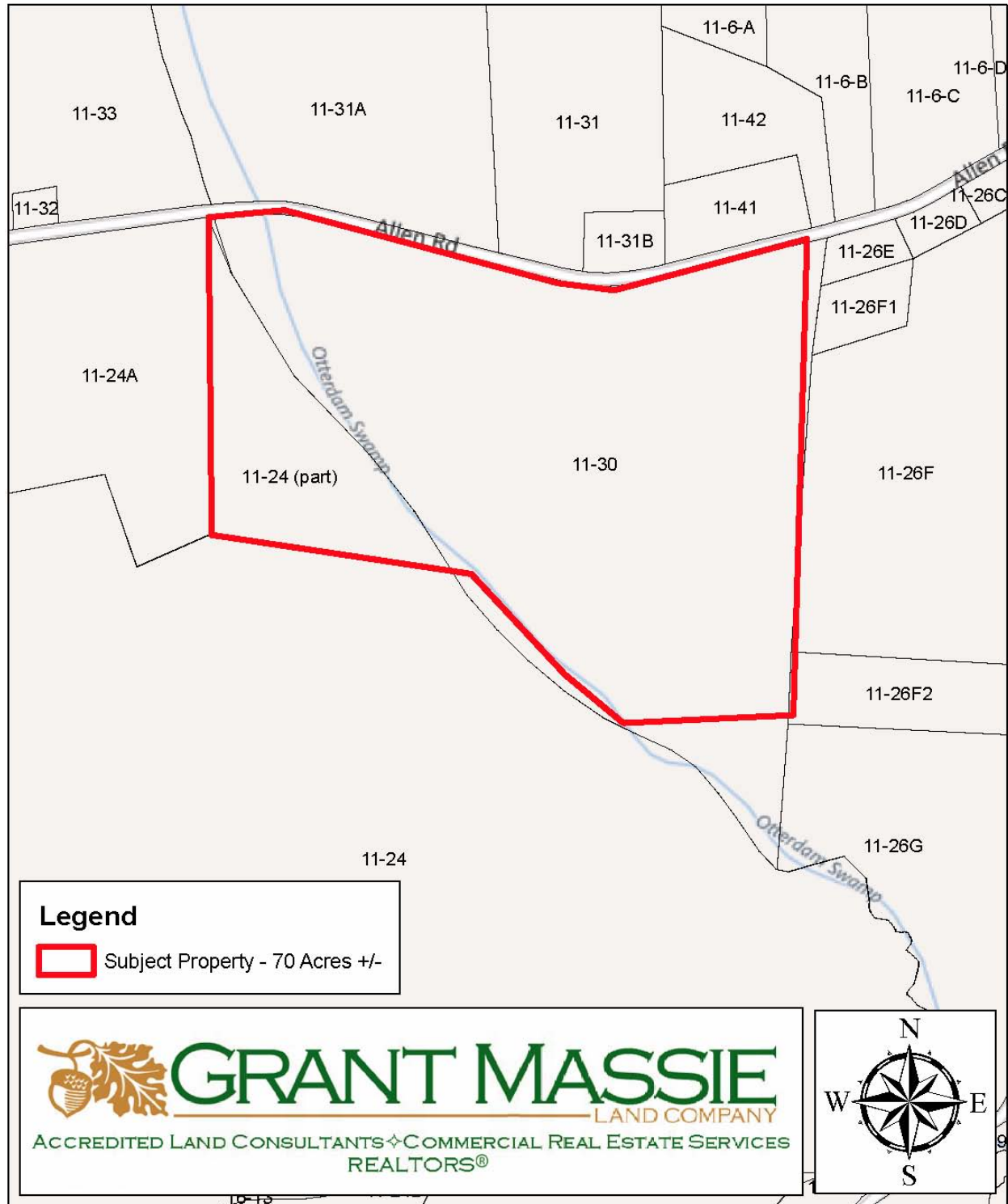
The subject property is located 3.5 miles +/- southwest of Jarratt and Interstate 95 and 7.75 miles +/- north of Emporia.

**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



# TAX MAP



**Timbervest Partners, LP**  
**254-A Kistler Tract**  
**Compartment 000001**  
**Greensville County, VA**  
**682.00 Acres**

**Stand Types (total acres)**

- Non Timbered (7.92 acres)
- Natural Bottomland (96.99 acres)
- Natural Upland (54.20 acres)
- Planted Upland (522.89 acres)
- Thinned 2006
- Thinned 2008

**Stand Nomenclature**

Stand # Description Acres

Stand Origin Codes  
P = Planted  
N = Natural

Land Type Codes  
B = Bottomland  
L = Lowland  
U = Upland  
O = Old Field  
S = Slope

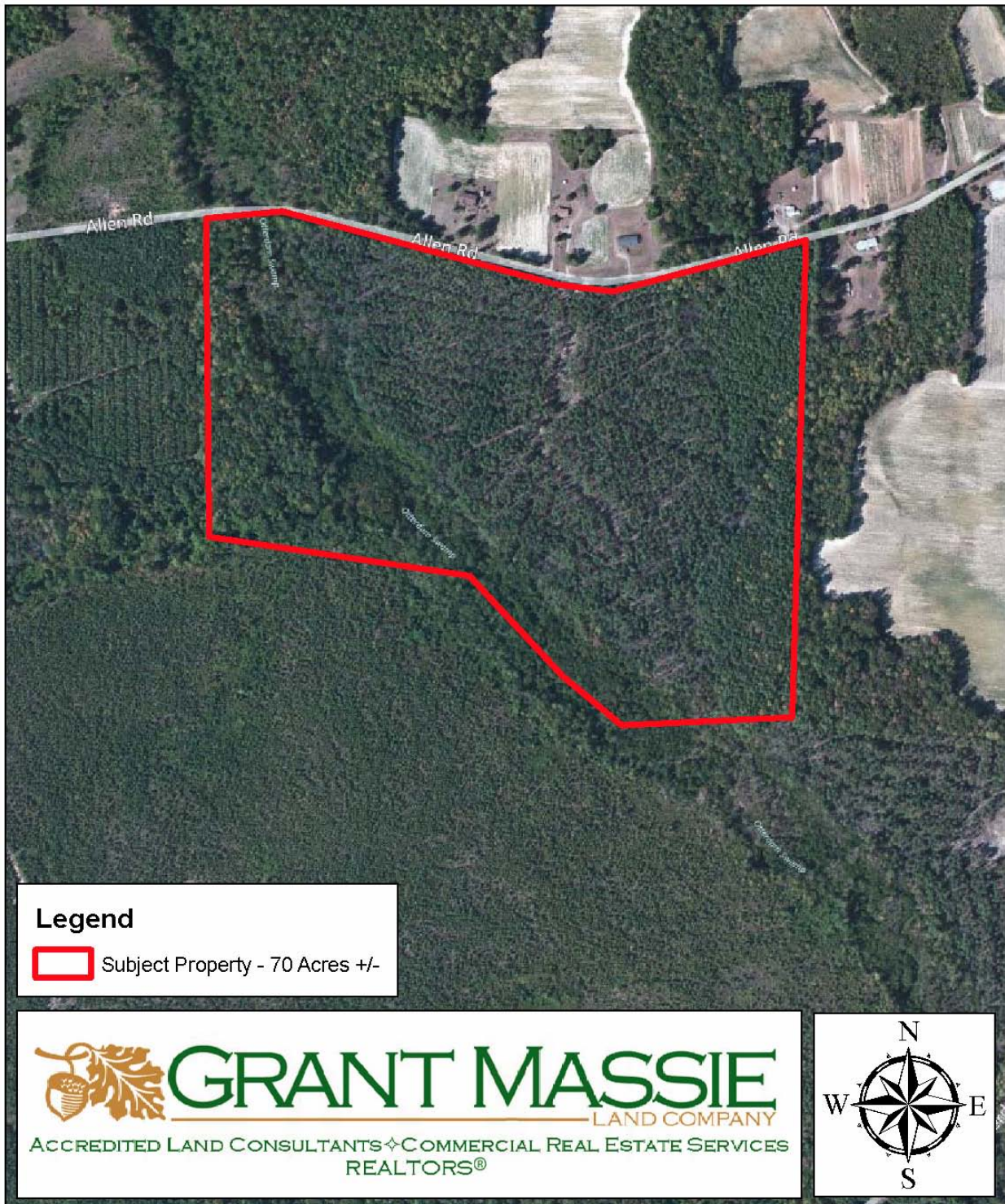
Stand Origin Land Type  
Dominant Species  
Secondary Species  
Year of Origin

**Tract #011023**

**F & W Forestry Services, Inc.**

**Stand Date: 12/15/2011**

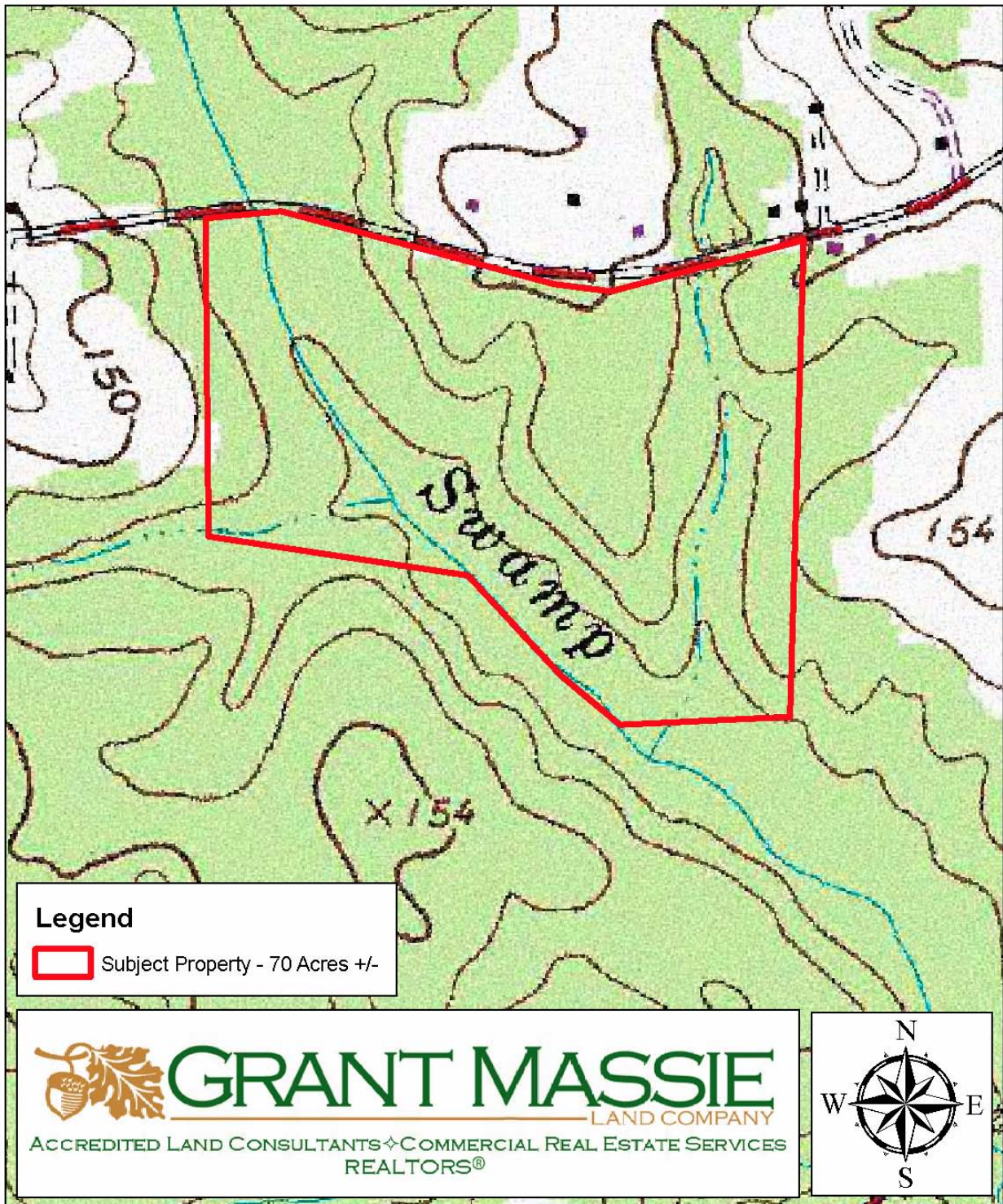






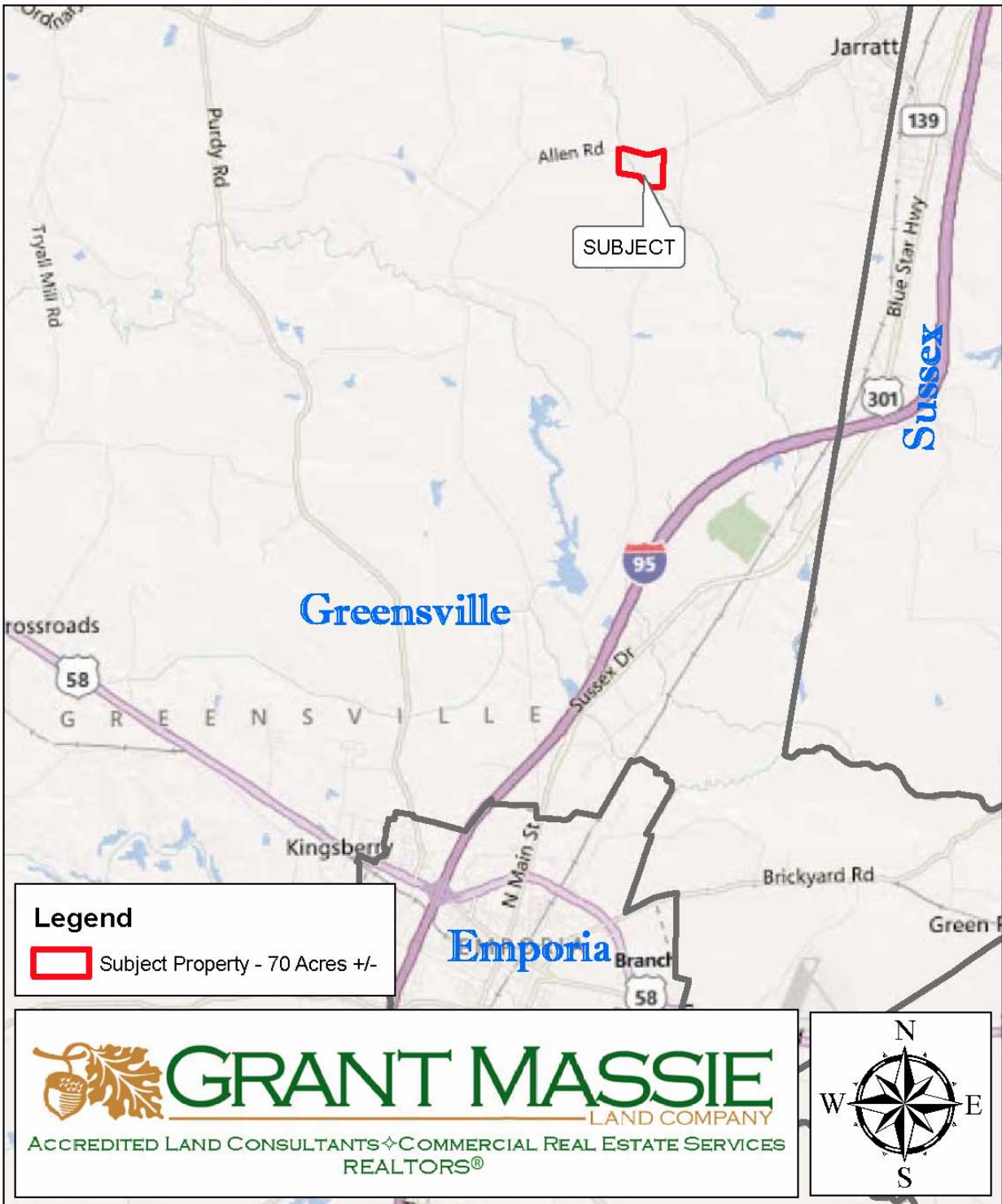
# TOPOGRAPHIC MAP

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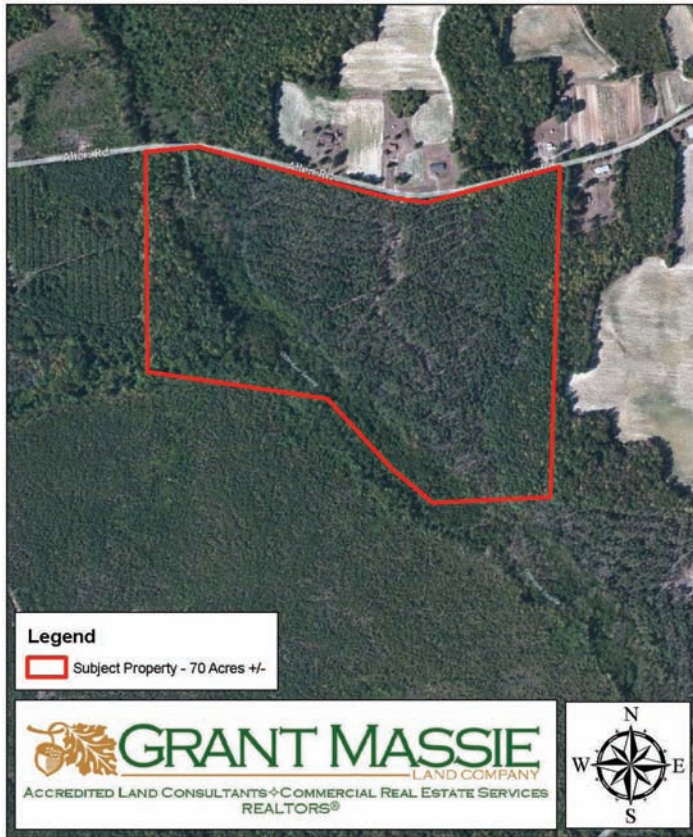


# LOCATION MAP



# LAND FOR SALE

## 70 ACRES +/- IN GREENSVILLE

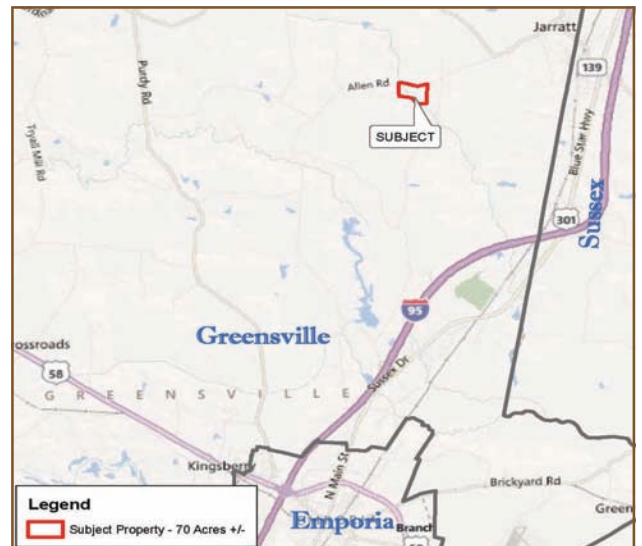


# \$175,000

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1-888-471-LAND # 2195  
or visit our website at  
[www.GrantMassie.com](http://www.GrantMassie.com)

### PROPERTY INFORMATION:

- ✧ Excellent Investment Opportunity for Recreation, Timber or Rural Homesite(s)
- ✧ Long Frontage on Allen Road (S.R. 610)
- ✧ 11 Acres of Unthinned 28-yr Old Pines
- ✧ 33 Acres of Thinned 21-yr Old Pines
- ✧ Balance in Unthinned Natural Pines and Mixed Bottomland Hardwoods
- ✧ Convenient to Emporia (7.75 miles +/-) and Jarratt/I-95 (3.5 miles +/-)
- ✧ Additional Tracts Available up to a Total of 682 Acres +/-, Subject to Availability



 **GRANT MASSIE**  
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All information is deemed reliable, but not guaranteed.

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