

TWO WOODLAND TRACTS KNOWN AS MASSENBURG SUSSEX COUNTY, VIRGINIA

ASKING PRICES:

80 ACRES +/- FOR **\$146,911**
146 ACRES +/- FOR **\$321,200**



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PROPERTY DESCRIPTION

The subject properties are shown on Sussex County Tax Map records as parcel number 55-A-2 and 55-A-11. The total deeded acreage is 224.89 Acres. The deed is recorded in Deed Book 239 on Page 85. The Massenburg tracts are being offered as a whole for **\$473,200** or separately as an 80-acre tract for **\$152,000** and 146-acre tract for **\$321,200**.

The subject property is currently zoned Agricultural. The 80-acre tract are approximately 1,191 feet +/- of non-contiguous road frontage on north side of Route 35 (Jerusalem Plank Road). The 146-acre tract has approximately 690 feet +/- of frontage on the west side of State Route 625 (Newville Road).

Per a forest type map completed by F & W Forestry Services, the subject properties are completely wooded and more specifically described below by tract:

80-Acre +/- Tract

- 1) 3-year old planted pines (52 Acres +/-);
- 2) Natural upland mix of pines from 1989 (13 Acres +/-); and
- 3) Natural bottomland hardwoods along SMZs (15 Acres +/-).

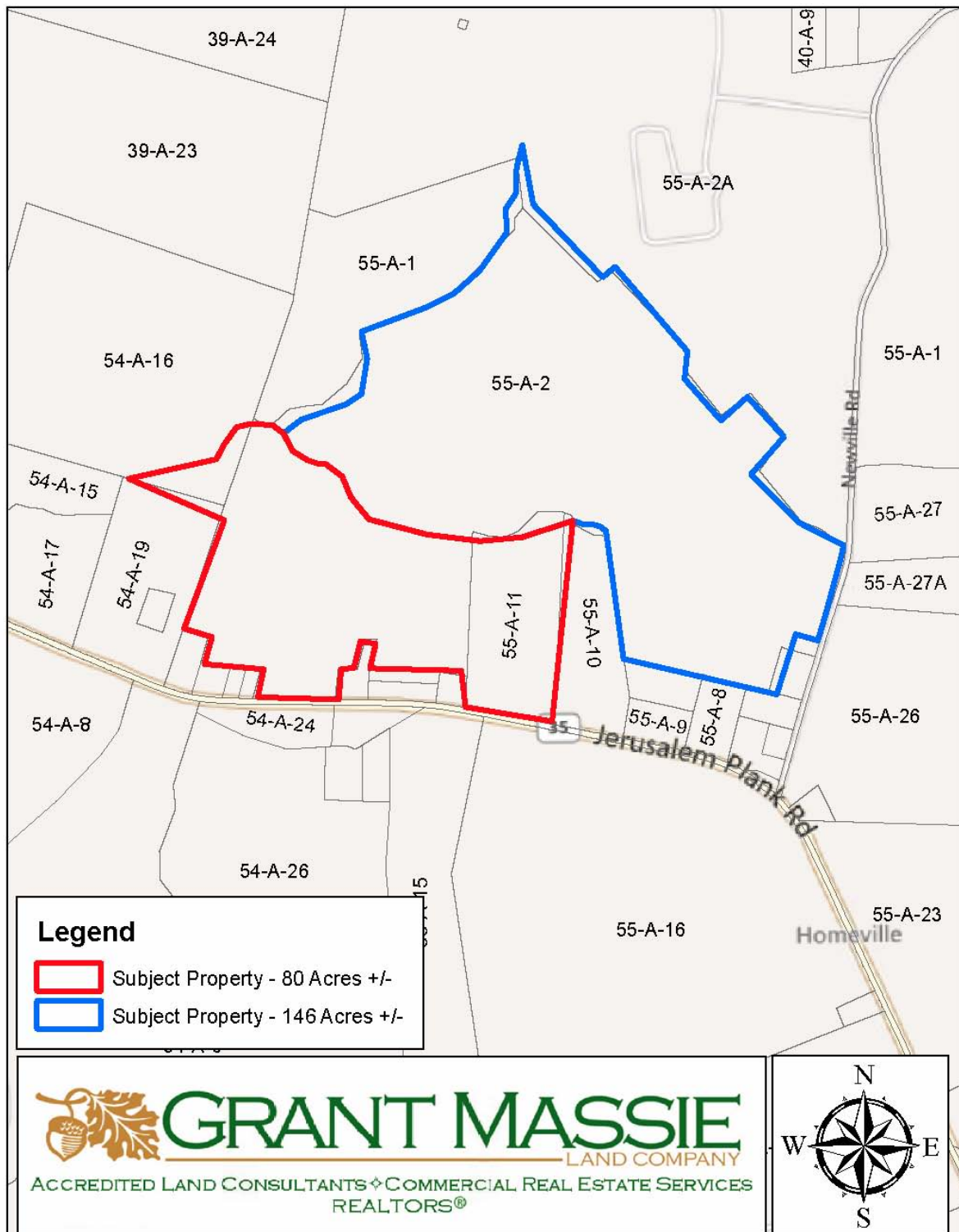
146-Acre +/- Tract

- 1) 3-year old planted pines (36 Acres +/-);
- 2) Natural upland mix of pines from 1967 (3.84 Acres +/-);
- 3) Natural upland mix of pines from 1989 (102 Acres +/-); and
- 4) Natural bottomland hardwoods along SMZs (7 Acres +/-).

Entire Tract – 226 Acres +/-

Merchantable timber volume estimates for the entire 226-acre +/- subject property provided by the Sellers are found below:

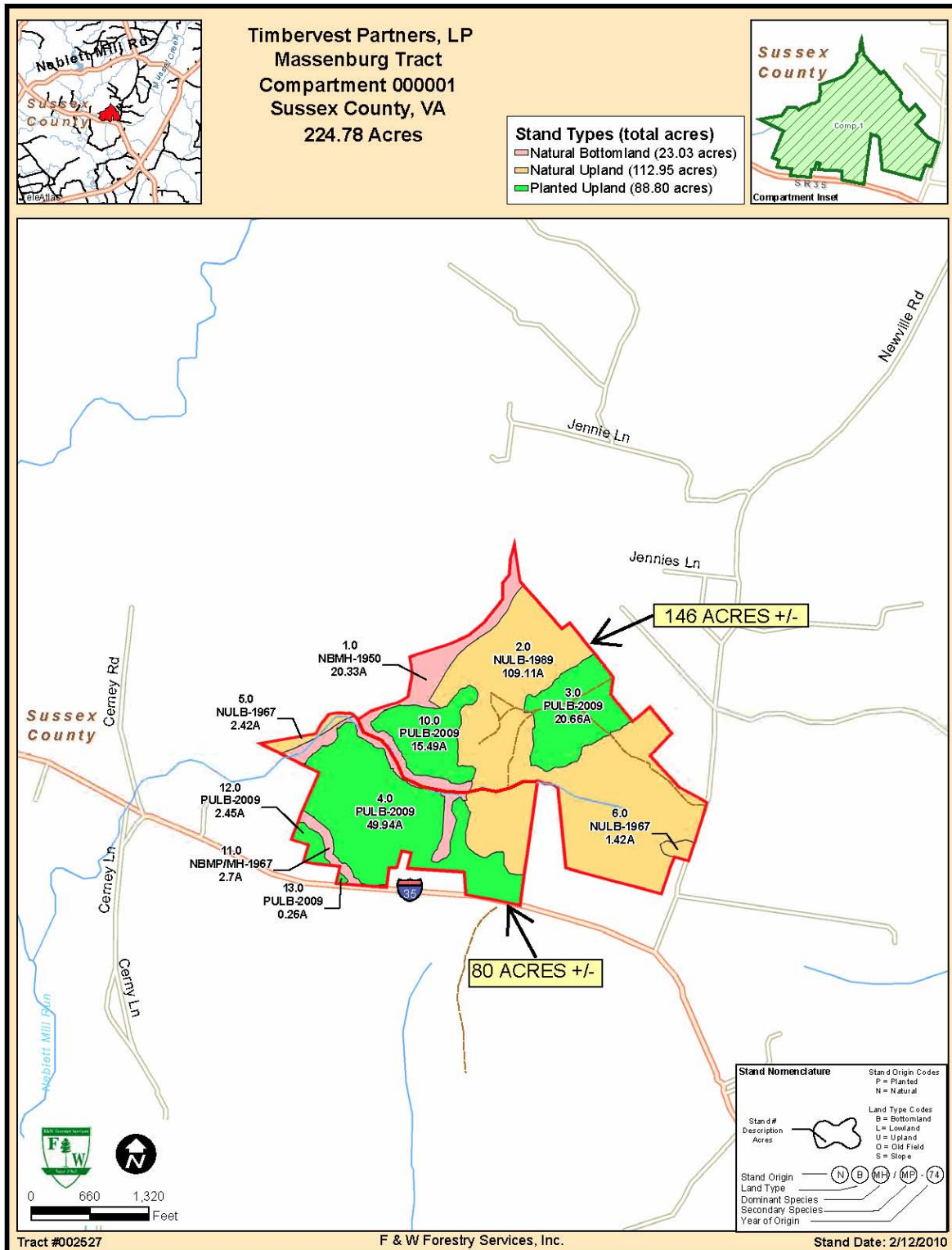
➤ Pine Pulpwood	4,572 tons
➤ Pine Chip-N-Saw	2,902 tons
➤ Pine Sawtimber	1,580 tons
➤ Hardwood Pulpwood	3,462 tons
➤ Hardwood Sawtimber	1,209 tons



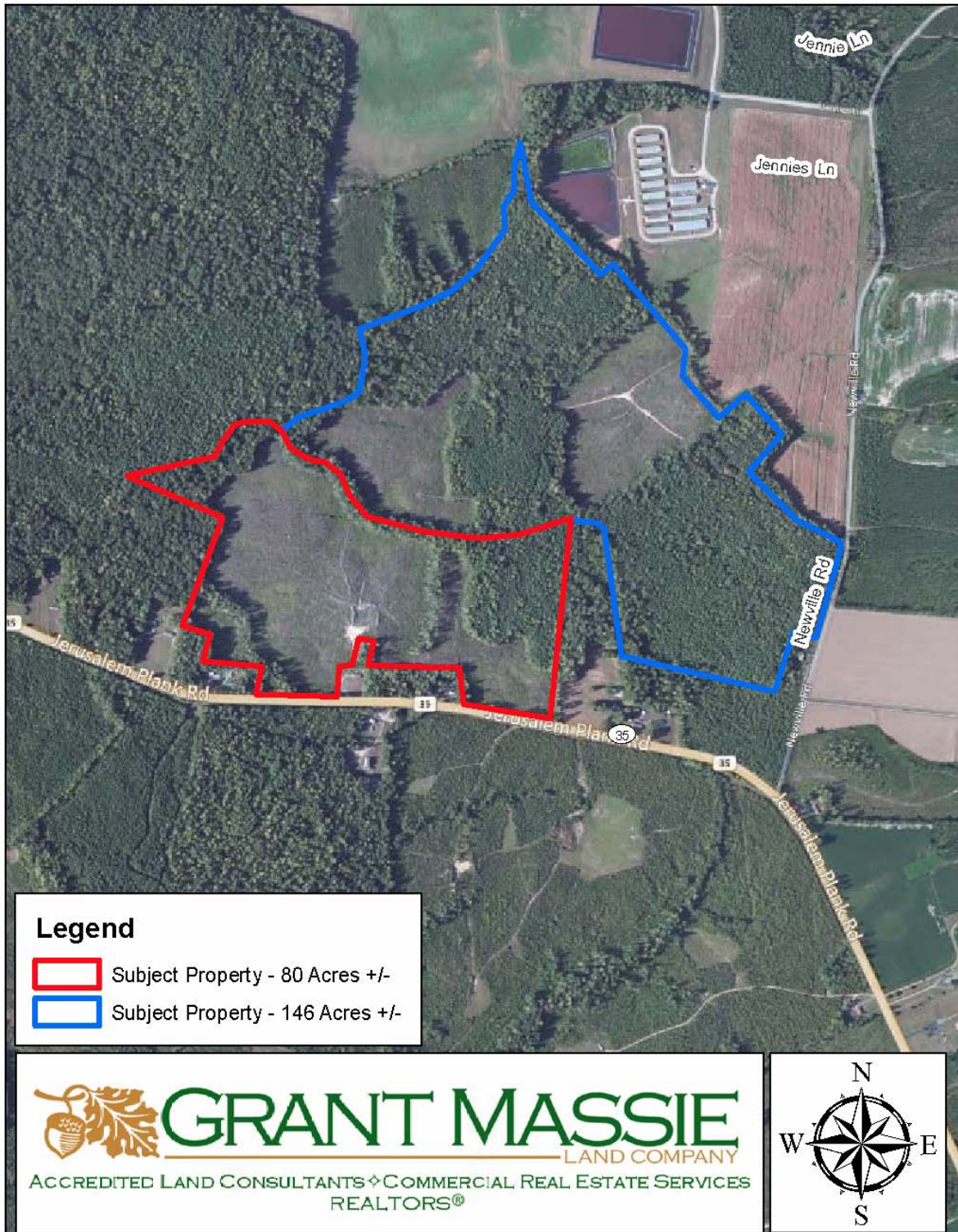
PHOTOS



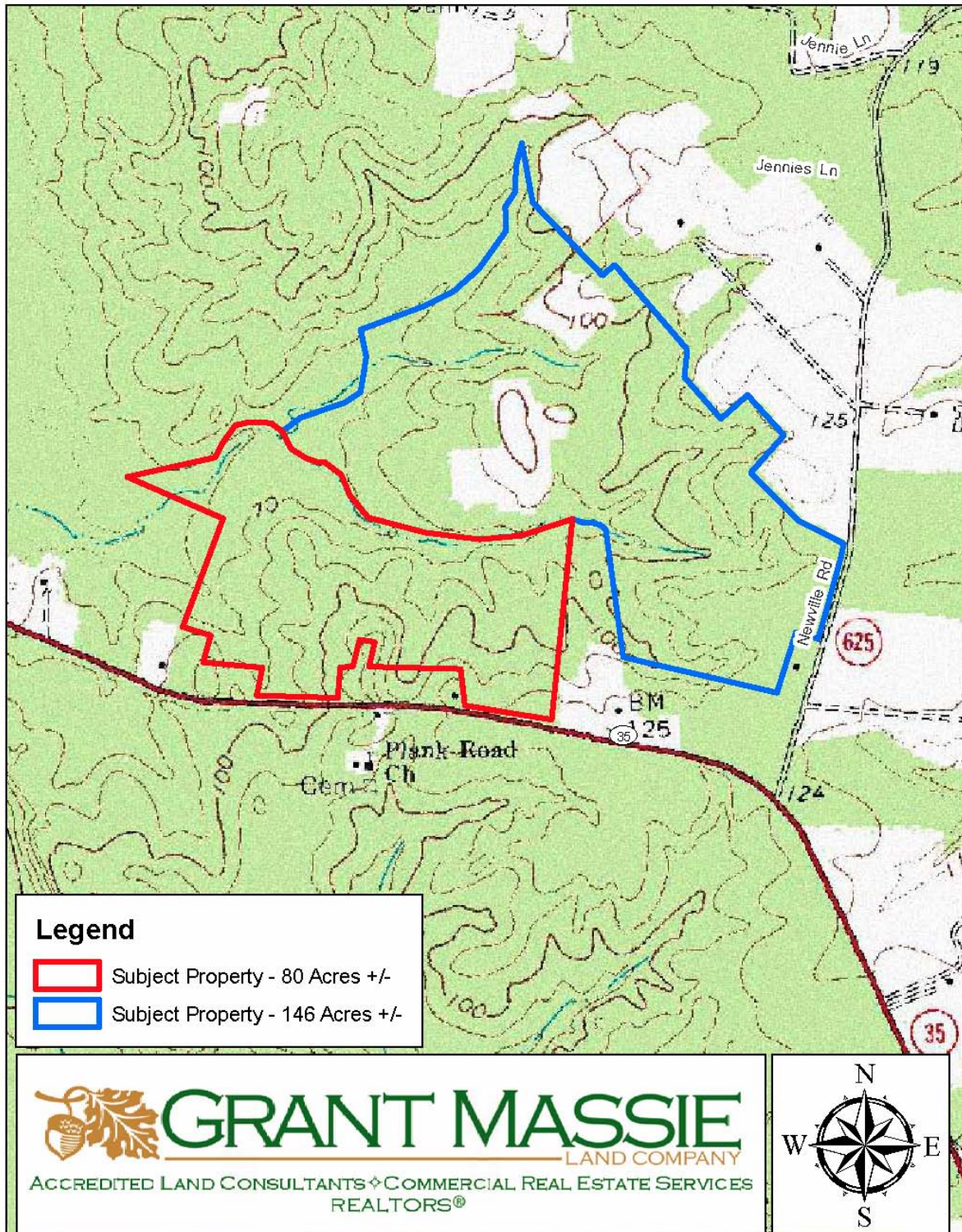
FOREST TYPE MAP

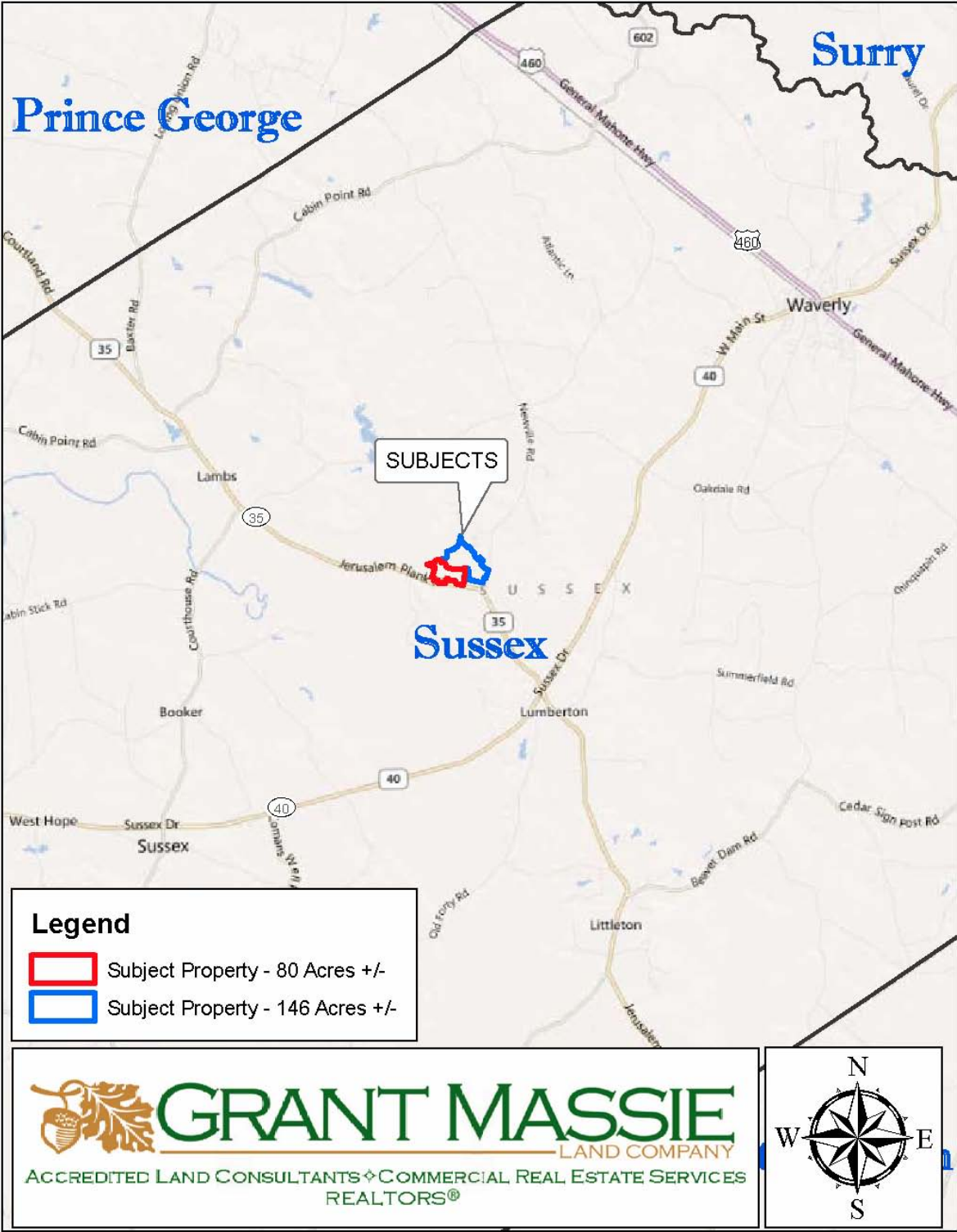


AERIAL PHOTOGRAPH



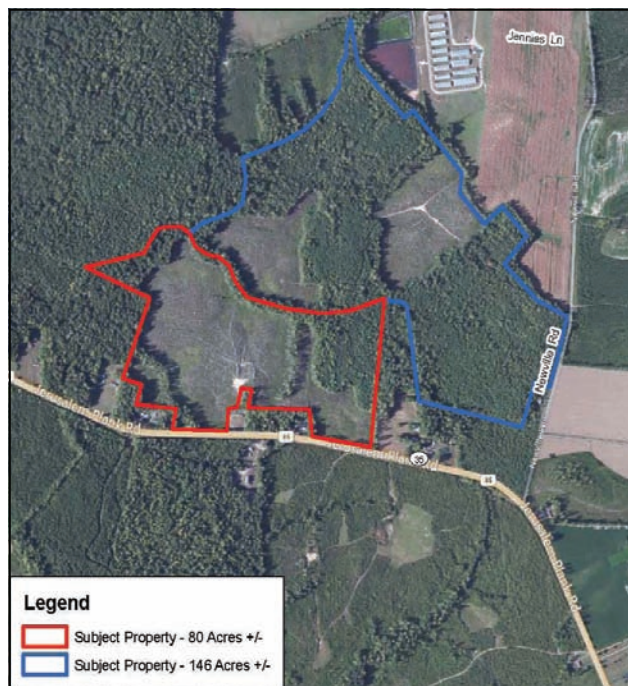
TOPOGRAPHIC MAP





TIMBERLAND FOR SALE

TWO ADJACENT TRACTS IN SUSSEX COUNTY, VA



PROPERTY INFORMATION:

80-ACRE +/- TRACT:

- ✧ Approximately 52 Acres +/- of 3-yr Old Pines &
- ✧ Balance in 23-yr Old Pines and Mixed Hardwoods
- ✧ Frontage on Route 35 (Jerusalem Plank Rd).
- ✧ Both Convenient to Waverly and Interstate 95

146-ACRE +/- TRACT

- ✧ Approximately 36 Acres +/- of 3-yr Old Pines &
- ✧ 110 Acres of 23-yr old Pines and Mixed Hardwoods
- ✧ Frontage on State Route 625 (Newville Rd).
- ✧ Ideal Recreational Tracts

SOLD TOGETHER OR SEPARATELY

80 ACRES +/- FOR \$146,911

146 ACRES +/- FOR \$321,200

For 24-hour recorded information,
call LANDLINE:

146-Acre Tract—1-888-471-LAND # 2183

80-Acre Tract—1-888-471-LAND # 2184

or visit our website at

www.GrantMassie.com



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All information is deemed reliable, but not guaranteed.

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