

# 31 ACRES +/- GREENSVILLE COUNTY, VIRGINIA

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ASKING PRICE - \$68,200



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# PROPERTY DESCRIPTION

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The subject property is shown on Greenville County Tax Map records as parcel number 16-2A 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 1,100 feet of road frontage on Aberdour Road.

Per the forest type map completed by F & W Forestry Services, the 31-acre subject property contains an estimated 0.75 acres +/- of non-timber area consisting mostly of woods roads, small clearings, etc. The balance is wooded and more specifically described below:

- 1) Thinned 21-year old pines (22 Acres +/-); and
- 2) Natural bottomland hardwoods along SMZs (8 Acres +/-).

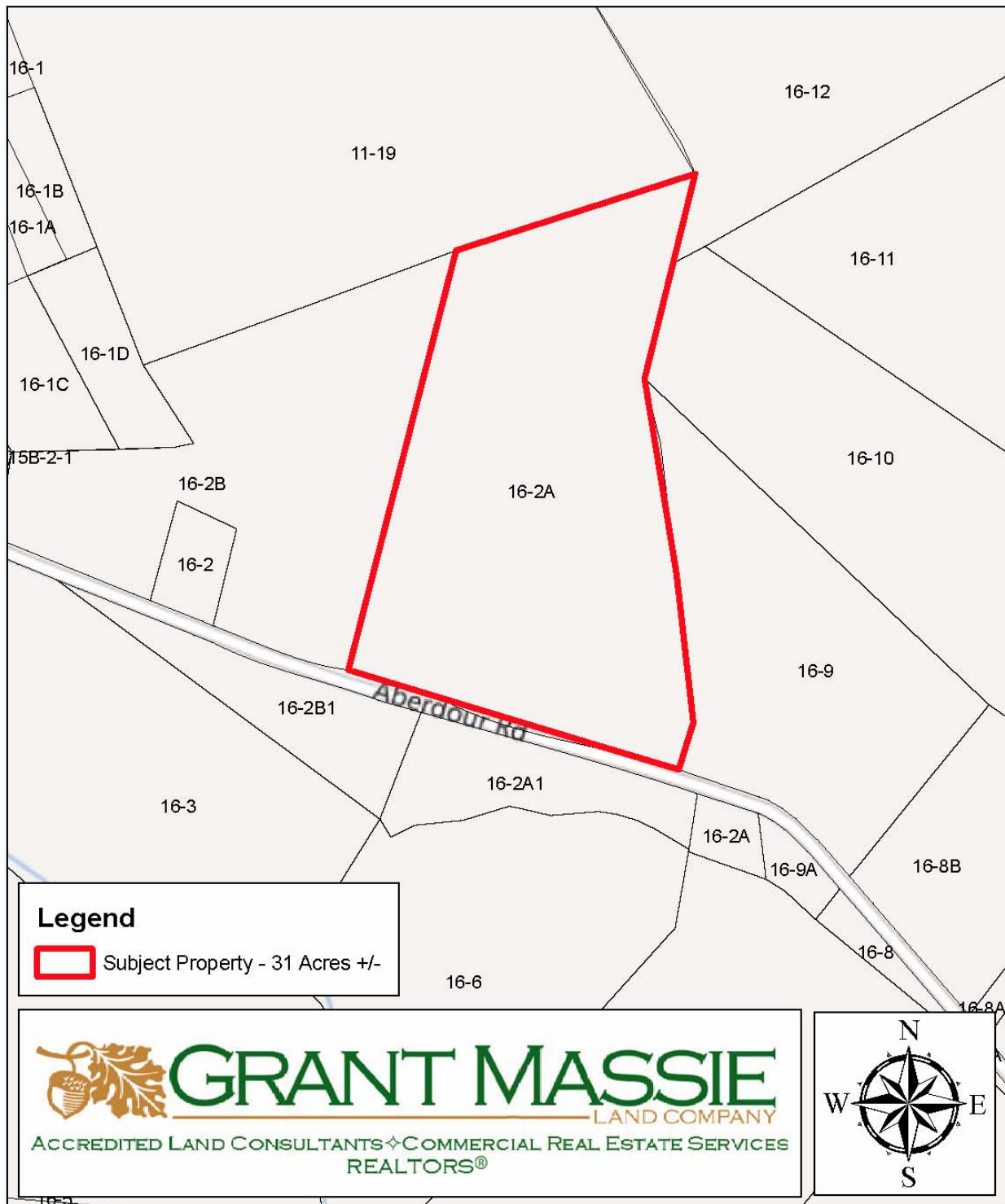
The subject property is located 6.7 miles +/- southwest of Jarratt and Interstate 95 and 6.2 miles +/- north of Emporia.

**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



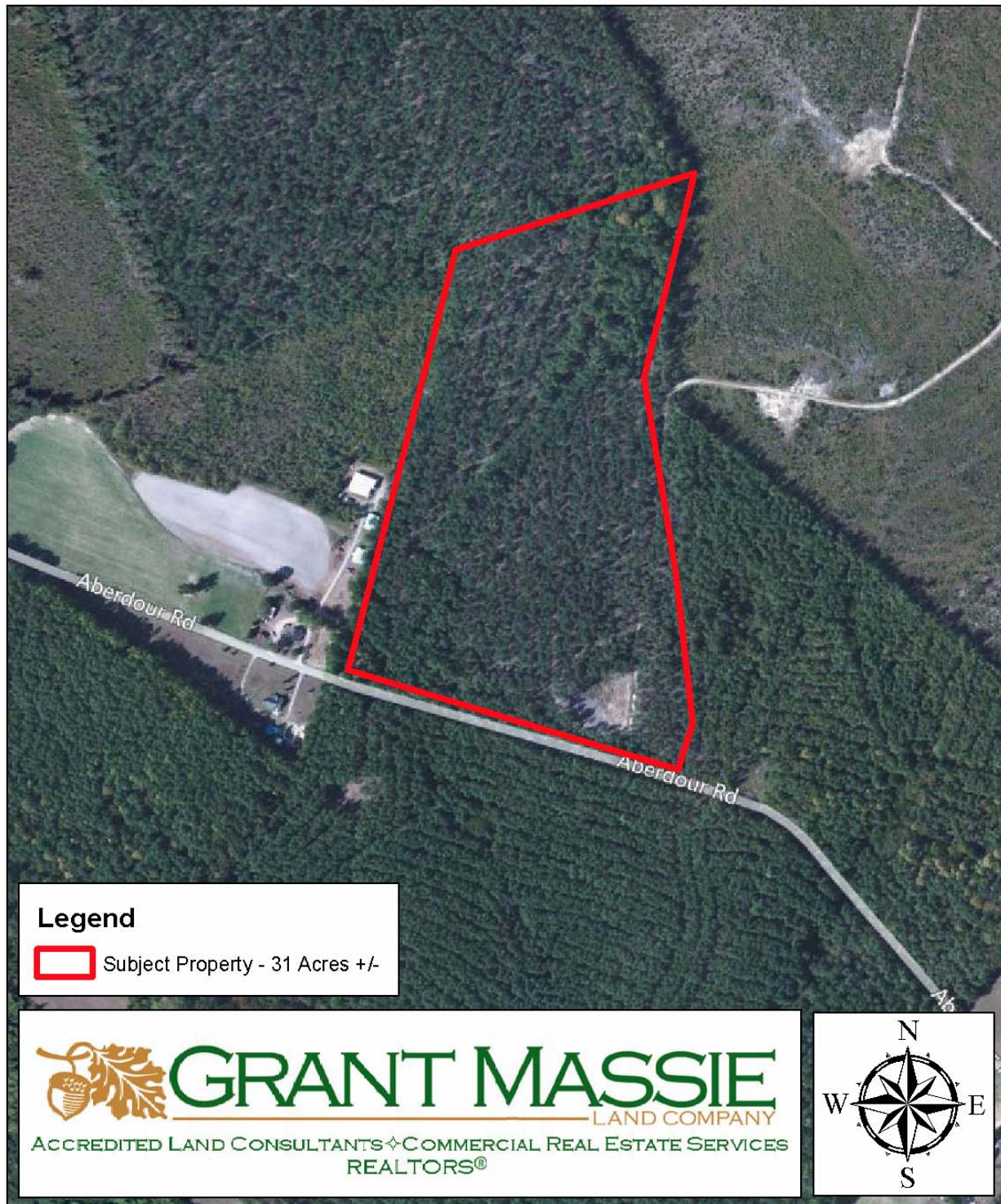
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# AERIAL PHOTOGRAPH

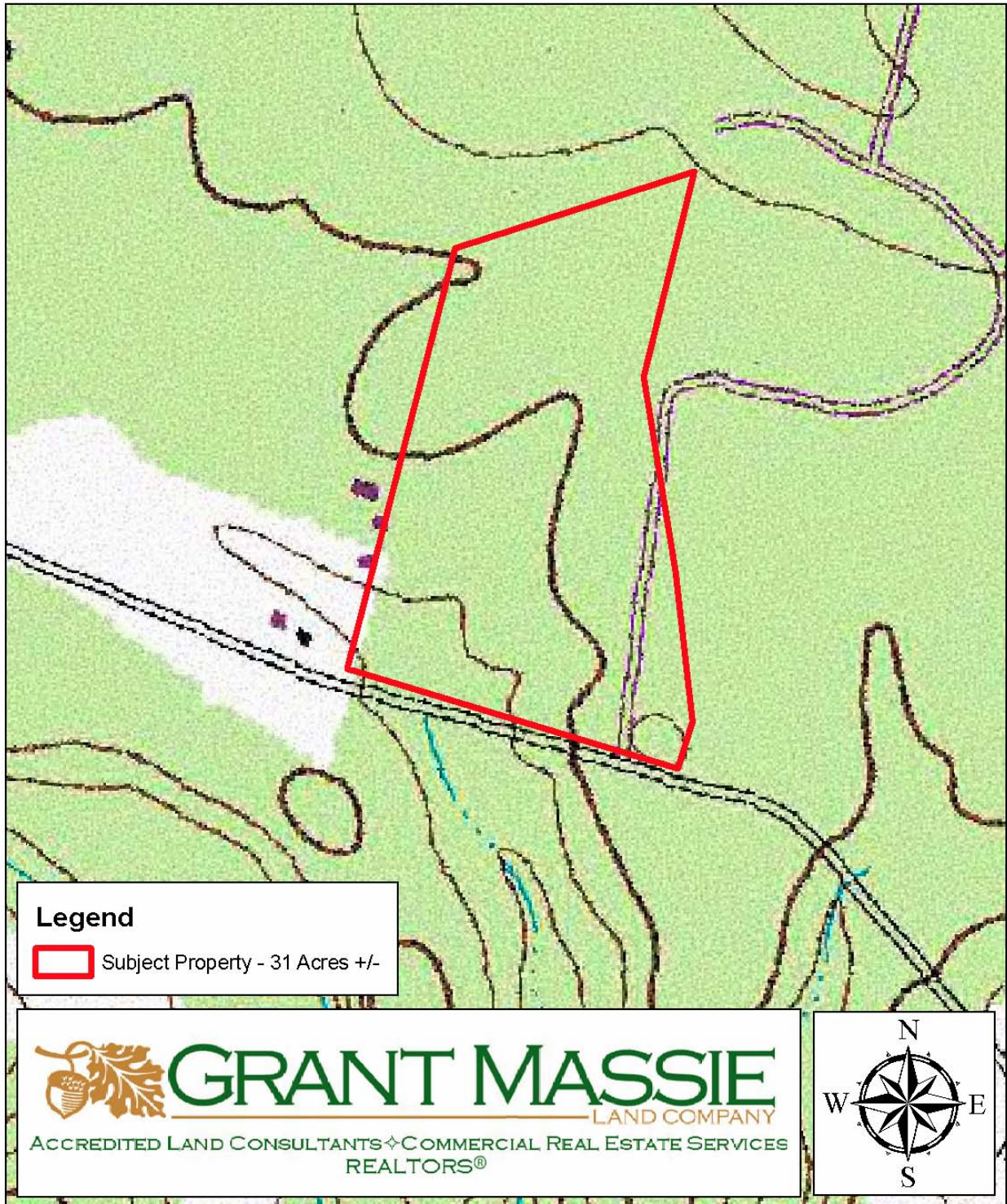
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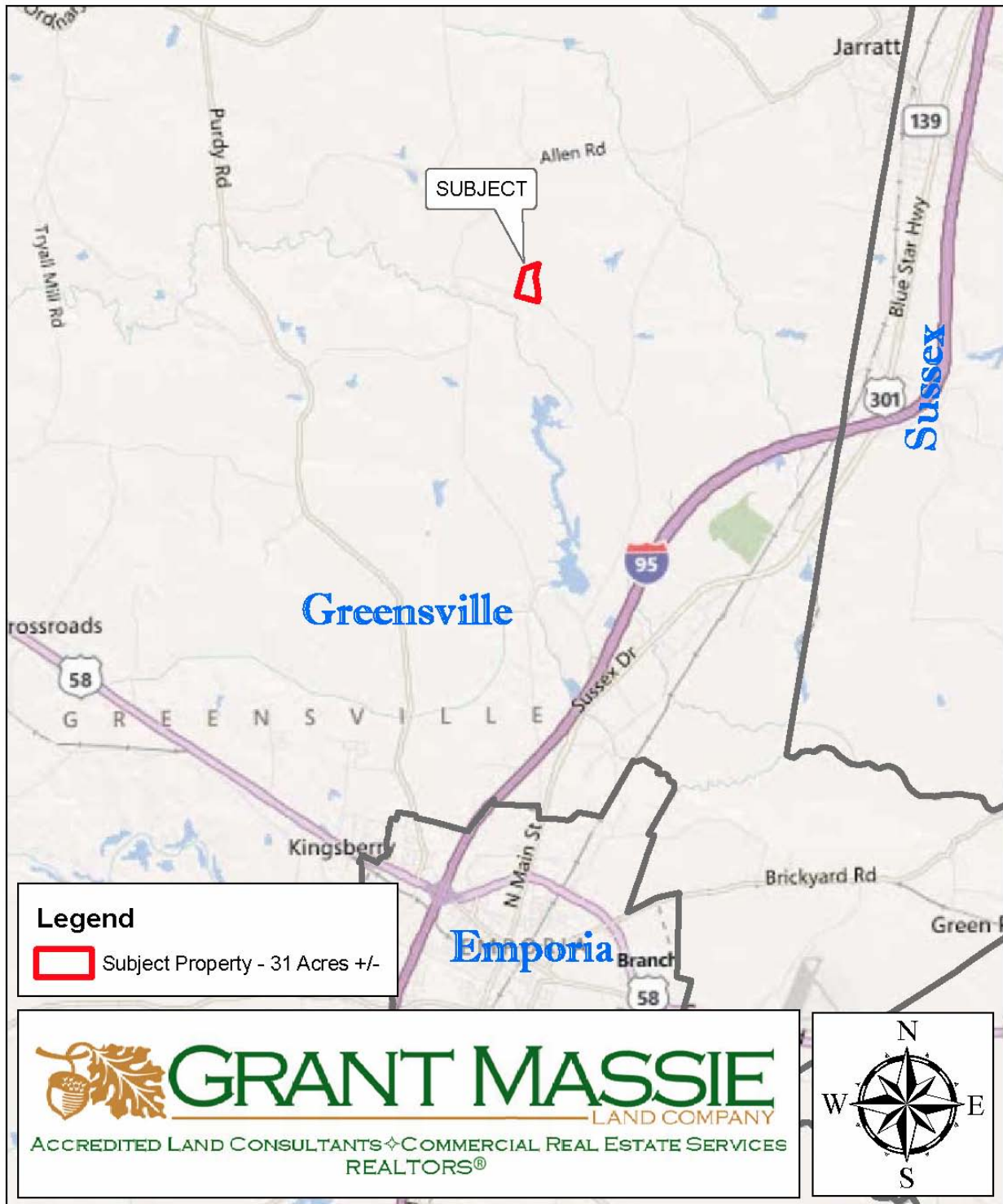
# TOPOGRAPHIC MAP

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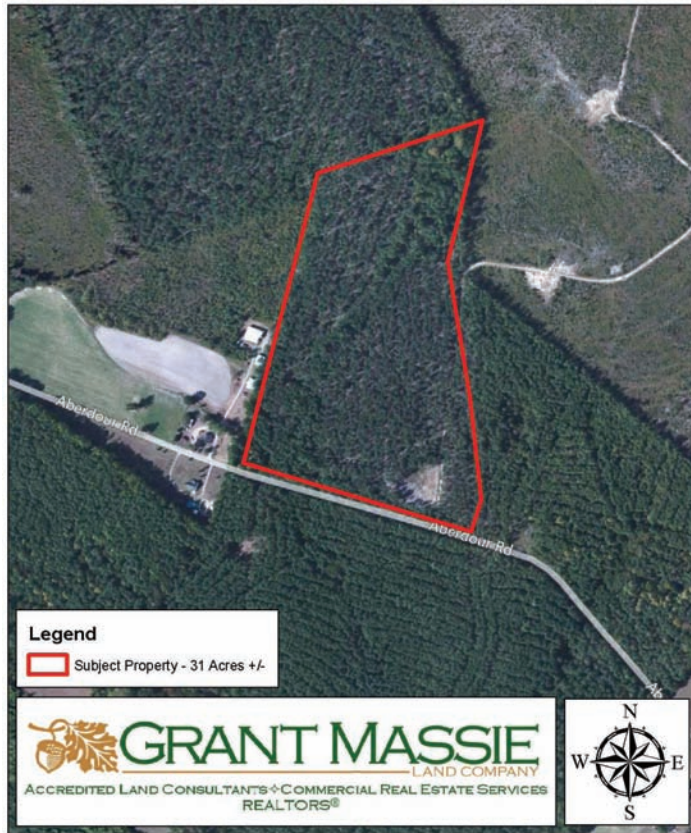


# LOCATION MAP



# WOODED LOT FOR SALE

## 31 ACRES +/- IN GREENSVILLE



### PROPERTY INFORMATION:

- ✧ Excellent Investment Opportunity for Recreation and/or Rural Homesite
- ✧ Frontage on Aberdour Road (S.R. 615)
- ✧ 21 Acres of Thinned 21-yr Old Pines
- ✧ Balance in Mixed Bottomland Hardwoods
- ✧ Convenient to Emporia (6.2 miles +/-) and Jarratt/I-95 (6.7 miles +/-)
- ✧ Additional Tracts Available up to a Total of 682 Acres +/-, Subject to Availability

# \$68,200

For 24-hour recorded information,  
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All information is deemed reliable, but not guaranteed.

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