

# 1 68.7 ACRES SURRY COUNTY, VIRGINIA

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PRICE - \$275,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Surry County Tax Map records as parcel number 52-6. According to the tax records the property contains 168.7 acres. The deed is recorded in Deed Book 227 on Page 230. A review of the Surry County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
52-6	168.7

The subject property is currently zoned Agricultural. The subject property has no state road frontage; however, there is a 50-foot ingress/egress easement to State Route 616 (Golden Hill Road) and a 50-foot utility easement to a power pole on Tax Map # 51-47B.

The subject property contains approximately 18 acres of open/pastureland, 33 acres of pine pulpwood and young pine chip-in-saw and the balance in mixed hardwood and pine timber.

Per the deed, the subject property is restricted to a division into three homesites until 2054. There is a pole shed on the subject property.

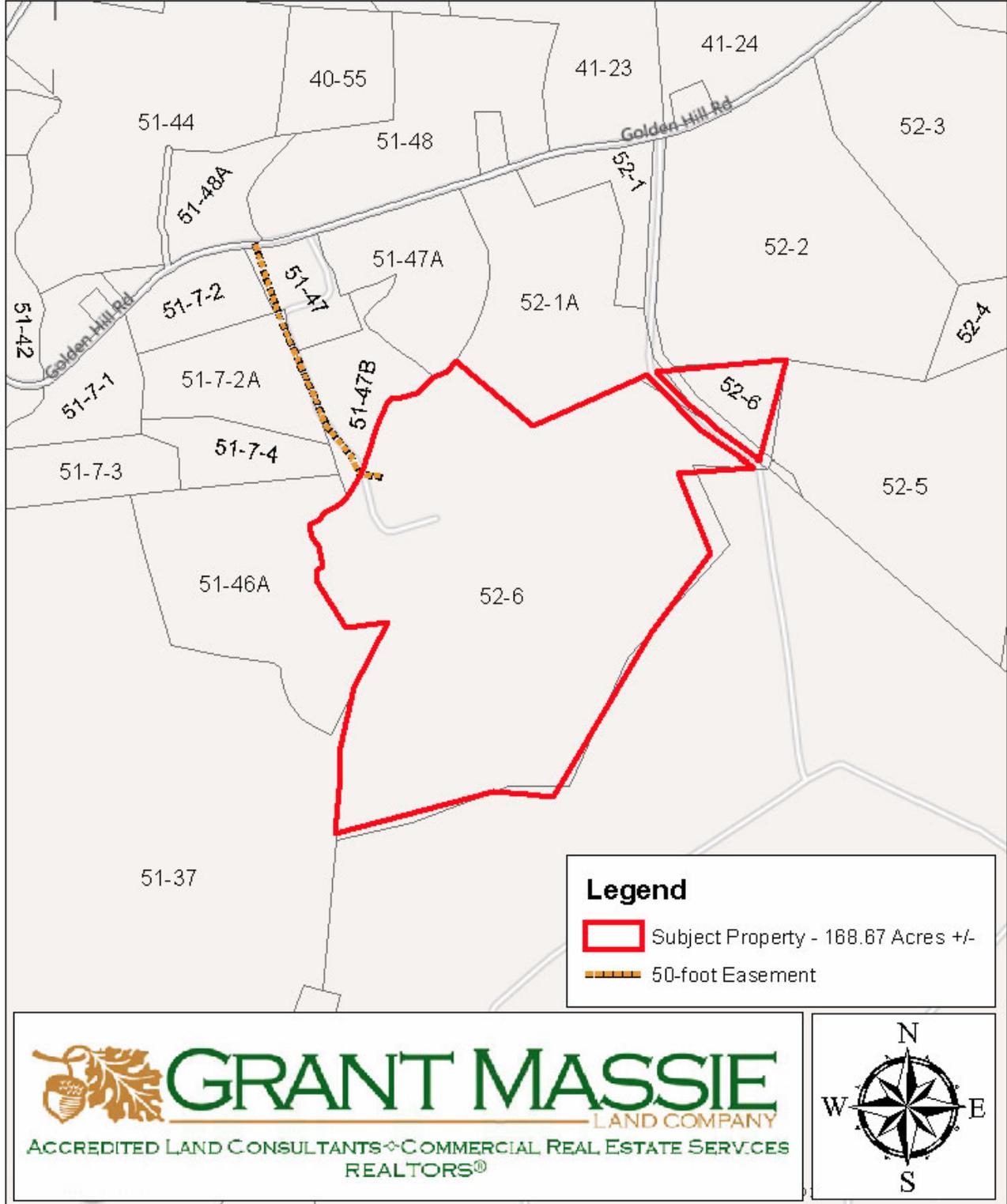
This farm is an ideal hunting oasis and long-term timberland investment.

# PHOTOGRAPHS

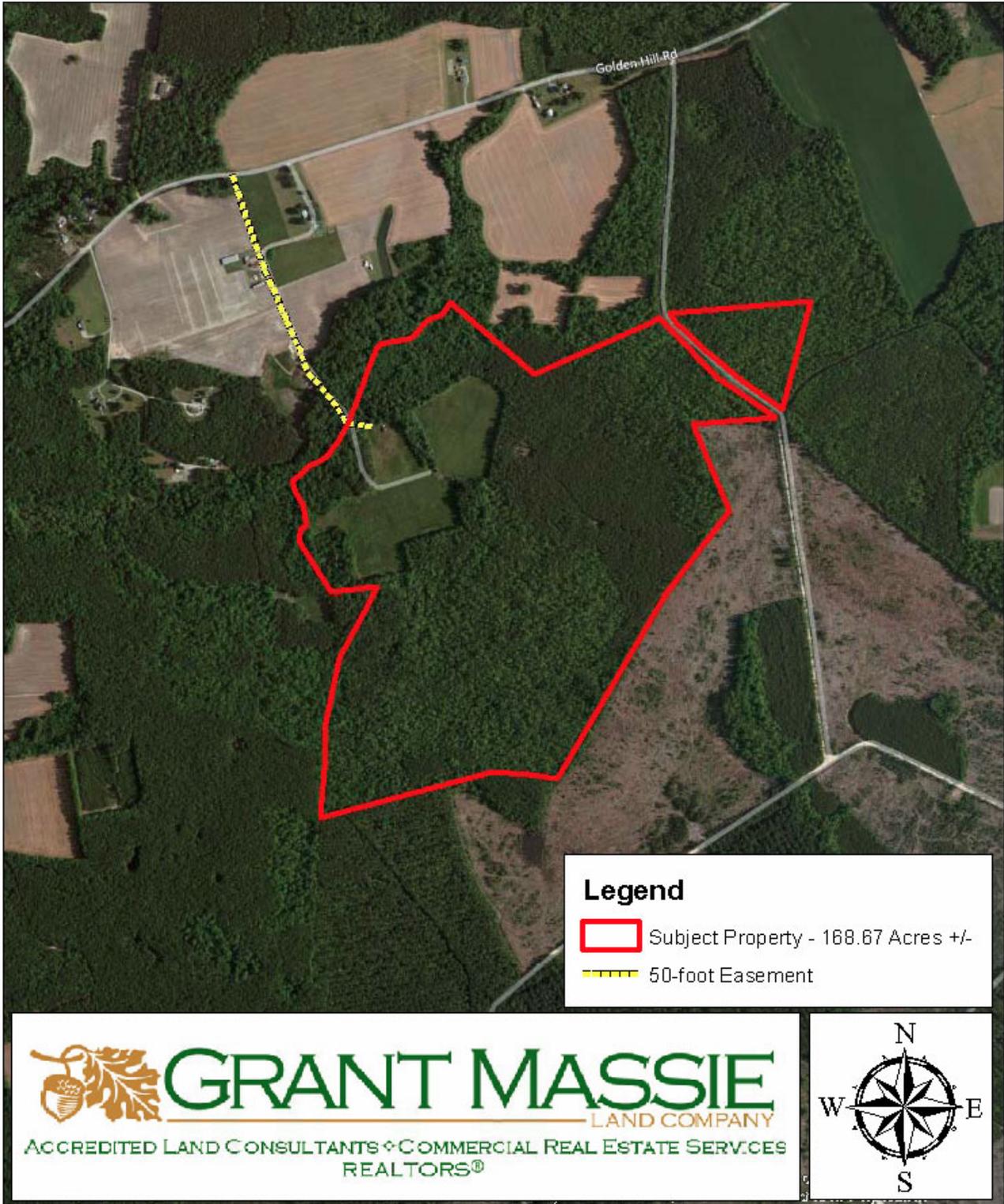
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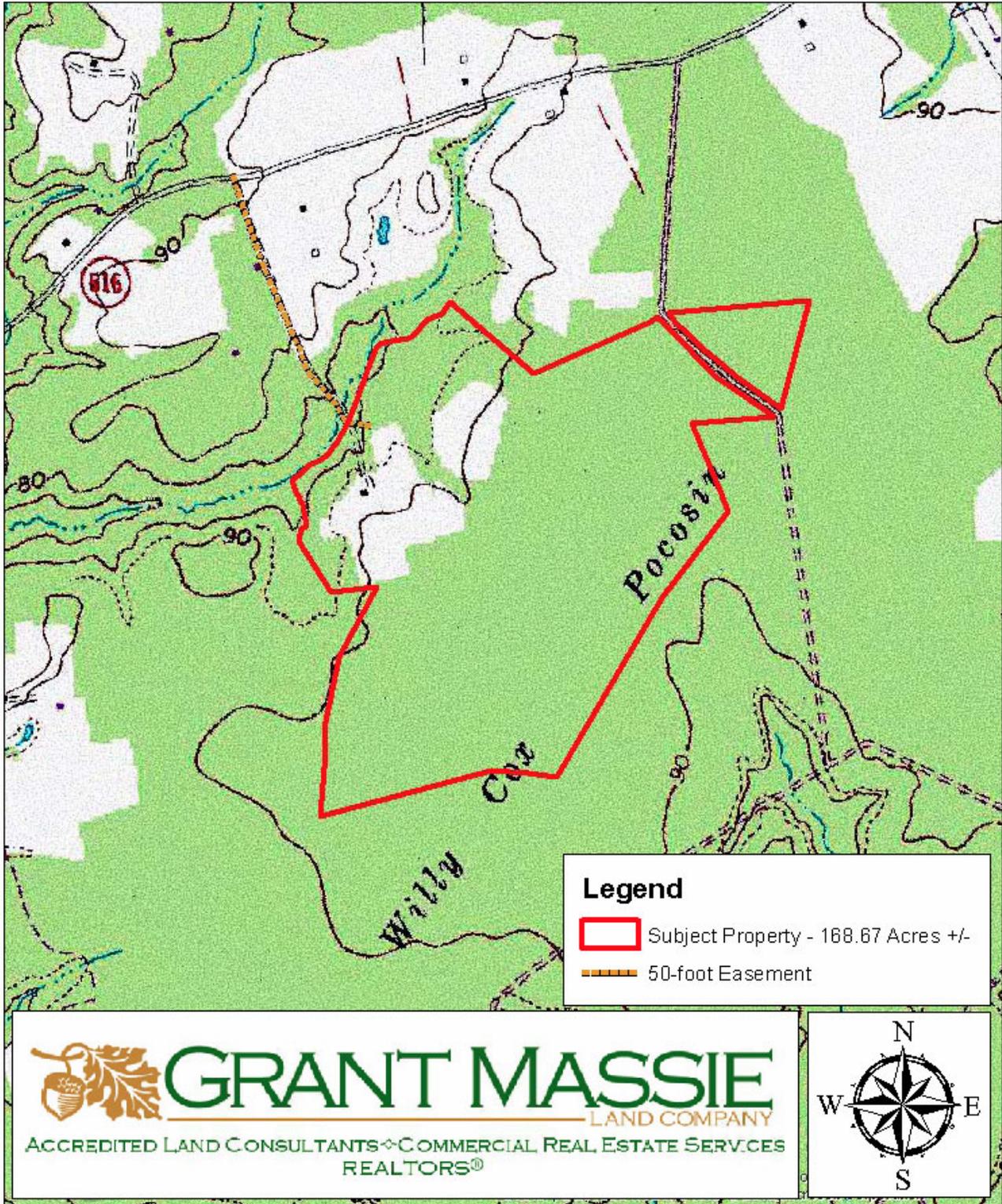
# TAX MAP



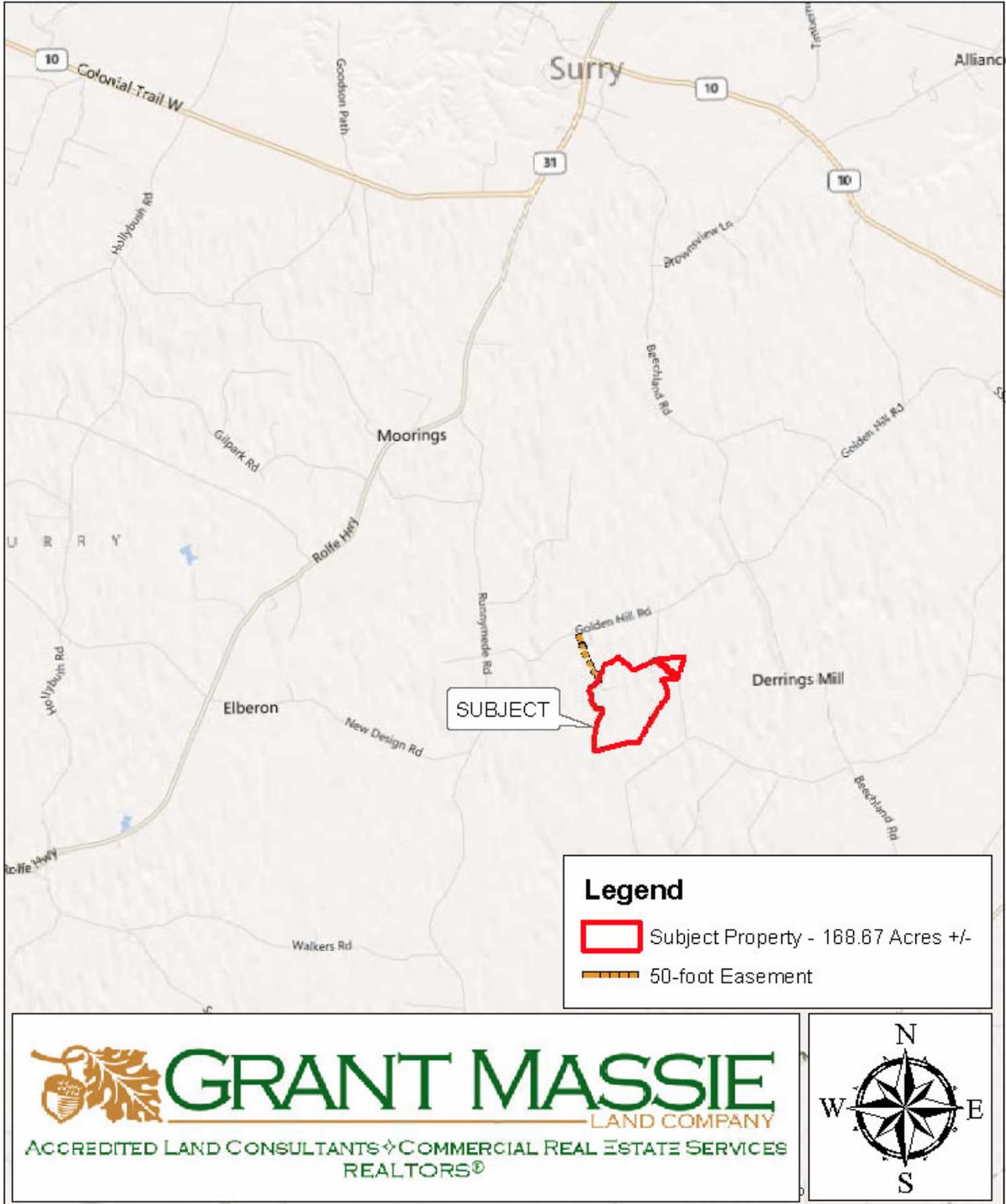
# AERIAL PHOTOGRAPH



# TOPOGRAPHIC MAP

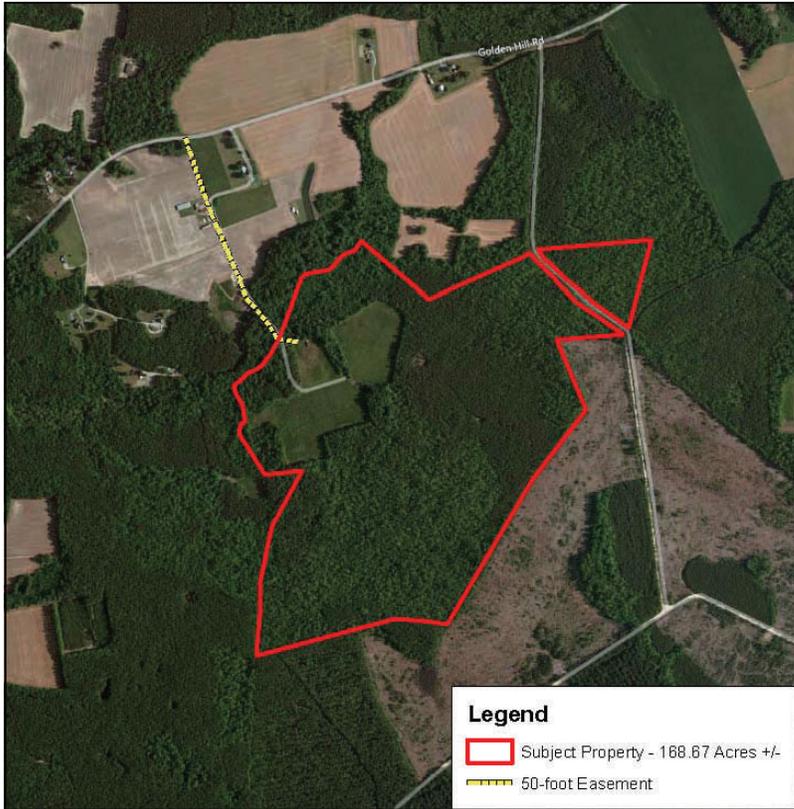


# LOCATION MAP



# LAND FOR SALE

## 168.67 ACRES +/- IN SURRY COUNTY, VA



### PROPERTY INFORMATION:

- ✧ Ideal Recreational and Timberland Investment
- ✧ Approximately 18 Acres of Pastureland
- ✧ 33 Acres +/- of Pine Pulpwood/C-N-S
- ✧ Balance in Mixed Hardwoods and Pines
- ✧ Per Deed, Division Potential for Three Homesites until 2054.
- ✧ 50-ft Easement to State Route 616 (Golden Hill Road).

# \$275,000

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

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