

# 784.48 ACRES SUSSEX COUNTY, VIRGINIA

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ASKING PRICE - \$1,200,000



REPRESENTED BY:

WILLIAM G. GRANT  
ALC, VLS  
804-754-3476

G. EDMOND MASSIE, IV  
ALC, CCIM, MBA  
804-754-3474

# TABLE OF CONTENTS

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- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. AERIAL PHOTO
- V. TOPOGRAPHIC MAP
- VI. STAND MAP
- VII. LOCATION MAP
- VIII. FLYER

# PROPERTY DESCRIPTION

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The subject property is shown on Sussex County Tax Map records as parcel number 139-A-1, 2 &4. According to the tax records the property contains 784.48 acres. The deed is recorded in Deed Book 237 on Page 744. A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
139-A-1	180.64	\$260,100 Land
139-A-2	578.84	\$407,400 Land
139-A-4	<u>25.00</u>	<u>\$26,100</u> Land
	784.48	\$693,600 Total Value

The subject property is currently zoned Agricultural. There are approximately 880' of road frontage on the north side of Bell Rd (Rt. 644) and on both sides of Bell Rd for approximately 2,790'. There is also frontage on both sides of Parham Circle (Rt. 721) for approximately 3,650'.

The property is totally wooded with the exception of the portion of property south of Bell Road of which all but approximately 25 acres has been recently clear-cut. Stand Map included in this package.

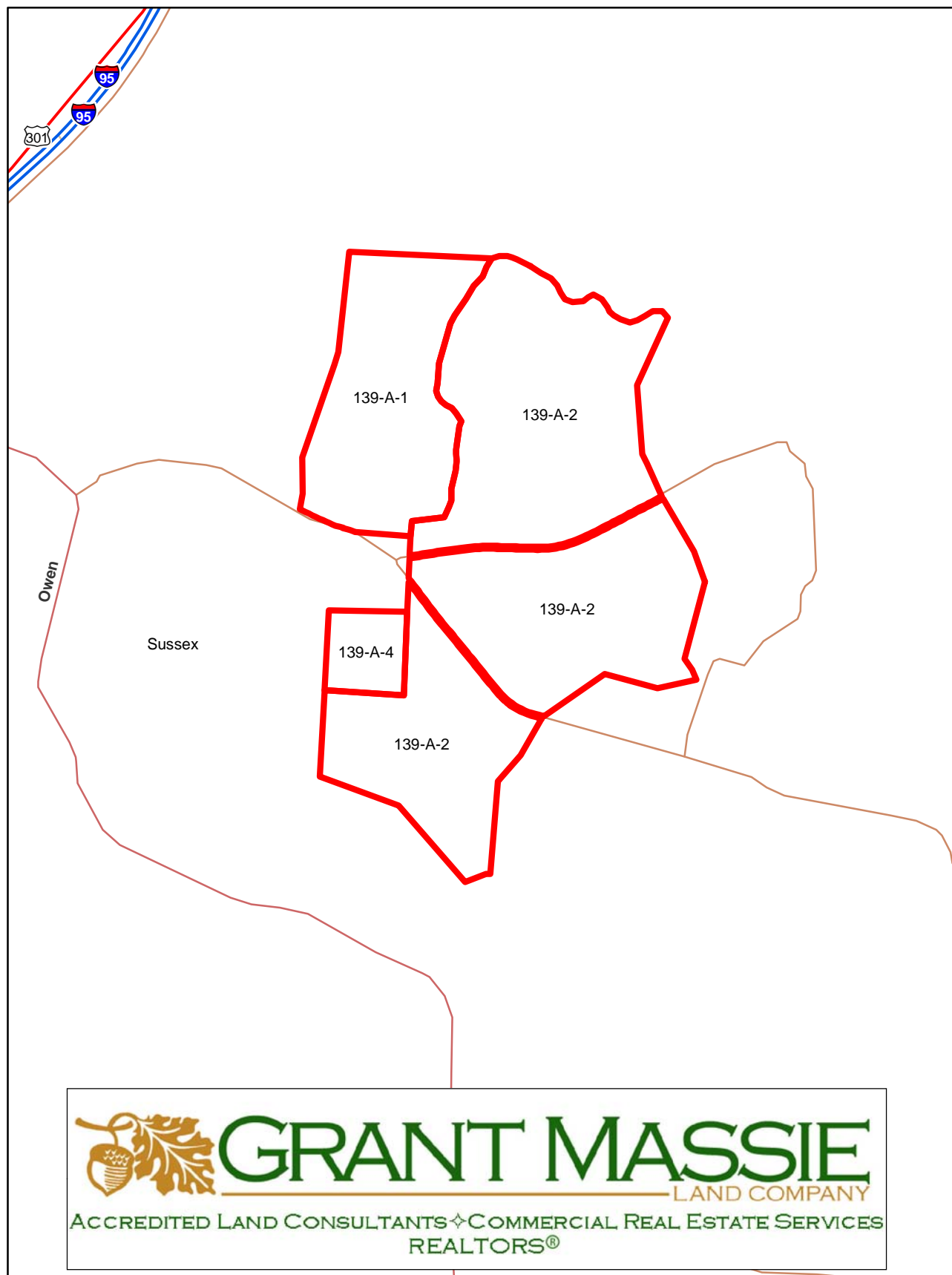
The entire property has a Conservation Easement on it with the Virginia Outdoors Foundation. The easement allows two divisions creating three parcels. One dwelling, up to 4,500 square feet can be build on each parcel.

# PHOTOS

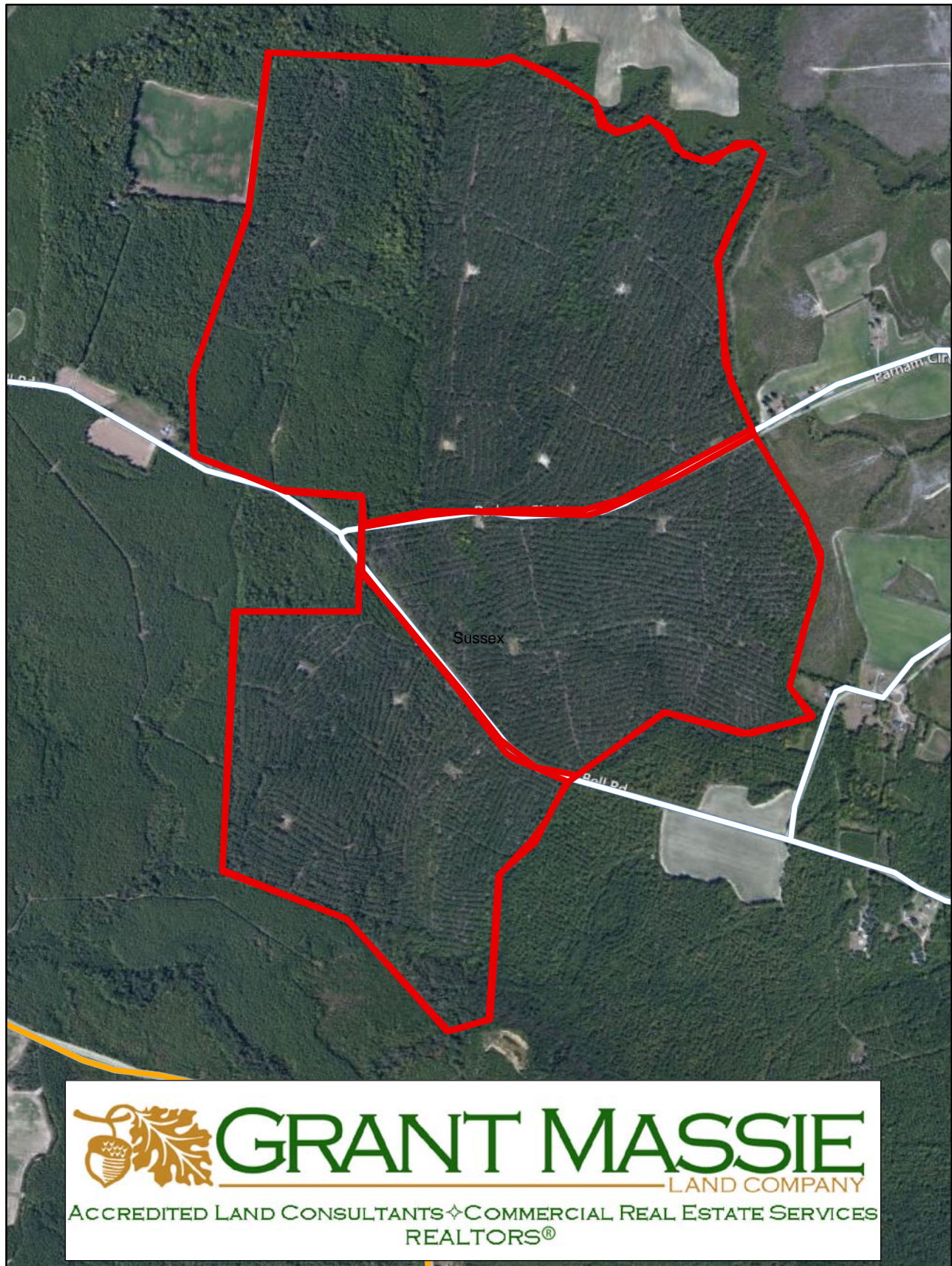




# TAX MAP PARCELS

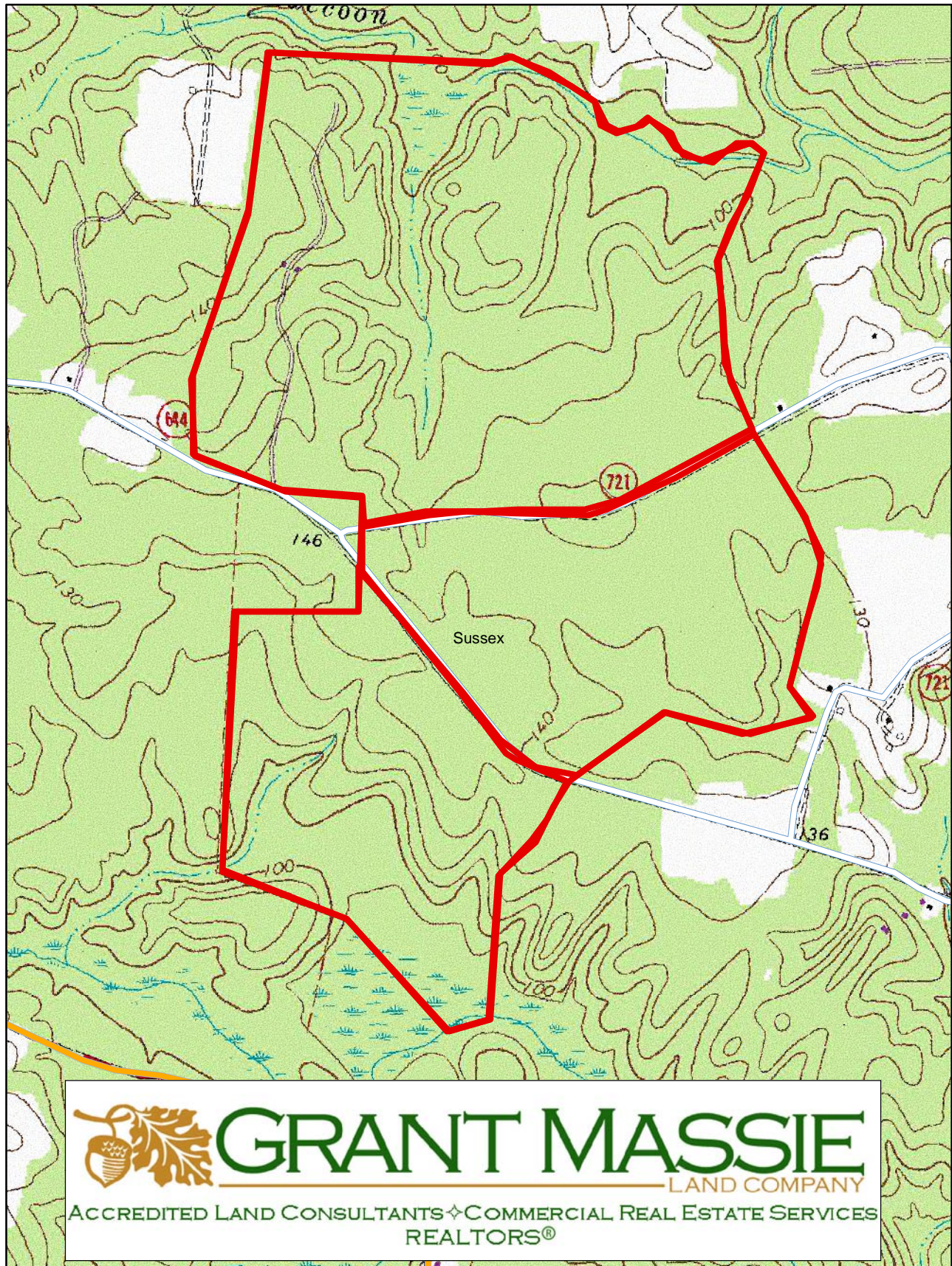


# AERIAL PHOTO

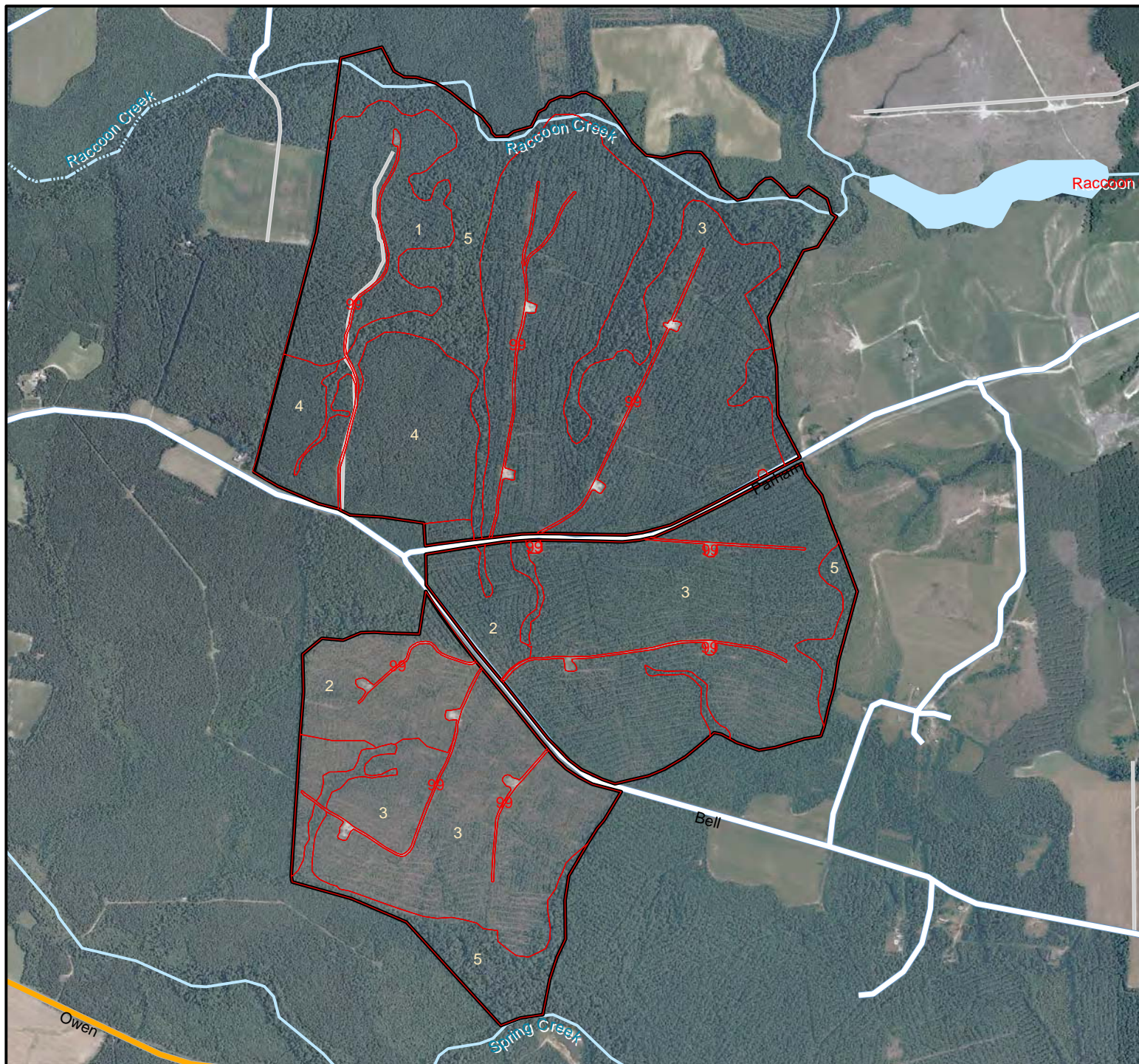




# TOPOGRAPHY MAP







**Tract**      **Creath Tract**  
**Location**   **Rt. 644/721 Sussex Co., VA**  
**Date**        **1/11/10**  
**By**          **D. Hammond**

### 2010 Stand Map

image: 2009 NAIP

**36-50-37**  
**-77-23-49**

TD_	TYPE	EST_YEA	SIZE	SI_25	ACRES	ORIGIN
1	Lob	1980	s	56	52.77	p
2	Lob	1984	p	58	52.85	p
3	Lob	1987	p	58	409.16	n
4	Lob	1998	pm	58	63.03	p
5	SH	1960	p	0	131.58	n
99	All We	1987	p	58	13.14	

**Total as mapped**  
**Deed**

**722.7**  
**784.5**



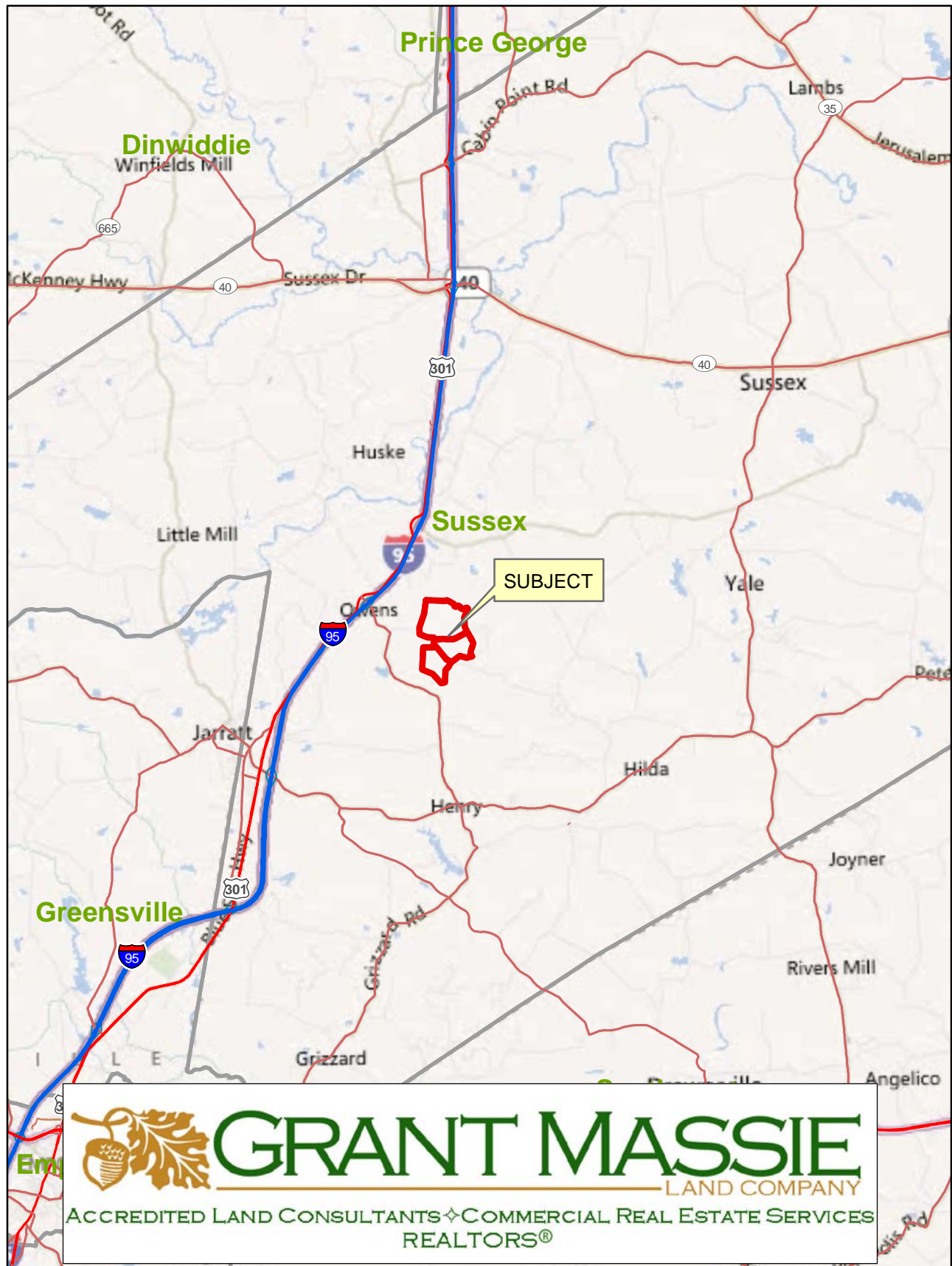
0                      1,320  
 Feet



H&H Forest Management, Inc.  
 SOVA Financial Center  
 South Hill, VA 23970  
[www.growtimber.com](http://www.growtimber.com)



# LOCATION MAP



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# **TIMBERLAND INVESTMENT!**

## **784.48 ACRES +/- FOR SALE IN**

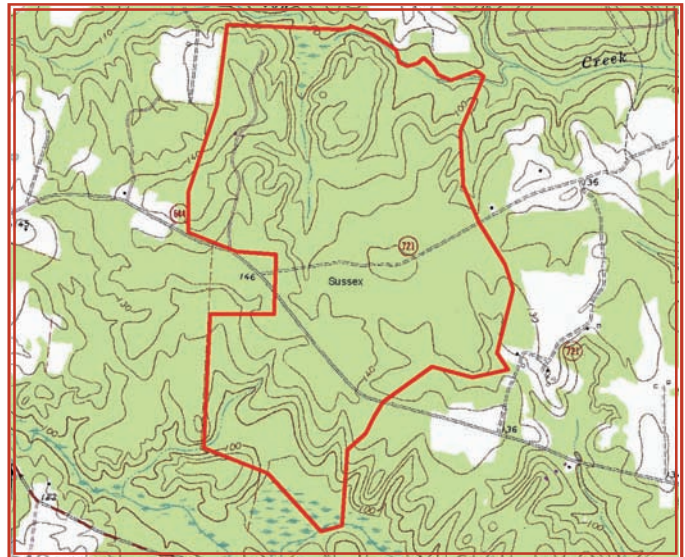
### **SUSSEX COUNTY, VIRGINIA**



#### **PROPERTY INFORMATION:**

- \*25 YEAR OLD THINNED PINE ON MUCH OF PROPERTY
- \* 58 ACRES OF 14 YEAR OLD PINE
- \* APPROXIMATELY 140 ACRES RECENTLY CUT-OVER
- \* MIXED MATURE TIMBER ON REST
- \*LONG FRONTAGE ON BELL ROAD & PARHAM CIRCLE

**\*PRICED AT \$1,200,000**



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#### **REPRESENTED BY:**

**NED MASSIE**

ALC, CCIM, MBA

804-754-3474

NMassie@GrantMassie.com

**BILL GRANT**

ALC, VLS

804-754-3476

WGrant@GrantMassie.com



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LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
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#### **EXPERTISE—CONSULTATION—RESULTS**

1403 Pemberton Road, Suite 106; Richmond, VA 23238  
804-750-1200—FAX: 804-754-3485 TOLL FREE: 1-800-665-LAND  
All information deemed reliable, but not guaranteed.