

190.91 ACRES
MECKLENBURG COUNTY, VIRGINIA

PRICE - \$365,000



REPRESENTED BY:

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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 29-A-2, 29-A-3, 30-A-11, and 30-A-12. According to the tax records the property contains 190.91 acres, collectively. The deeds are recorded in Deed Book 123 on Page 422, Deed Book 133 on Page 358, and Deed Book 170 on Page 109. A review of the Mecklenburg County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
29-A-2	125
29-A-3	14.05
30-A-11	4.67
<u>30-A-12</u>	<u>47.19</u>
TOTALS:	190.91

The subject property is currently zoned Agricultural (AG). There are approximately 785 feet of road frontage on State Route 695 (Philbeck Crossroads). Its official street address is 1057 Philbeck Crossroads. There are two small ponds (1/4 acre +/- and 2/5 acre +/-)

The subject property has approximately 30 acres of cropland under soybean cultivation. Of that total, there is a 28-acre large field and a 2-acre rectangular-shaped field.

The balance of the subject property is wooded with mixed hardwood and pine pulpwood and sawtimber. The existing woodland is the remnants of a heavy select-cut harvest about 20 to 25 years ago. A 2010 estimate of timber value for a clearcut was between \$60,000 and \$68,000 depending on the prevailing timber market conditions at the time.

Improvements include an old farmhouse which would need significant renovations and several old outbuildings and sheds.

It is located just over 7 miles west of Chase City. It is only a 9.75-mile drive to the nearest Kerr Reservoir/Buggs Island Lake public access area boat ramp at the Staunton View Public Use Area for myriad of recreational pursuits (i.e., world famous sport fishing, water skiing, sailing, etc.).

PHOTOS



HOUSE



BARN



CROPLAND



FARM ROAD

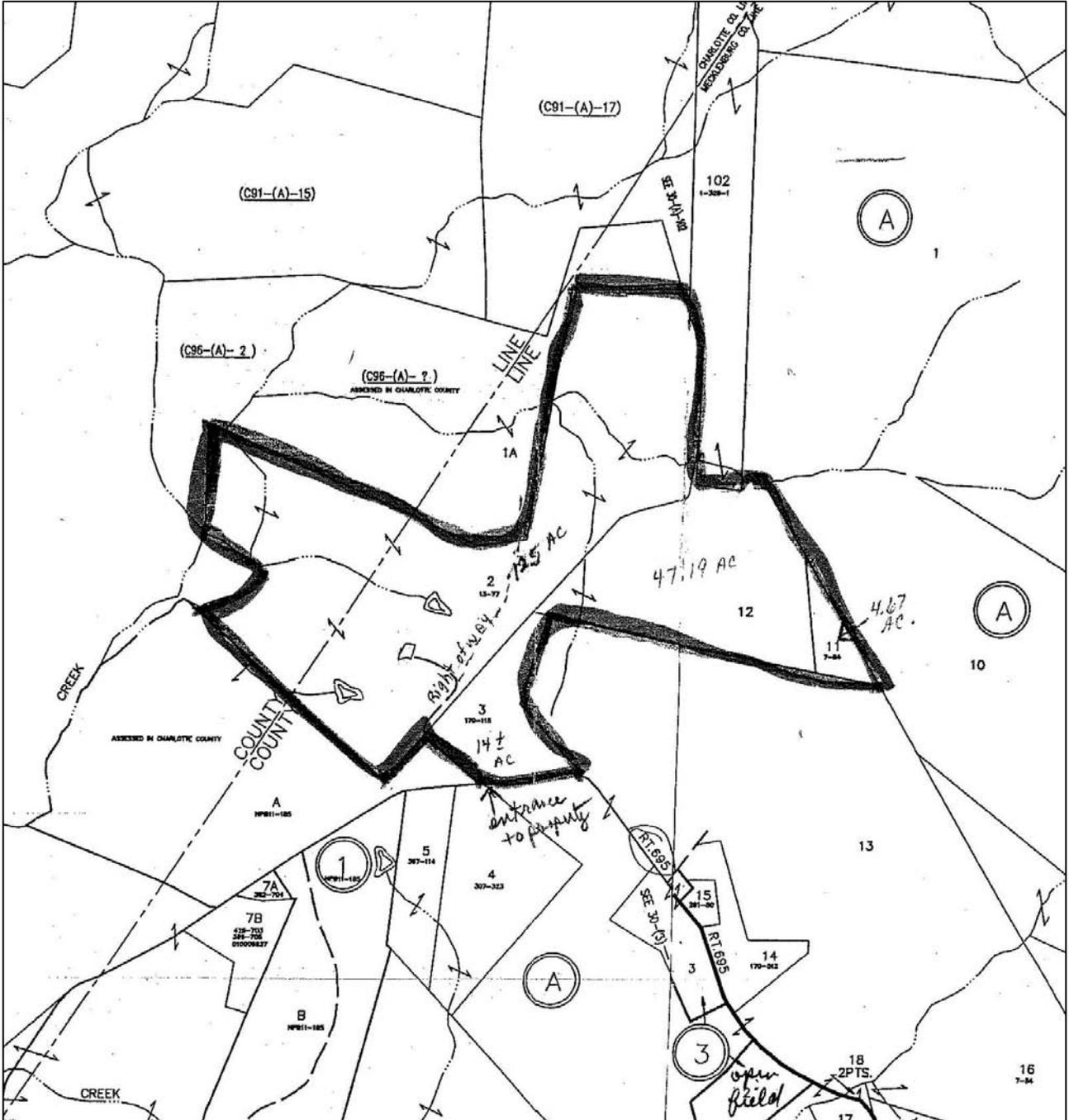


WOODLAND

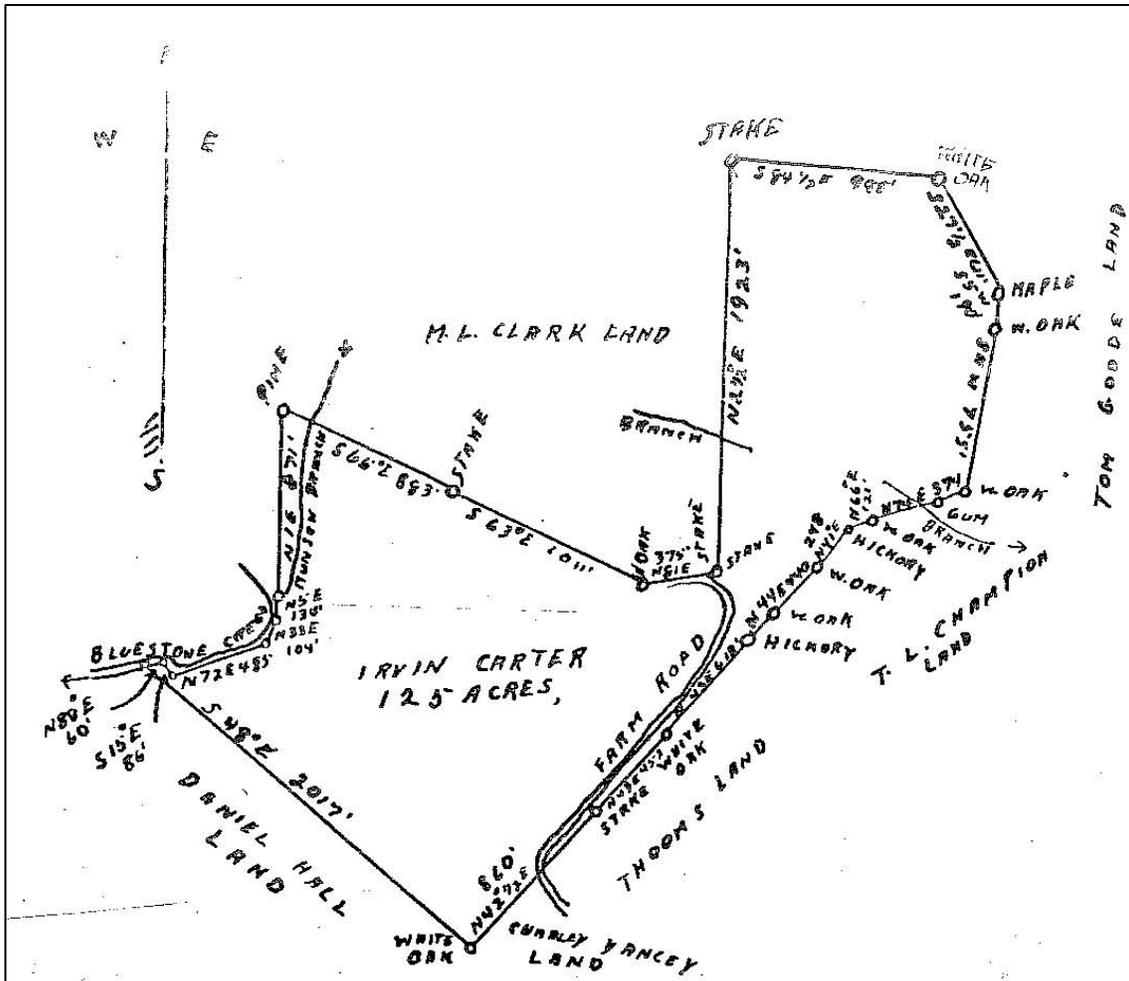


ROAD FRONTAGE

TAX MAP



PLAT



A Survey of a portion of the old Burnley Farm owned by M.L. Clark and lying in Bluestone Magisterial District Mecklenburg County Virginia, about 8 miles west of Chase City Va.

All bearings are magnetic.

Scale 1 inch = 660 Feet

July 13-1946

Samuel Tarry C.L.S.

M.L. Clark Juise

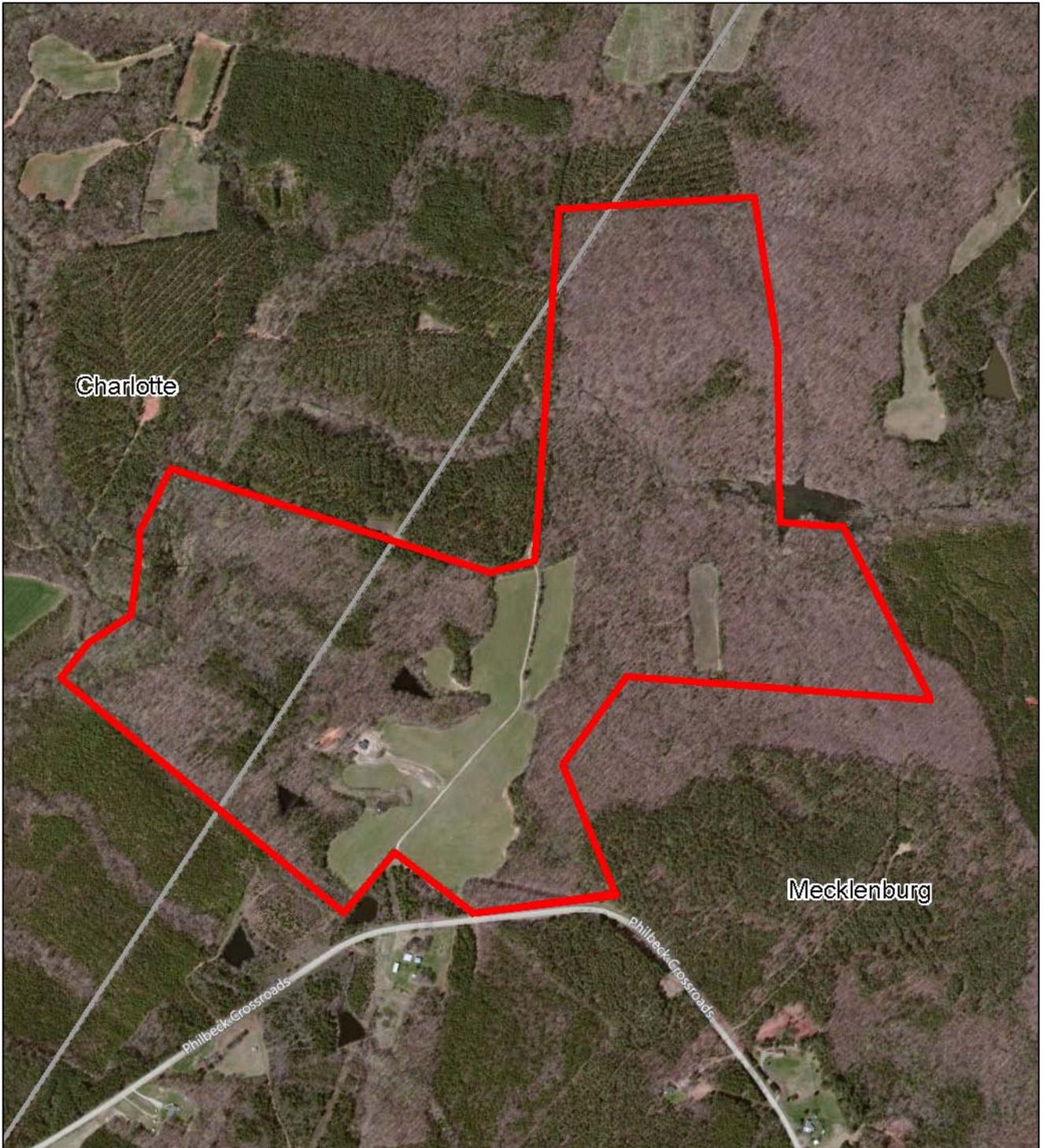
To § Sec D.B. 123 p. 422

Irvin Carter

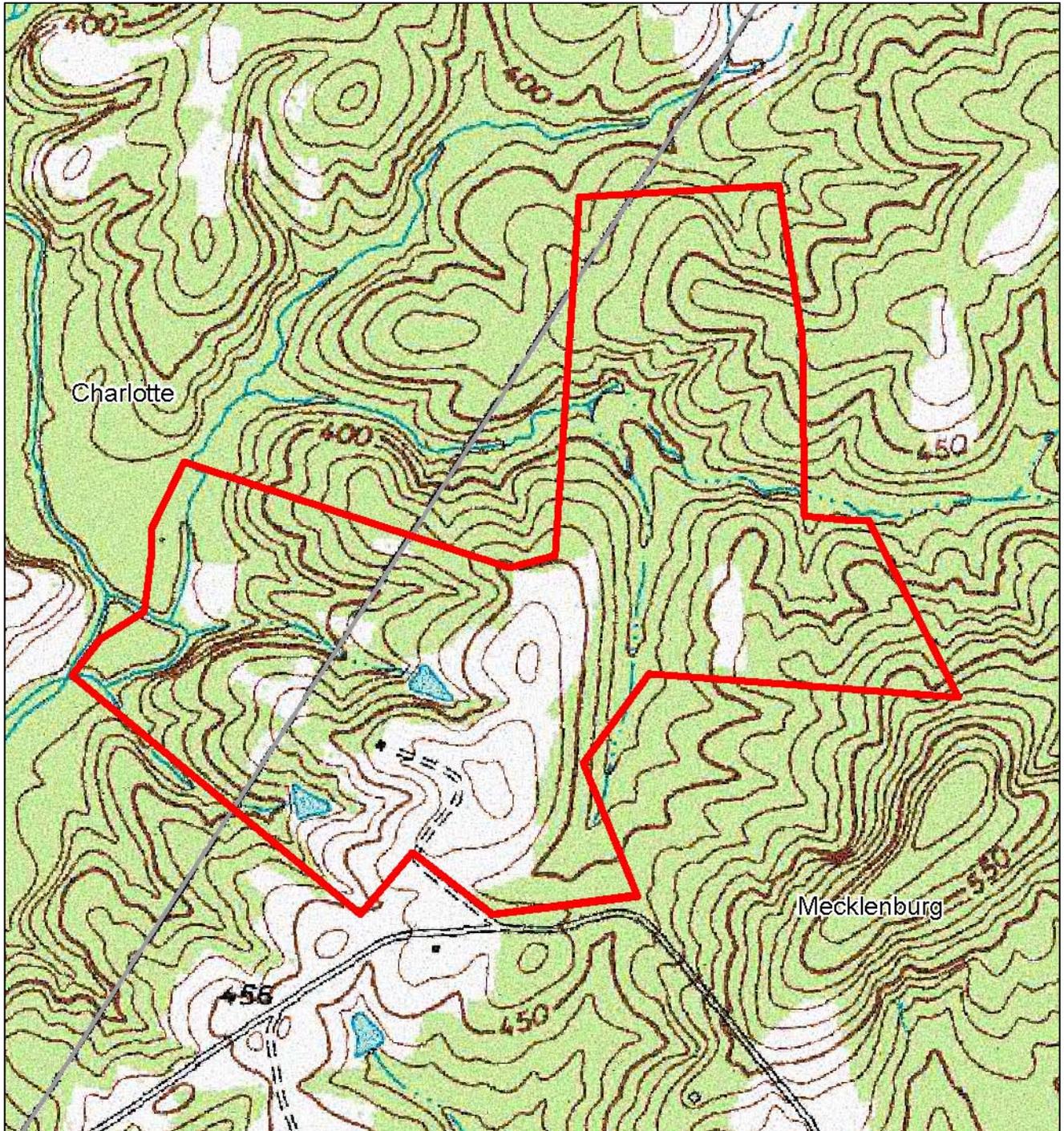
Admitted to record July 24, 1946

Teste: A.F. Hutchinson, Clerk

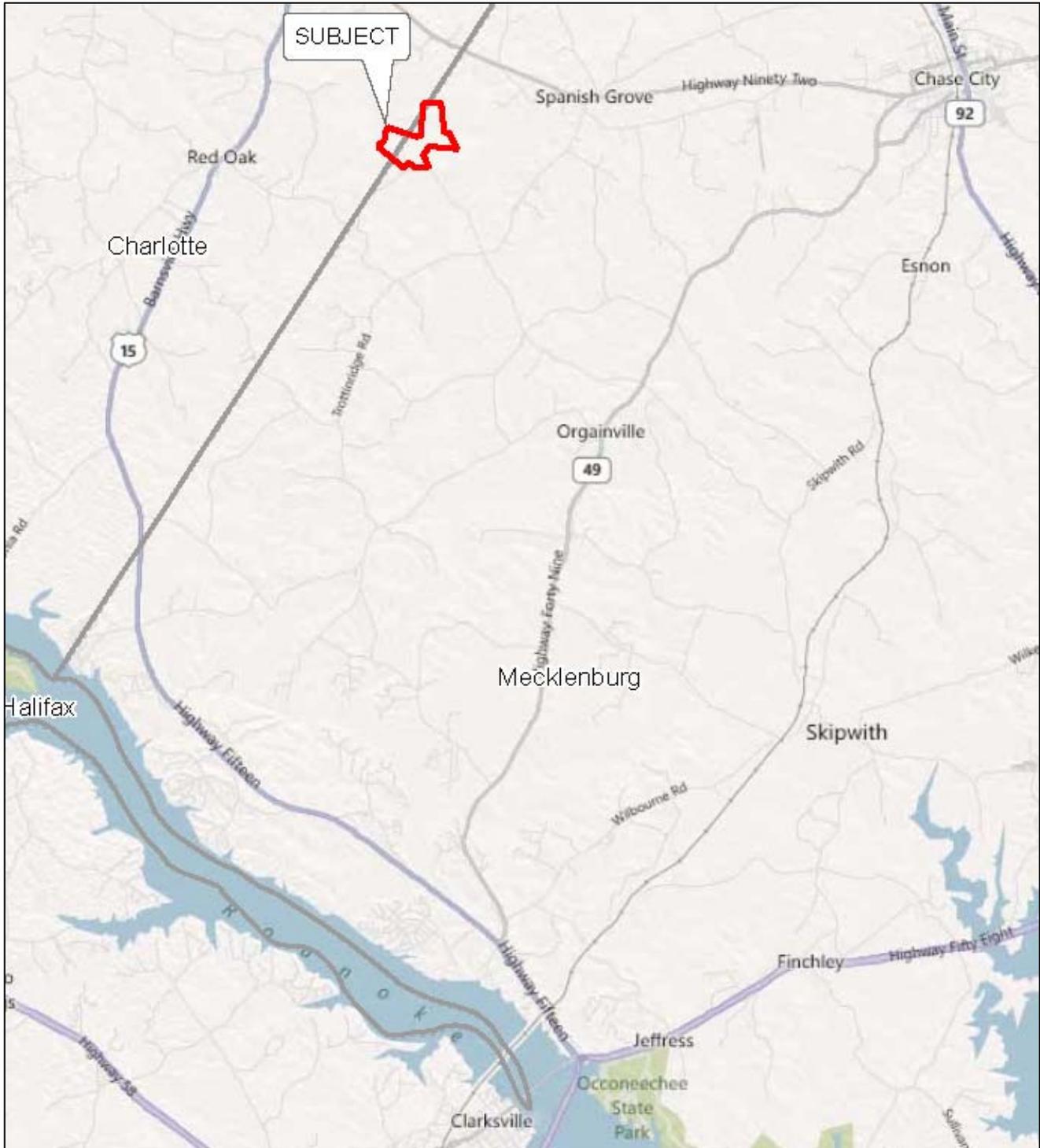
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FARM FOR SALE

190.91 ACRES +/- IN MECKLENBURG



PROPERTY INFORMATION:

- ※ Approximately 30 Acres of Cropland
- ※ Two Small Ponds
- ※ Approximately 155 Acres of Timberland with Mature Merchantable Timber
- ※ Frontage on Philbeck Crossroads
- ※ Old One Story House (Needs Work) with Several Out-buildings
- ※ Beautiful Private Setting on the Mecklenburg/Charlotte County Line



\$365,000

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All information is deemed reliable, but not guaranteed.

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