

1 30 ACRES SOUTHAMPTON COUNTY, VIRGINIA

ASKING PRICE - \$200,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Southampton County Tax Map records as parcel number 66-39. According to the tax records the property contains 130 acres. A review of the Southampton County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
66-39	130

The subject property is currently zoned Agricultural (A-1). There are approximately 1,300 feet of road frontage on State Route 615 (Hicks Ford Road).

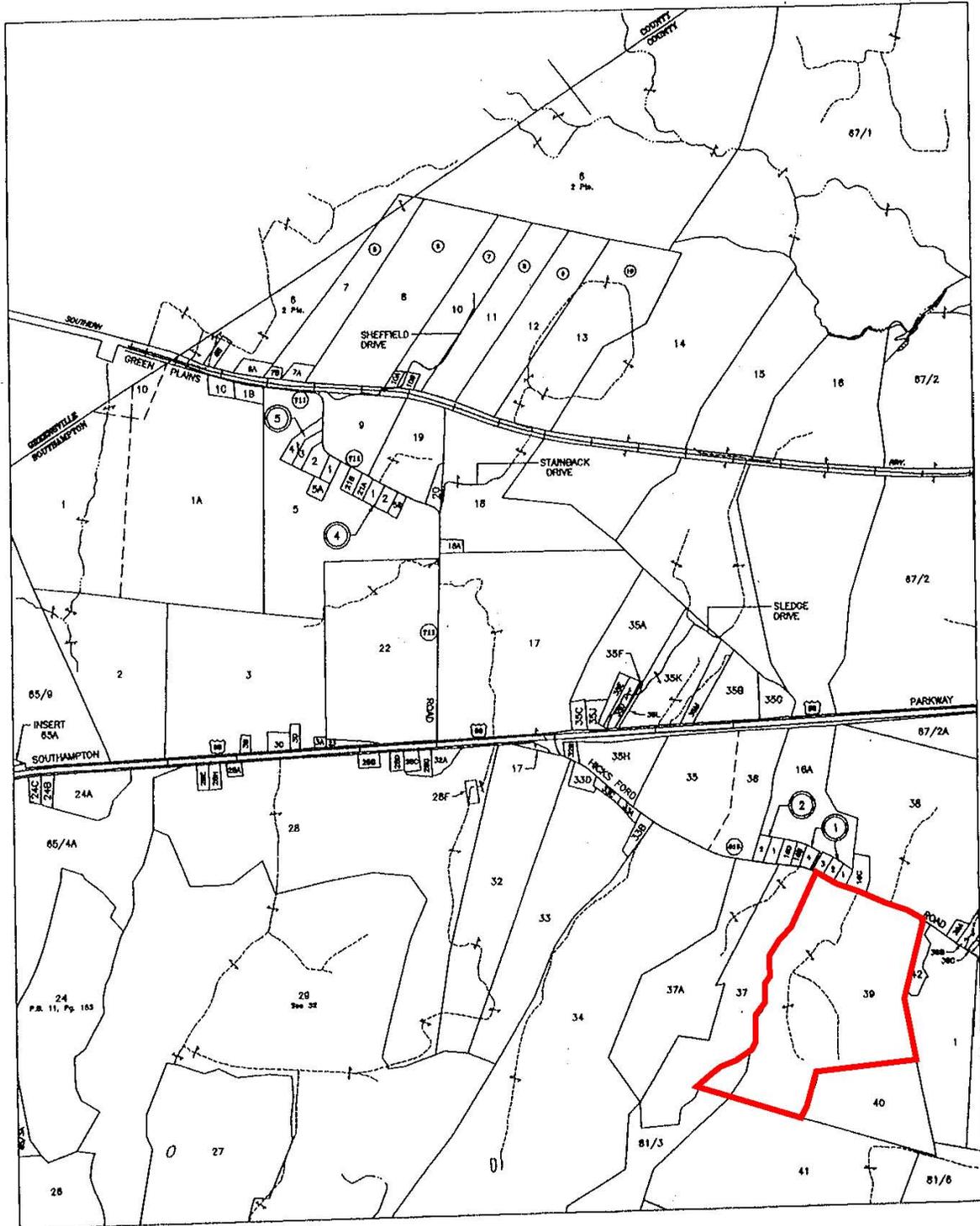
The subject property contains approximately 40 acres +/- of cropland. The balance of subject property is woodland that was harvested in 2010.

The subject property is located convenient to Highway 58 (0.70 miles +/-), the City of Emporia (6 miles +/-) and Interstate 95 (7.75 miles +/-).

There is also an old farmhouse that does not add any value to the subject property.

TAX MAP

SOUTHAMPTON COUNTY



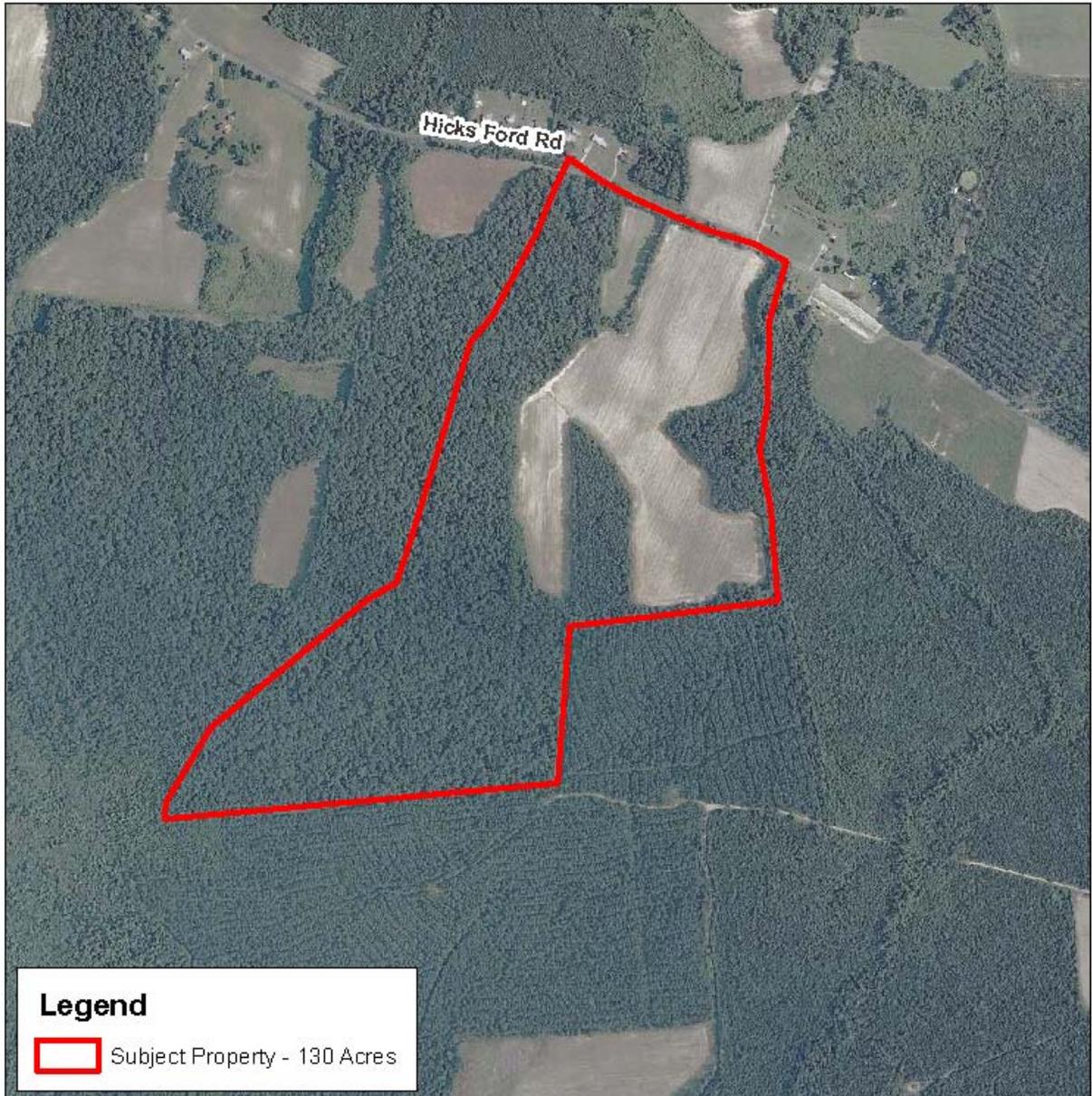
SCALE IN FEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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DREWRYVILLE DISTRICT

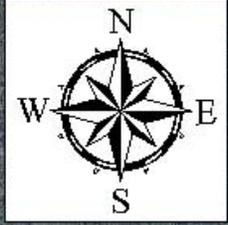
SECTION 66

AERIAL PHOTOGRAPH

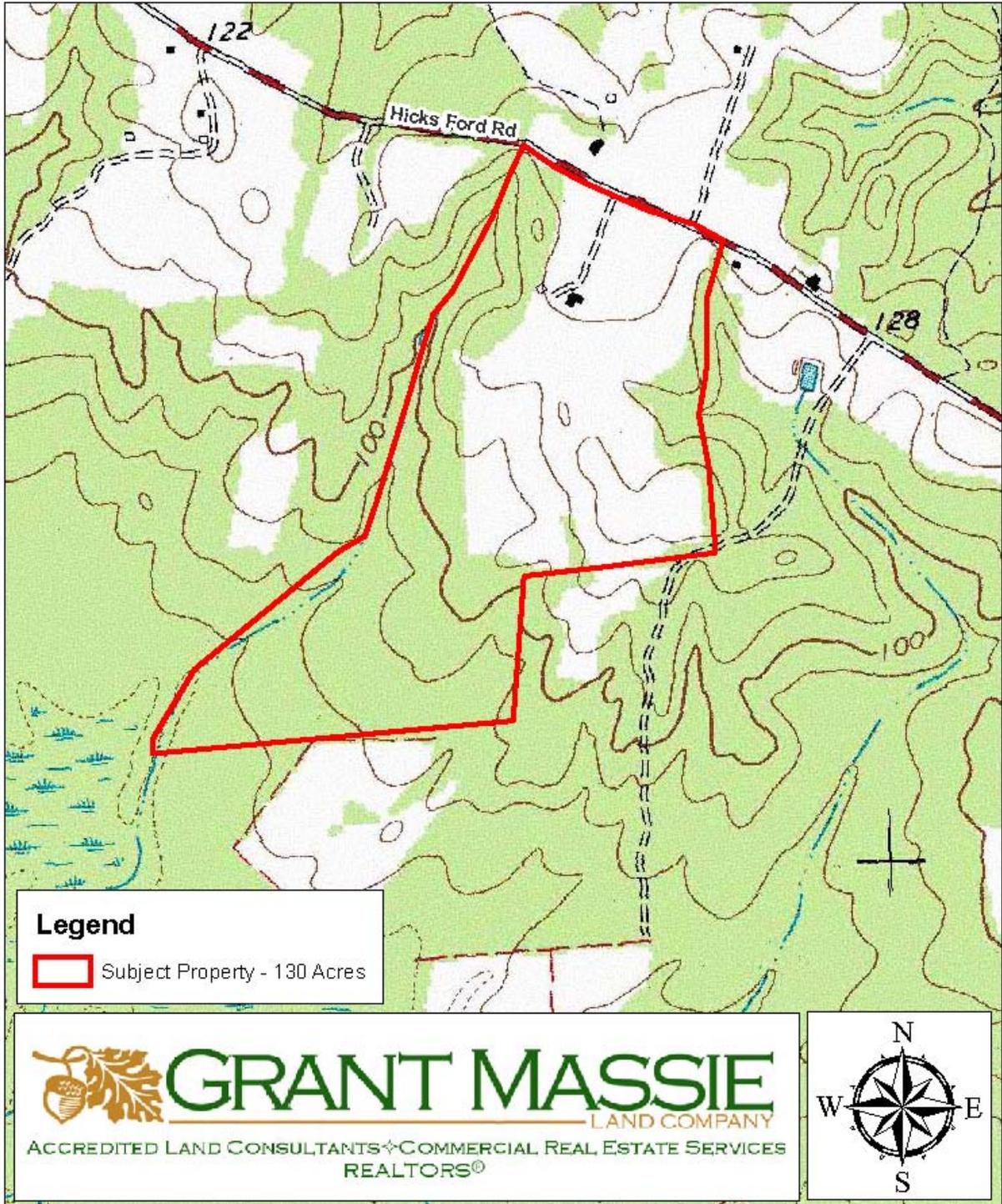


Legend
 Subject Property - 130 Acres

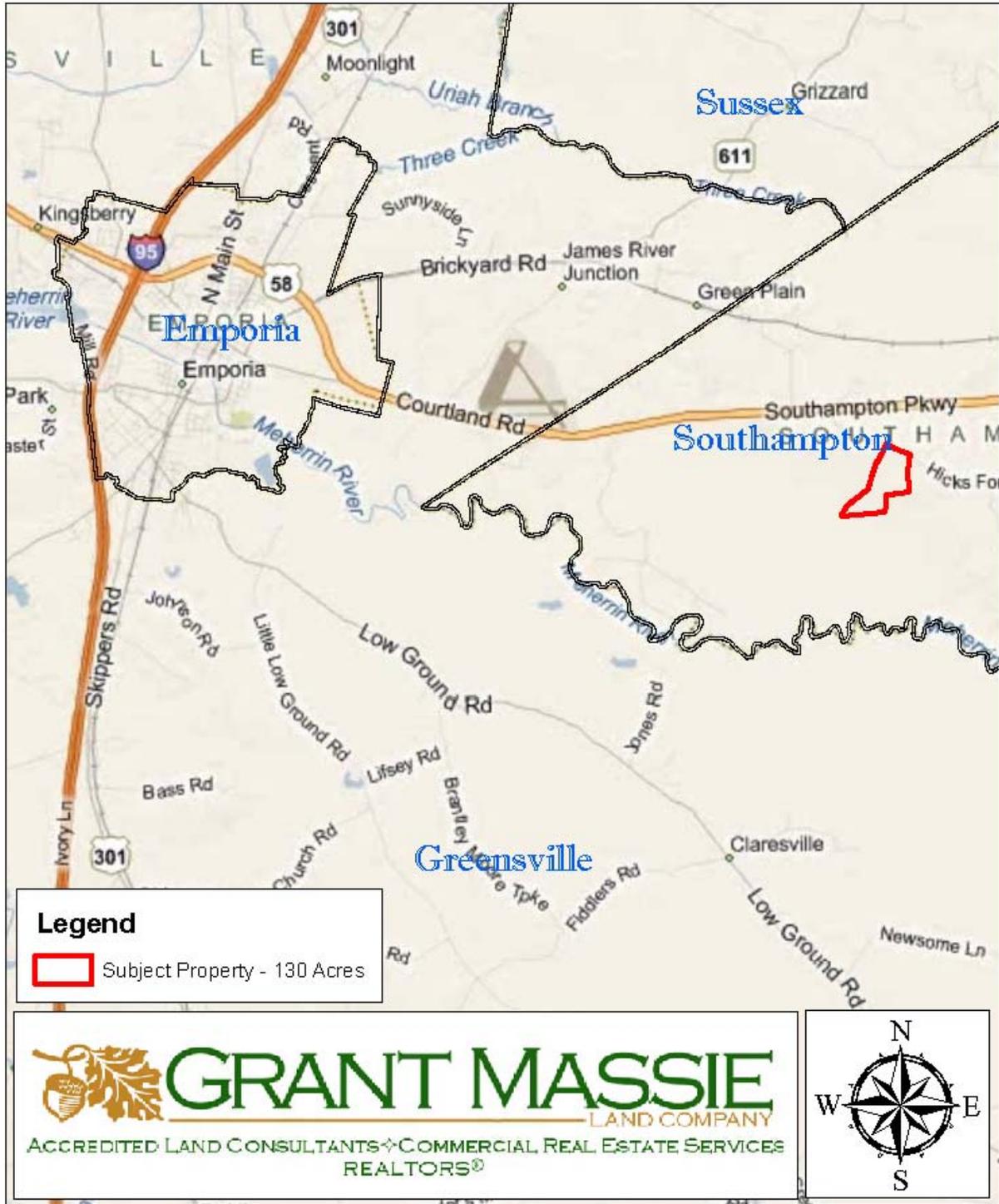
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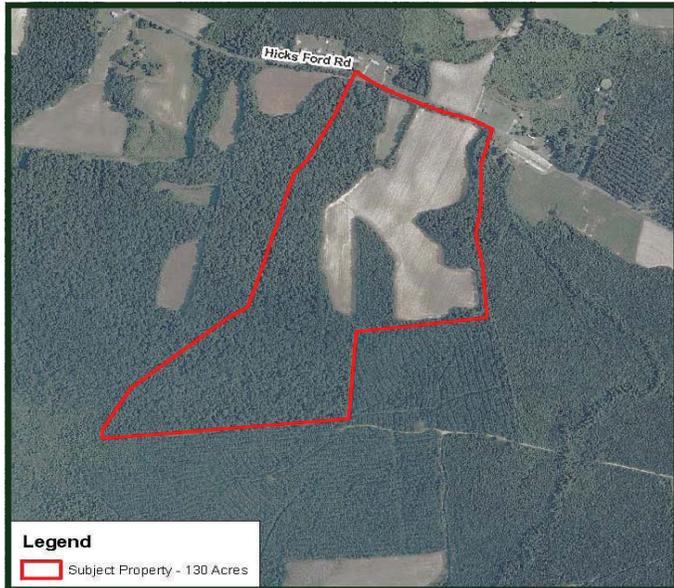
TOPOGRAPHIC MAP



LOCATION MAP

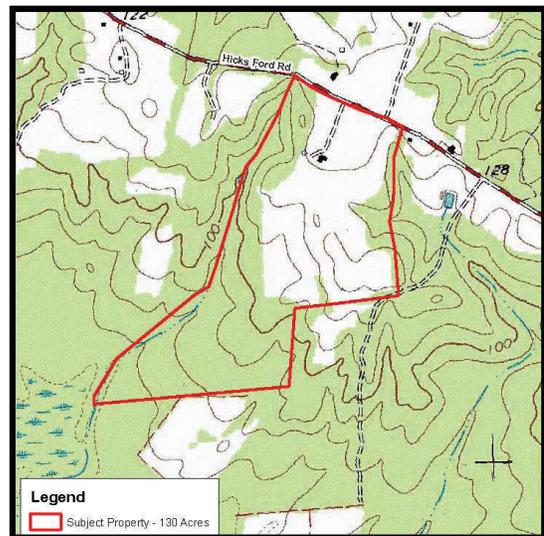


130-ACRE FARM FOR SALE IN SOUTHAMPTON COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Recreational & Farmland Investment
 - * 40 Acres +/- of Cropland
- * 90 acres +/- of Recently Re-seeded Pines
- * Frontage on Hicks Ford Road (Rt. 615)
 - * Located 6 Miles East of Emporia
- * Convenient To Interstate 95 (7.75 Miles +/-)



\$200,000

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE
1-888-471-LAND # 2165
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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EXPERTISE—CONSULTATION—RESULTS

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