

# 373.8 ACRES SUSSEX COUNTY, VA

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PRICE REDUCED ~ \$695,000

WILL SELL AS SEPARATE TRACTS

102.6 ACRES - \$190,800

271.2 ACRES - \$504,200



REPRESENTED BY:

WILLIAM G. GRANT  
ALC, VLS

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ALC, FORESTER

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# PROPERTY DESCRIPTION

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The subject property is shown on Sussex County Tax Map records as parcel number 28-A-42. According to the tax records the property contains 264.8 acres. However, an unrecorded plat shows the actual acreage around 373.8 acres +/- . The deed is recorded in Deed Book 82 on Page 240.

The subject property is being offered in its entirety; however, the Sellers will sell it as two separate tracts – **271.2 Acres** with farmhouse (Asking Price - **\$504,200**) and **102.6 Acres** (Asking Price - **\$190,800**) – due to the natural boundary of Harrell Mill Road. The entire property is currently zoned Agricultural.

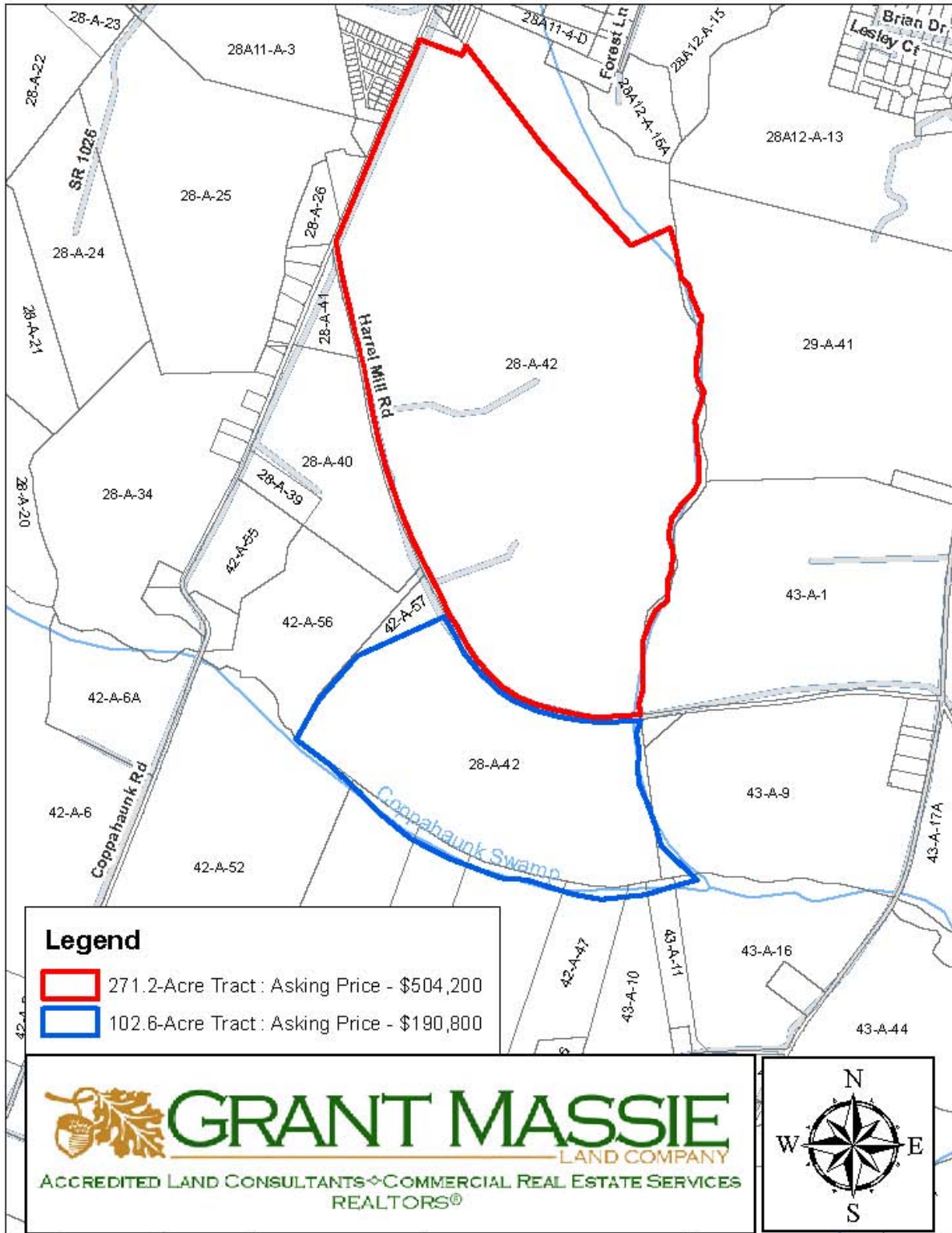
## **271.2-Acre Tract**

This tract contains approximately 54 acres of cropland with the balance in young planted pines. It contains approximately 1,930 feet +/- of road frontage on Coppahaunk Avenue and 5,300 feet +/- of road frontage on the north side of Harrell Mill Road. There is a farm house built prior to the Civil War on the Property containing approximately 1,346 sqft of living area. This property is located just outside the town limits of Waverly.

## **102.6-Acre Tract**

This tract contains approximately 8.6 acres +/- of cropland with the balance in young planted pines. There are approximately 2,200 feet of road frontage on the south side of Harrell Mill Road. This property is located about 1 mile south of Waverly.

# TAX MAP



SHEET 1 OF 1 P.A. 95-07 FILE: JNASKETT



# PHOTOGRAPHS

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**View of House**



**Across Field Looking East**



**Field on South Side of Harrell Mill Road**



**Looking North from Harrell Mill Road**

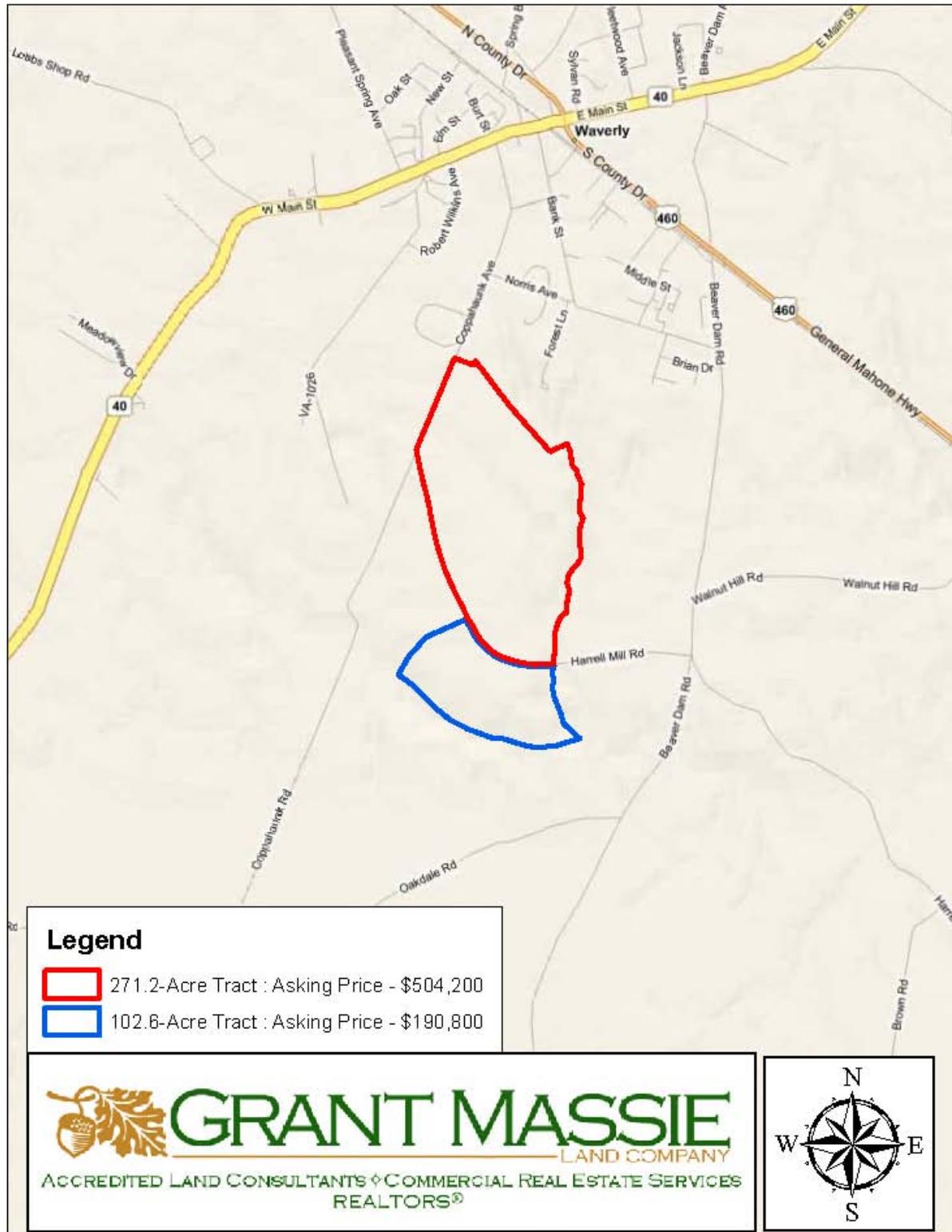


**View of Young Pine Plantation**



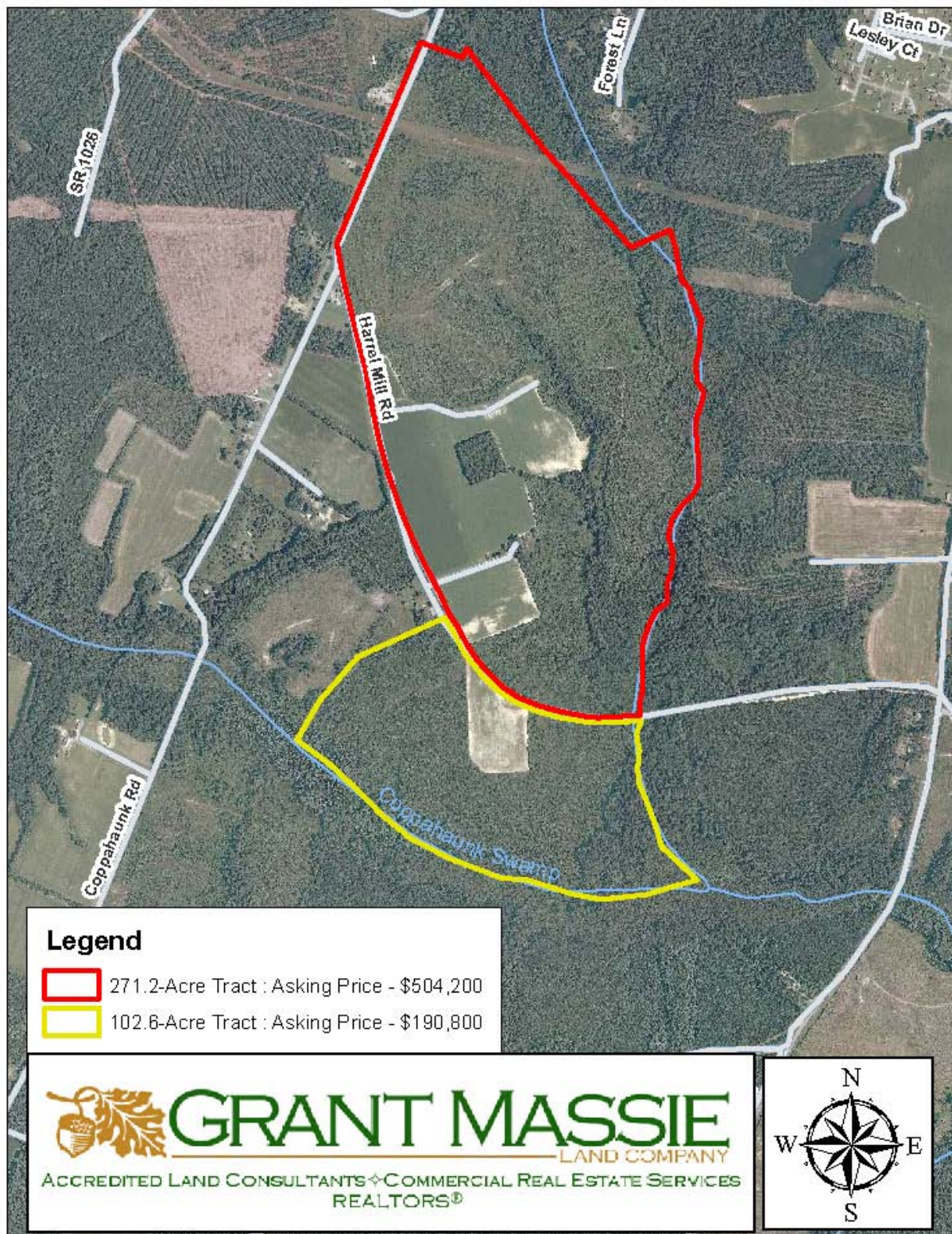
**Mixed Age Stand of Timber**

# LOCATION MAP



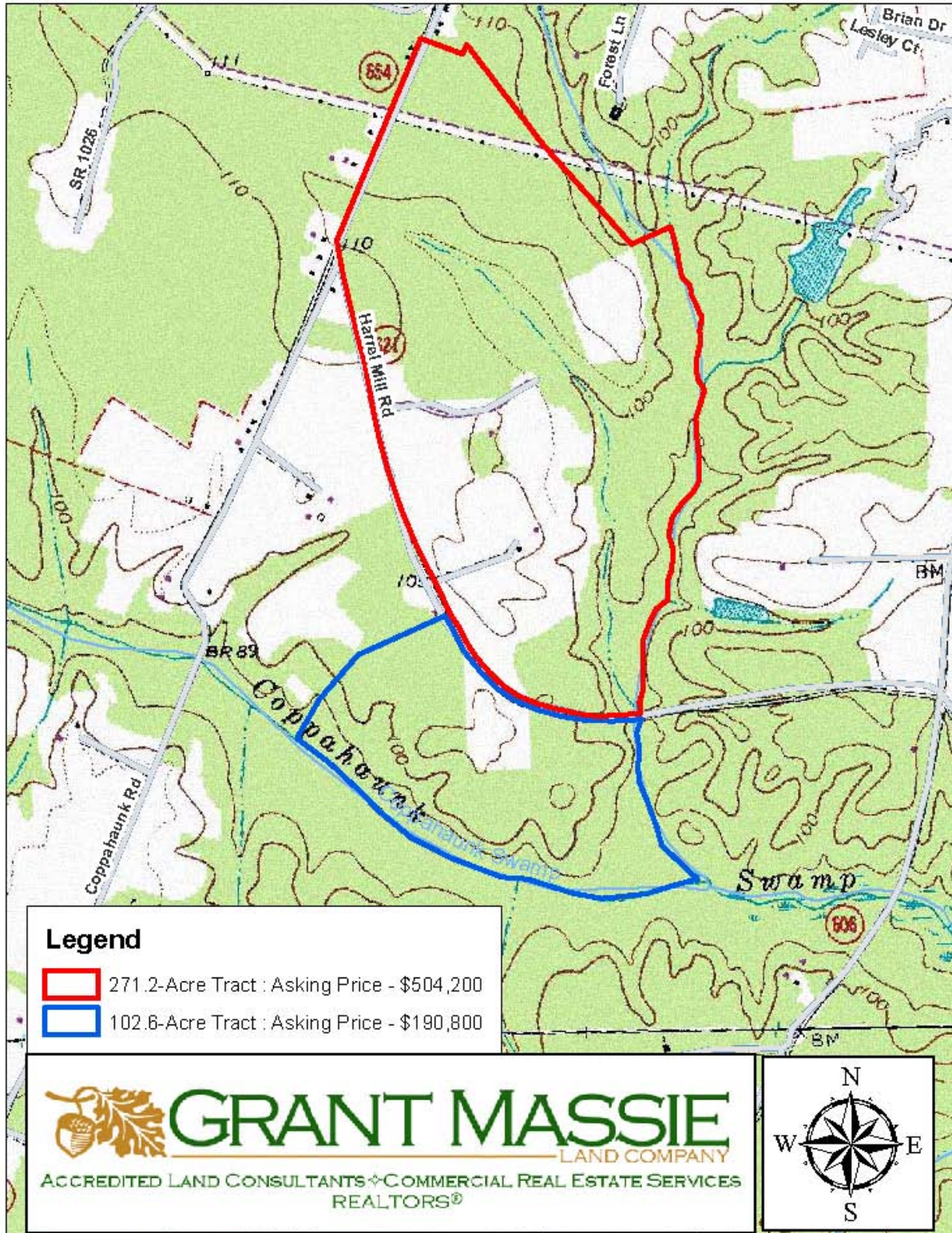


# AERIAL PHOTOGRAPH





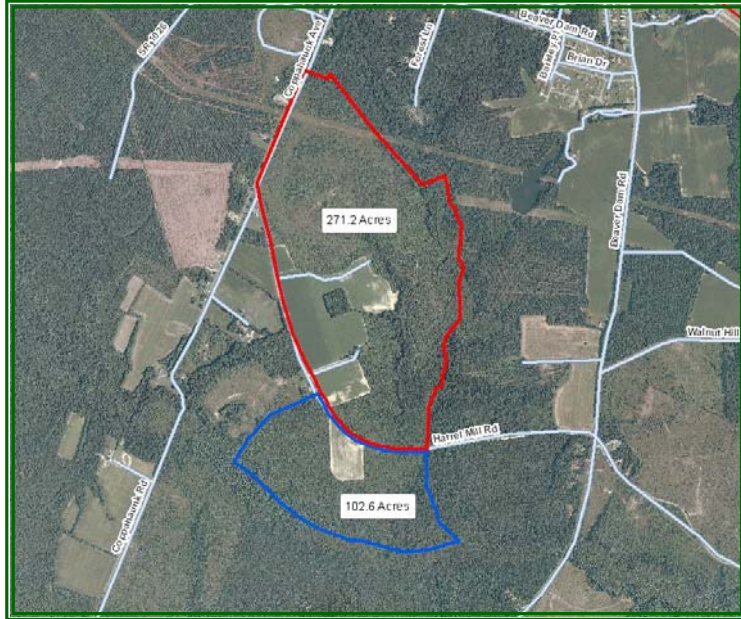
# TOPOGRAPHIC MAP





# 373.8 ACRES FOR SALE IN SUSSEX COUNTY, VIRGINIA

**PRICE— \$695,000**  
**WILL SELL AS SEPARATE TRACTS**



**102.6+/- ACRES— \$190,800**  
**271.2+/- ACRES— \$504,200**



## PROPERTY INFORMATION:

- \*Approximately 1,930' Of Road Frontage On Coppahaunk Ave. South Of Waverly, VA.
- \*Long Frontage On Both Sides Of Harrell Mill Road
- \*There Is A Farm House Built Prior To The Civil War On The 271.2 Acre Tract Containing Approximately 1,346 Sq. Ft. Of Living Area
- Approximately 62 Acres Of The Property Is Open Land

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

102.6 Acres: 1-888-471-LAND # **2159** & 271.2 Acres: 1-888-471-LAND # **2160**

OR VISIT OUR WEBSITE

**WWW.GRANTMASSIE.COM**

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## EXPERTISE—CONSULTATION—RESULTS

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804-750-1200—TOLL FREE: 1-800-665-LAND—FAX: 804-754-3485

All information deemed reliable, but not guaranteed.