

97 ACRES +/- MECKLENBURG COUNTY, VIRGINIA

ASKING PRICE - \$154,500



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS

(804) 754-3476

JEFFREY S. HUFF
ALC, FORESTER

(804) 750-1207

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP # 54
- III. PLAT
- IV. PHOTOGRAPHS
- V. AERIAL PHOTOGRAPH
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 54-A-29. According to the tax records the property contains 97 acres. The deed is recorded in Instrument # 05-0711. A review of the Mecklenburg County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
54-A-29	97

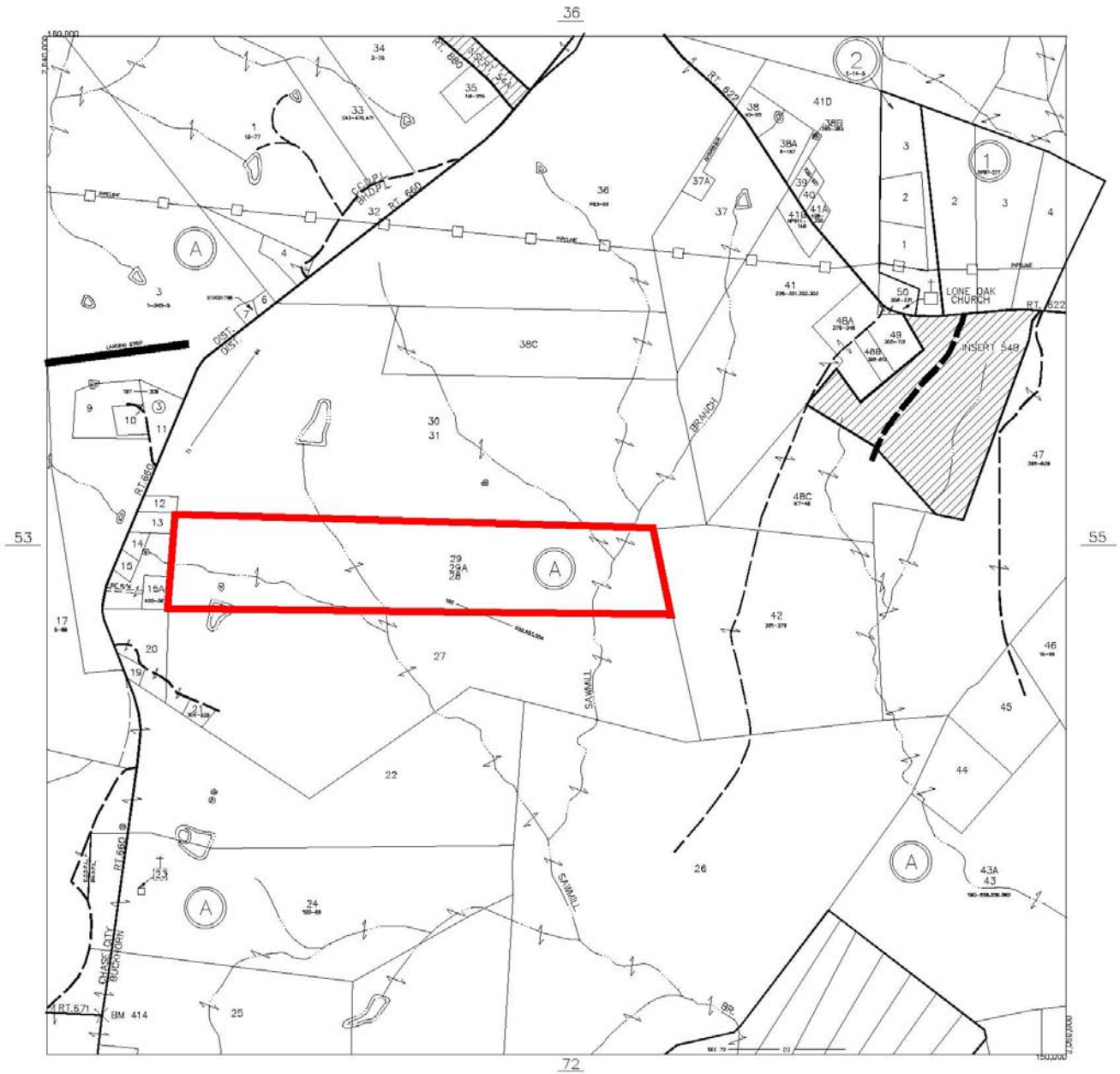
The subject property is currently zoned Agricultural (AG). The subject property contains no state road frontage. There is a 50-foot easement to State Route 660 (Old Cox Road) along an existing farm road.

The subject property contains approximately 17.5 acres +/- of cropland/hay fields. There is just over 78 Acres +/- of young mixed woodland. The subject property's boundary line dissects a small pond.

The subject property is situated approximately 6.9 miles +/- northeast of Boydton. It is only a 10 mile drive to the nearest Kerr Reservoir/Buggs Island Lake public access area at Rudds Creek for myriad of recreational pursuits (i.e., world famous sport fishing, water skiing, sailing, etc.).

Seller may hold a Second Deed of Trust for up to \$15,000 subject to terms and conditions. Please call for details.

TAX MAP # 54

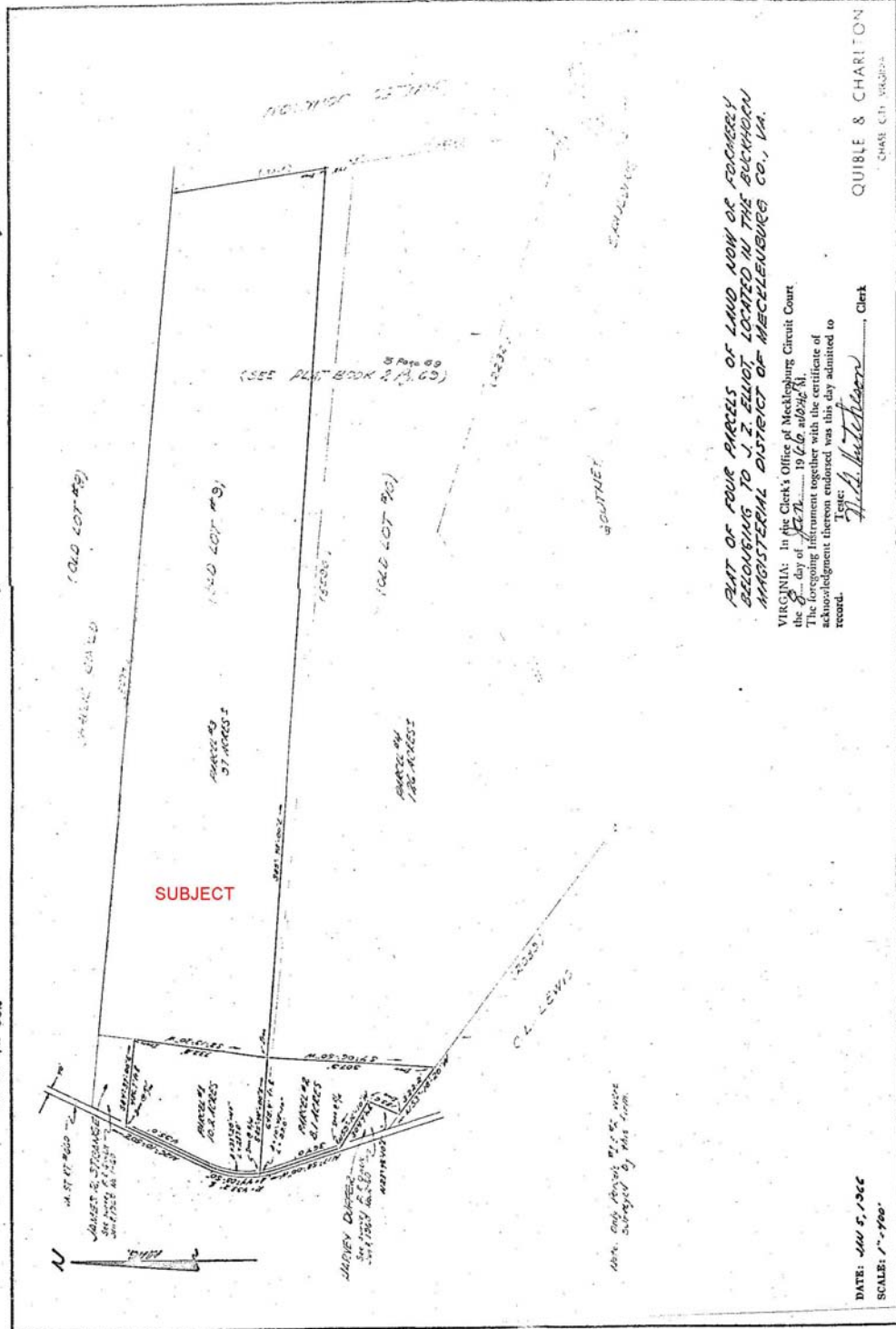


PLAT

BOOK 190 PAGE 554

BOOK 190 PAGE 552

BOOK 190 PAGE 552



By or atty to
Clay B. Beatty
178 Pop 125th
Chas City
Jan 14, 1906

PHOTOGRAPHS



HAY FIELD NEAR EASEMENT



POND VIEW FROM DAM



FARM ROAD BETWEEN FIELDS



CROPLAND/FIELD

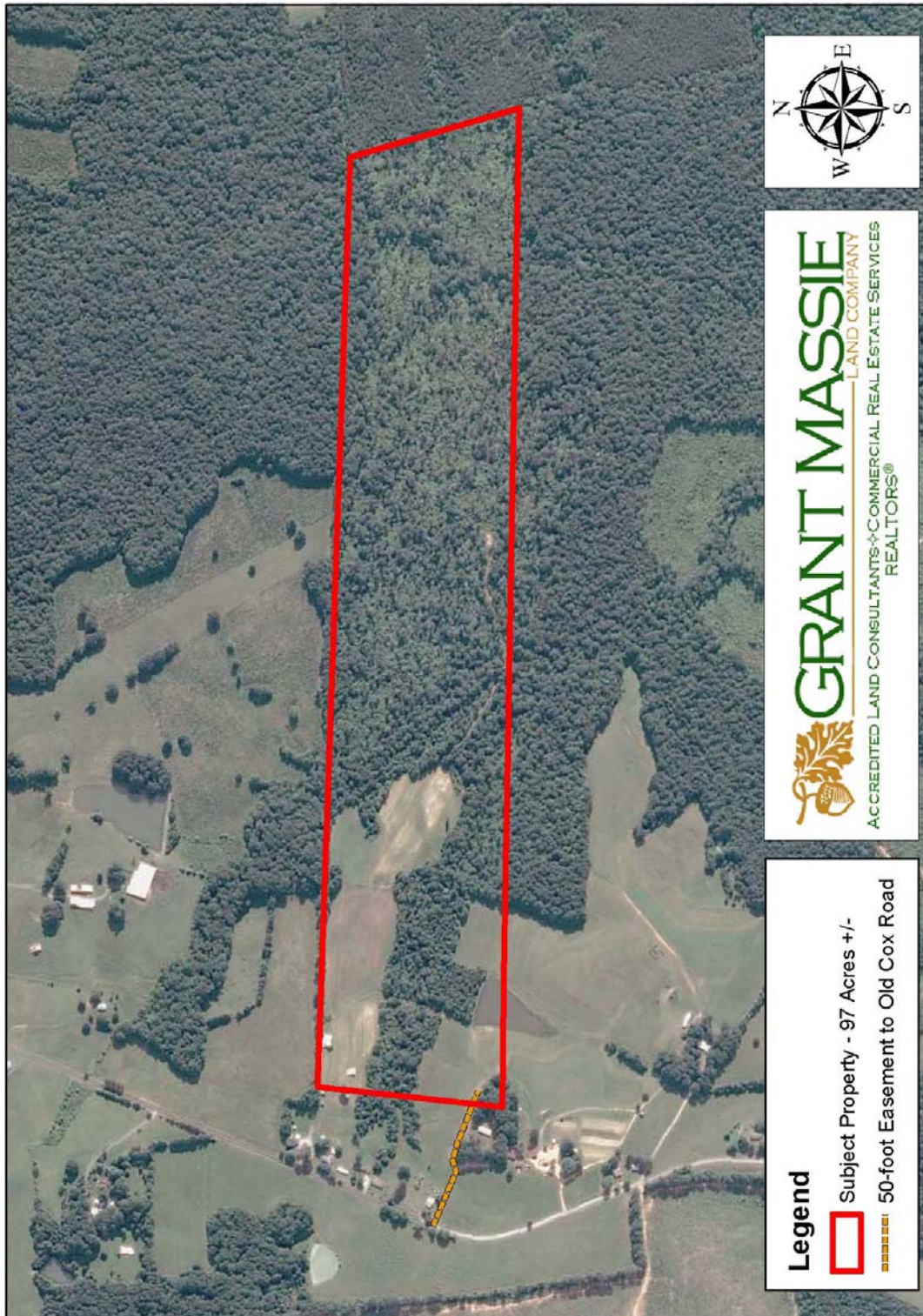


CROPLAND/FIELD

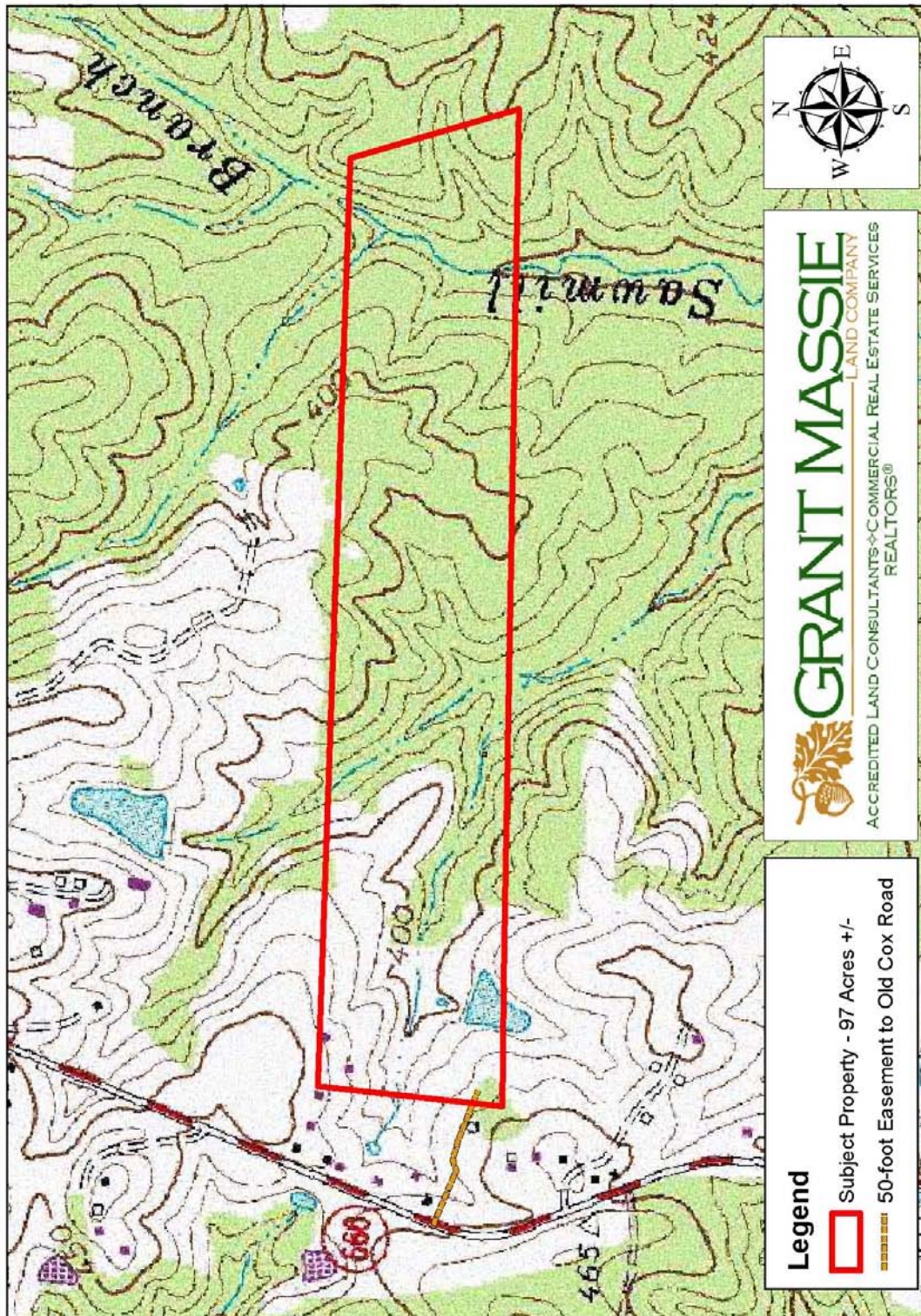


YOUNG WOODLAND

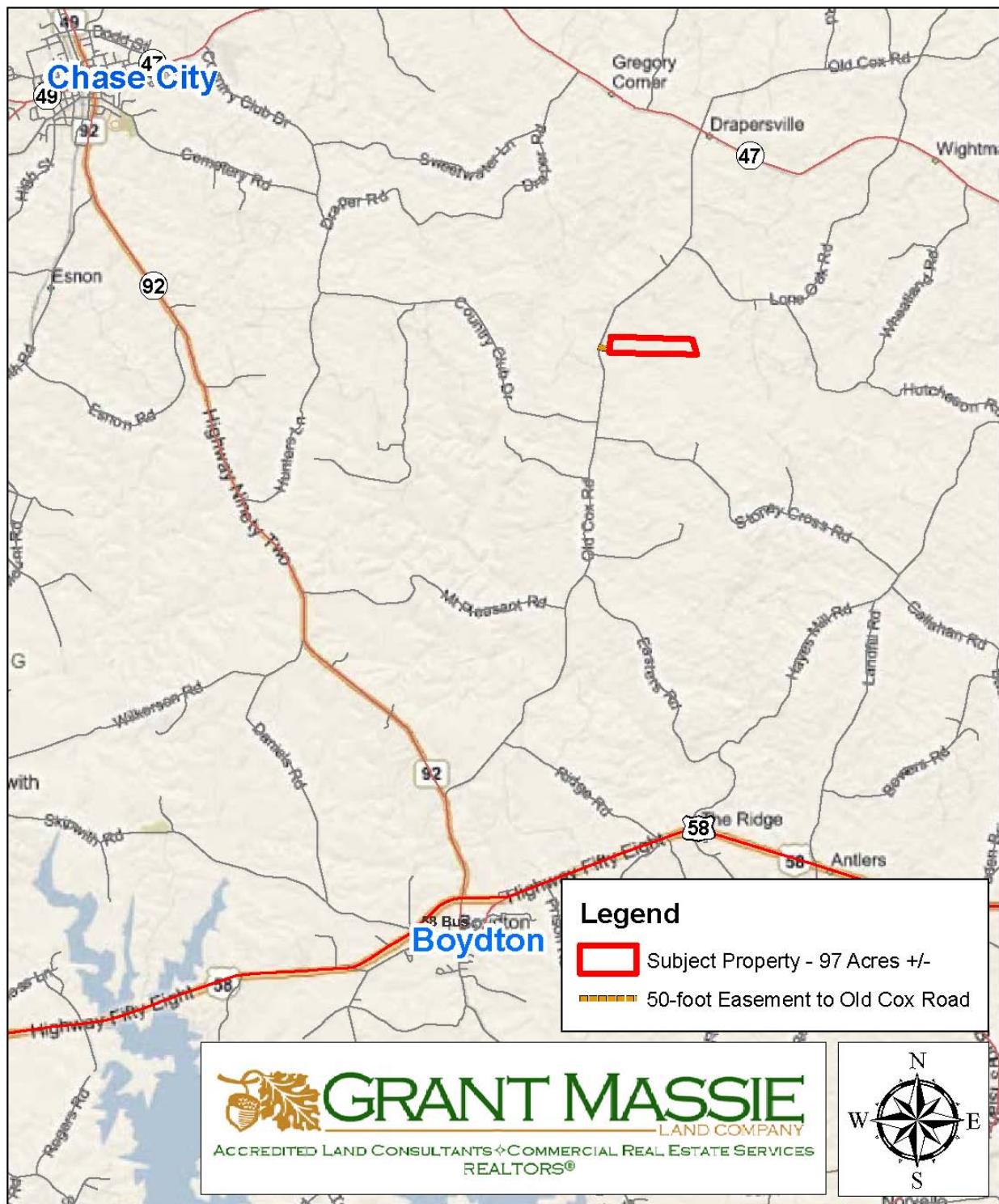
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



LAND FOR SALE

97 ACRES +/- IN MECKLENBURG

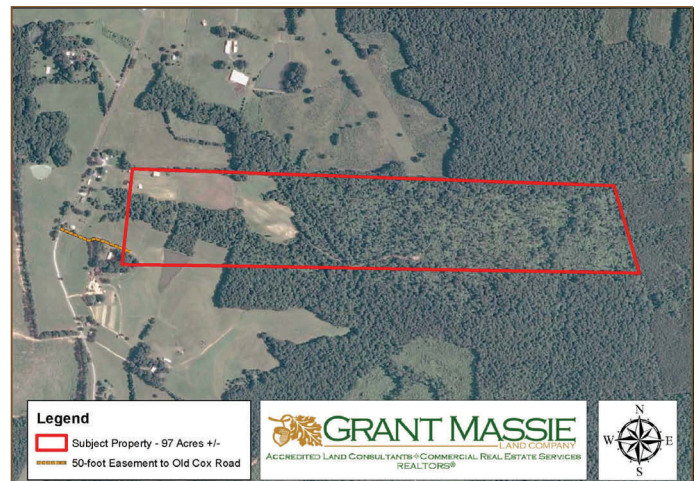


PROPERTY INFORMATION:

- ※ Approximately 17 acres +/- of cropland/hay fields
- ※ Fronts on a portion of a pond
- ※ Around 78 acres +/- of young mixed woodland
- ※ 50-foot Easement to Old Cox Road
- ※ Ideal single-family homesite, horse farm, recreational property, etc.
- ※ 10 miles from the Rudds Creek public access/boat launch on Kerr Reservoir

\$154,500

For 24-hour recorded information,
call LANDLINE
1-888-471-LAND #2163
or visit our website at
www.GrantMassie.com



 **GRANT MASSIE**
LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

1403 PEMBERTON ROAD, SUITE 106 RICHMOND, VA 23238
(804) 750-1200 · FAX: (804) 754-3485 · TOLL FREE: 1-800-665-LAND

All information is deemed reliable, but not guaranteed.

REPRESENTED BY:

BILL GRANT
ALC, VLS
(804) 754-3476

JEFFREY HUFF
ALC
(804) 750-1207