

182.6 ACRES +/- CHESTERFIELD COUNTY, VIRGINIA

ASKING PRICE - \$858,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Chesterfield County Tax Map records as parcel number 7396-29-0527, 7396-29-9333 and 7396-31-0724 . According to the tax records the property contains 182.573 acres, collectively. A review of the Chesterfield County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7396-29-0527	25.585
7396-29-9333	12.898
7396-31-0724	144.09
TOTAL:	182.573

The subject property is currently zoned A (Agricultural). There are approximately 1,540' +/- of road frontage on Ivey Mill Road.

There is a 5.8-acre pond on the tract. There are 13 acres of 7-year old natural pine, 50 acres of thinned pine pulpwood and 83 acres of mixed sawtimber.

PHOTOGRAPHS



FRONTAGE ON IVEY MILL ROAD



ACCESS ROAD TO IVEY MILL POND



IVEY MILL POND



IVEY MILL POND

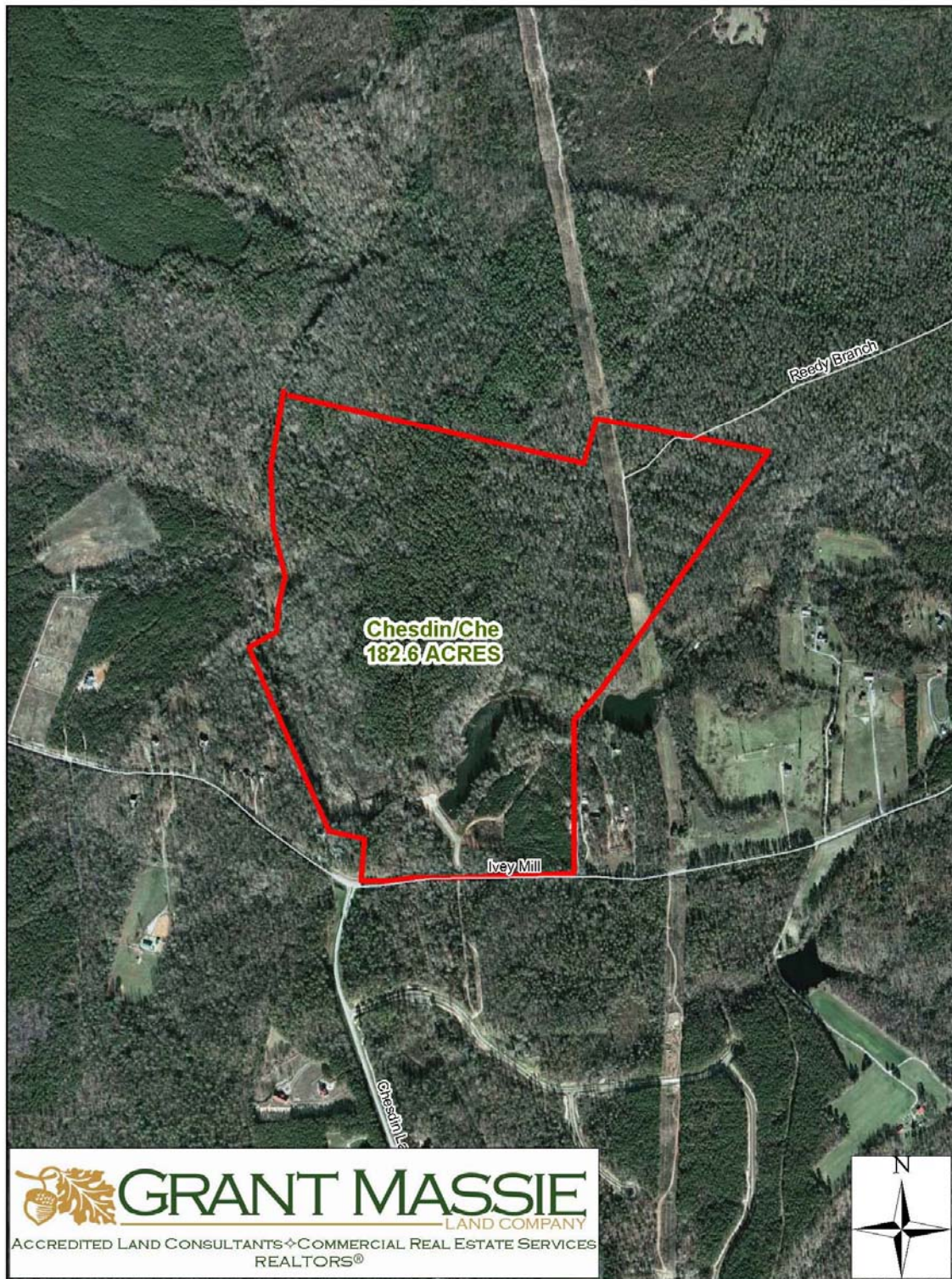


HARDWOODS NEAR DAM

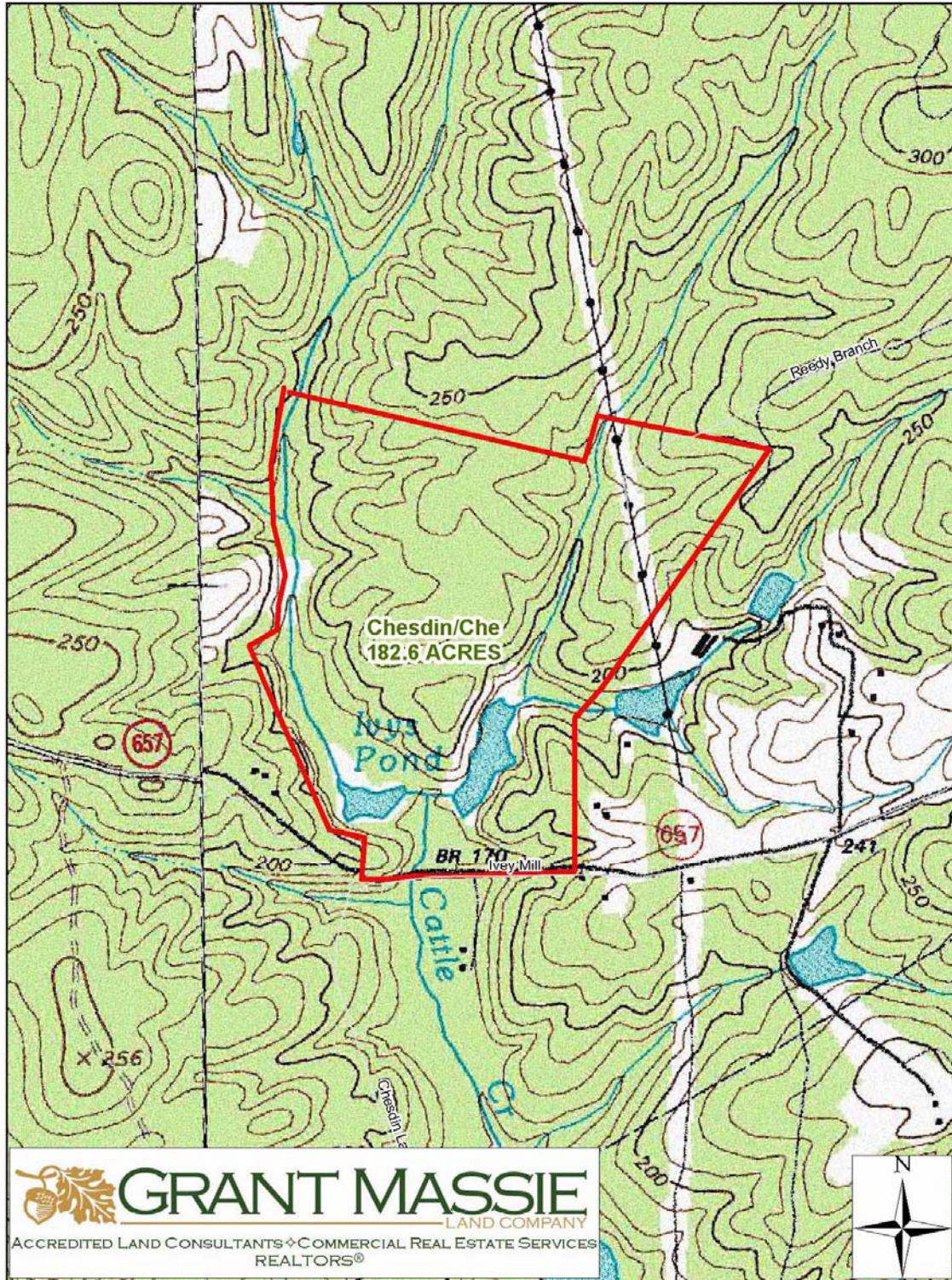


MIXED WOODLAND

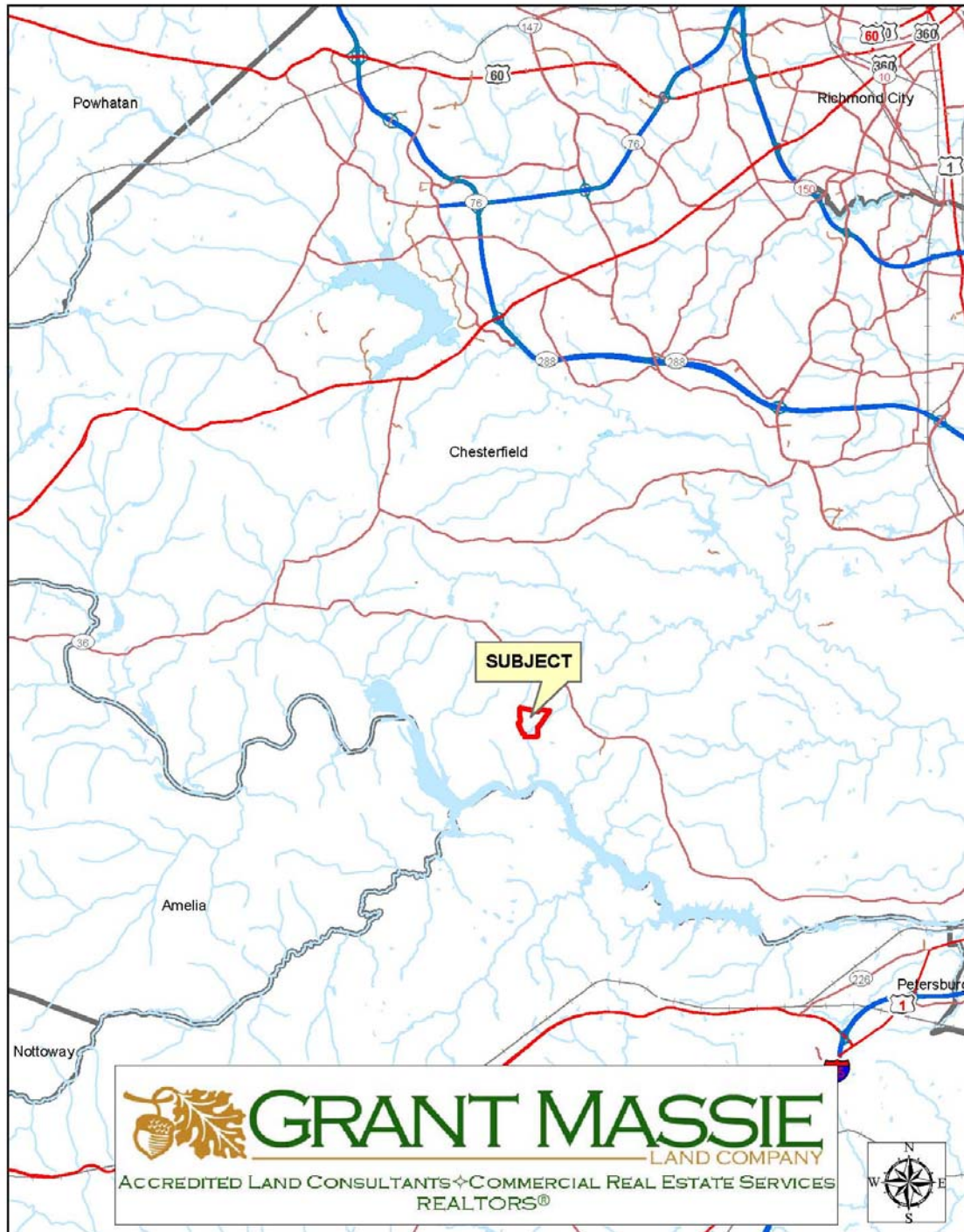
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

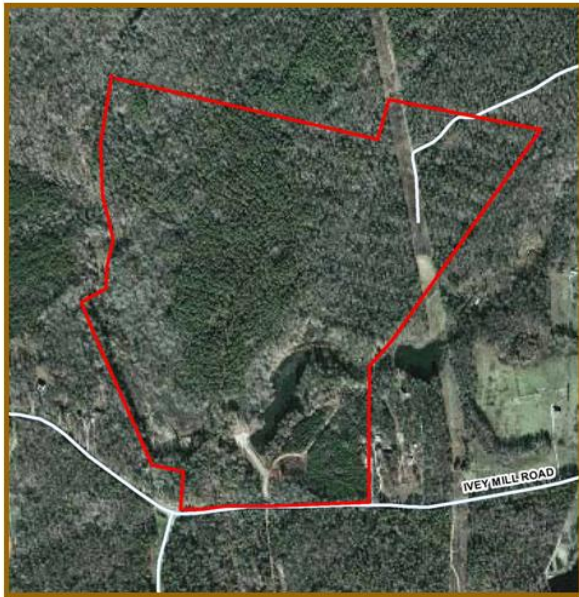


LOCATION MAP



FOR SALE - CLOSE IN RETREAT!

182.6 Acres +/- In Chesterfield County, VA



PROPERTY INFORMATION:

- *FRONTAGE ON IVEY MILL ROAD
- *COUNTY WATER ALONG STREET
- *5.8 ACRE +/- POND
- *MIXED PINE/HARDWOOD WOODLAND
- *CLOSE TO LAKE CHESDIN
- *CHESTERFIELD COUNTY SCHOOLS
- *PRICED AT \$858,000**

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