

373.8 ACRES SUSSEX COUNTY, VA

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

JEFFREY S. HUFF
ALC, FORESTER

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PROPERTY DESCRIPTION

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.



I hereby certify that this boundary survey is the best of my knowledge and belief at current and complete with the minimum procedures and standards established by the Florida State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

Handwritten Signature

PHOTOGRAPHS



View of House



Across Field Looking East



Field on South Side of Harrell Mill Road



Looking North from Harrell Mill Road

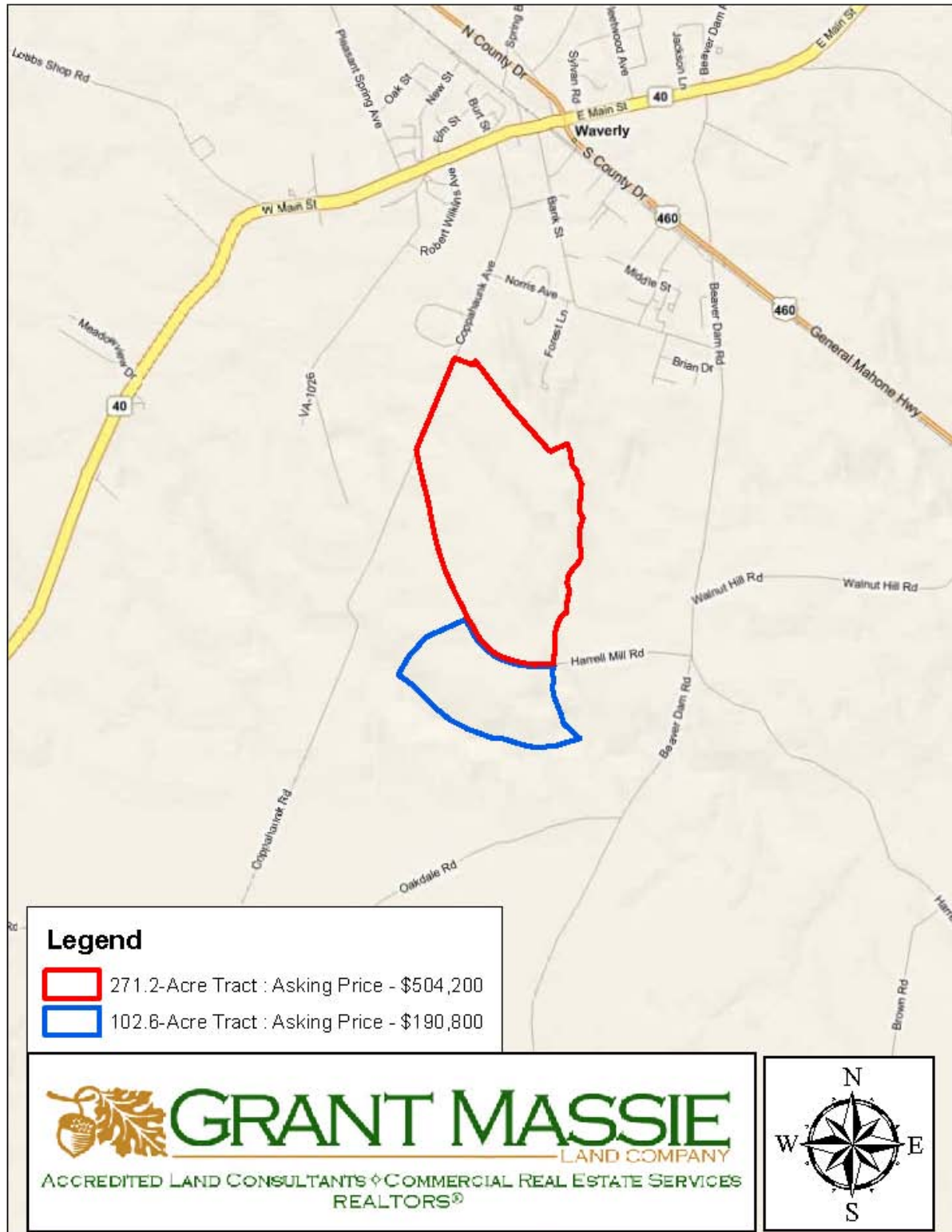


View of Young Pine Plantation

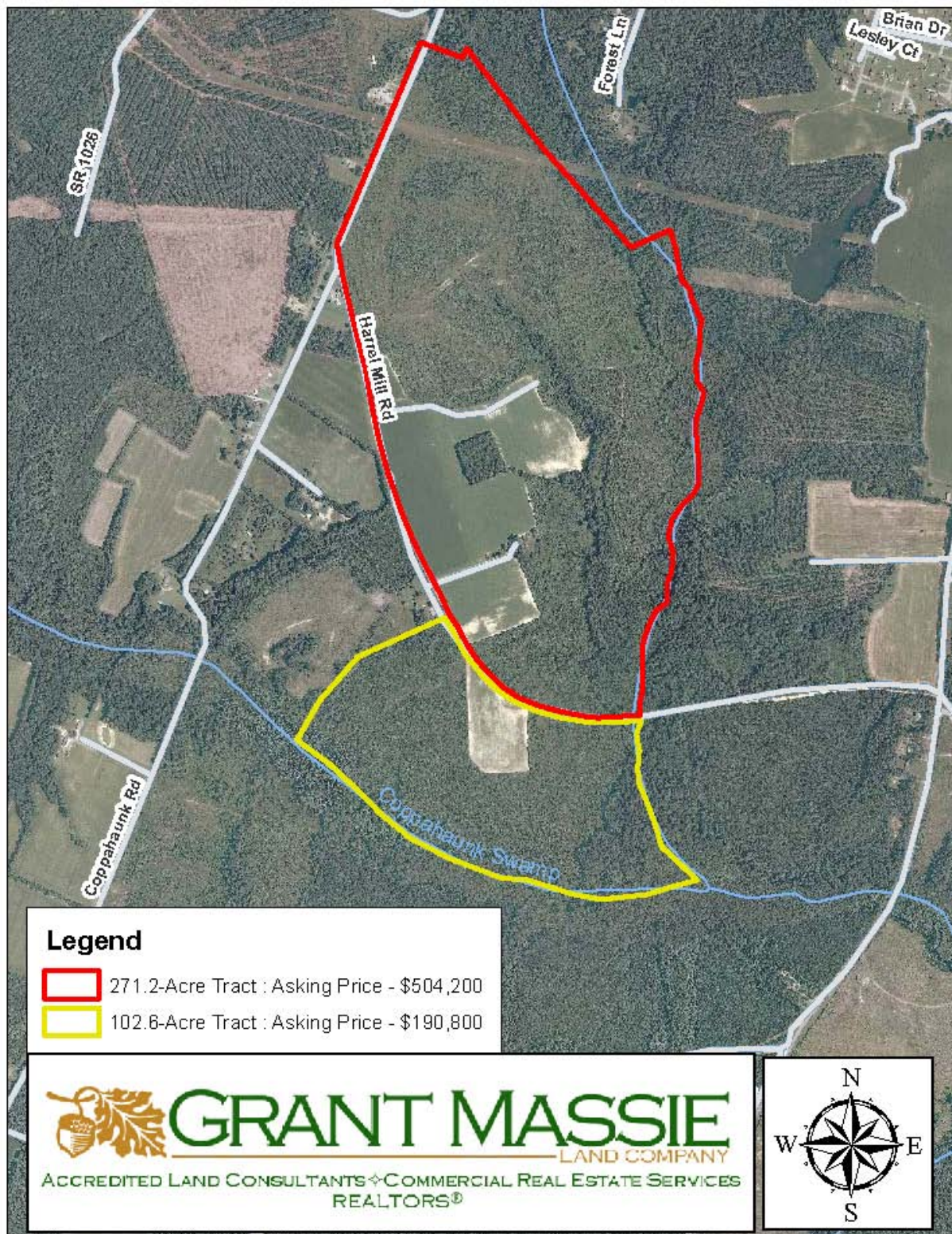


Mixed Age Stand of Timber

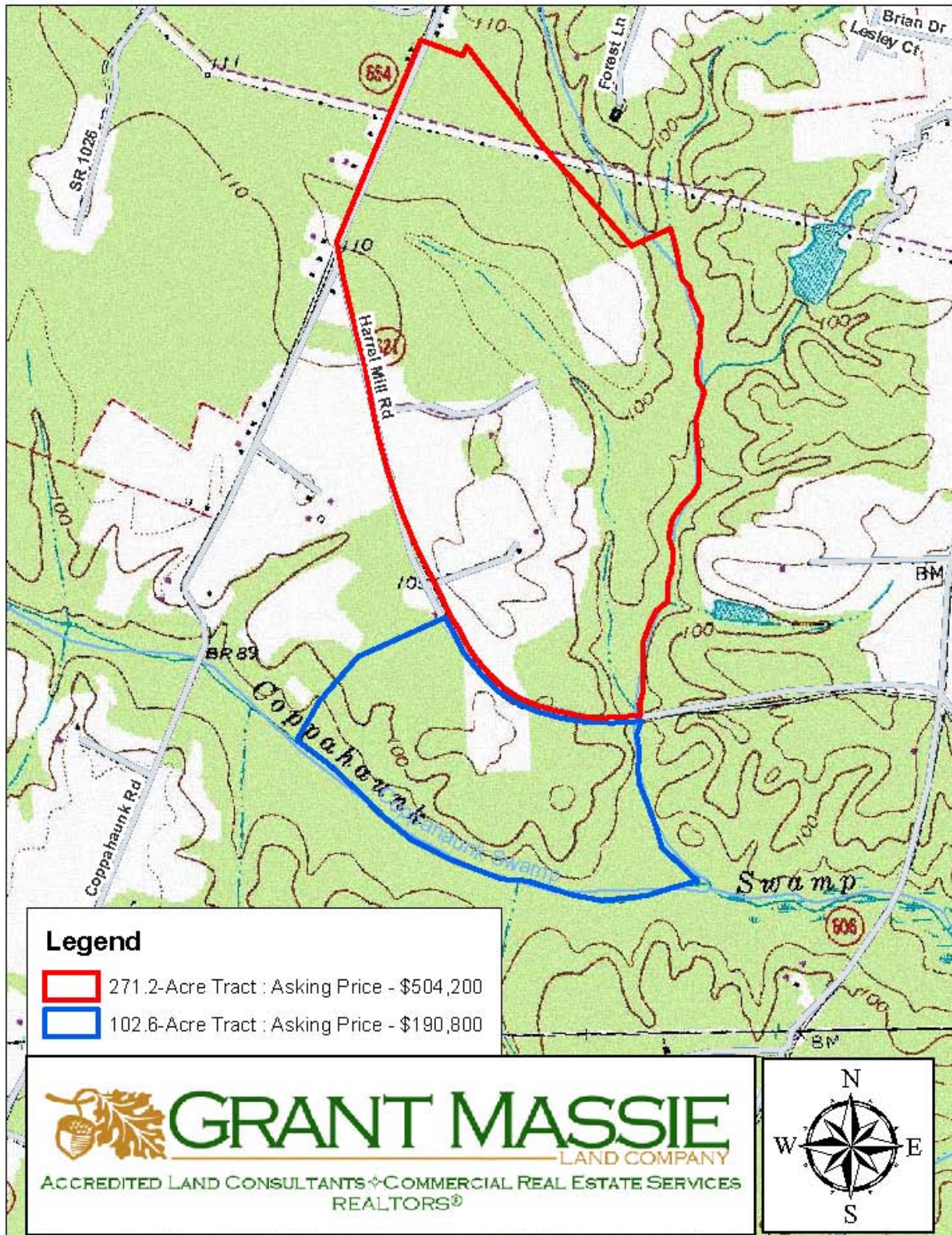
LOCATION MAP



AERIAL PHOTOGRAPH

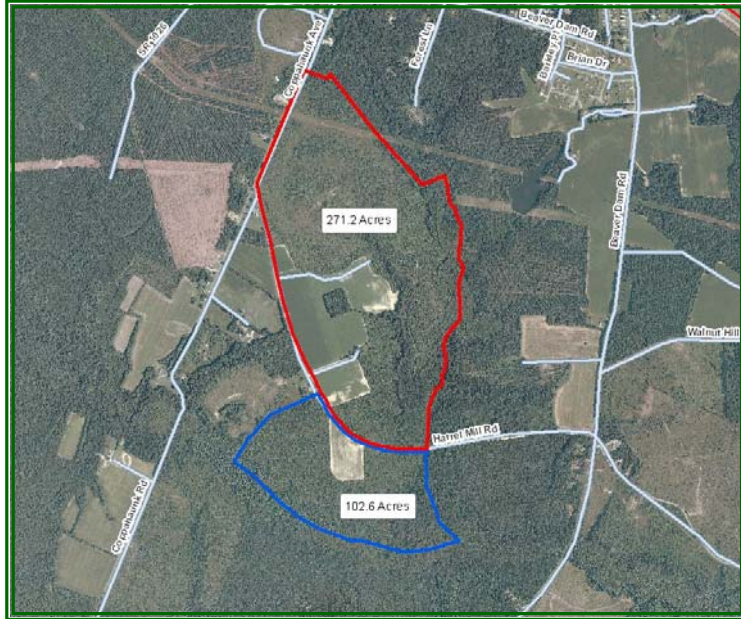


TOPOGRAPHIC MAP



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 # **2156** & 271.2 Acres: 1-888-471-LAND # **2157**

OR VISIT OUR WEBSITE

WWW.GRANTMASSIE.COM

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All information deemed reliable, but not guaranteed.