

1 10.36 ACRES MECKLENBURG COUNTY, VIRGINIA

ASKING PRICE - \$239,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 65-A-35. According to the tax records the property contains 110.36 acres. The deed is recorded in Instrument # 060003539. The plat is recorded in Plat Cabinet 2 Slide 42 Page 3.

The subject property is currently zoned Agricultural. There are approximately 274 feet of road frontage on State Route 640 (East Orgainville Road). Rocky Branch forms the property's eastern boundary.

The subject property is a licensed shooting preserve known as Grandview South. For the avid sportsmen, it offers a diverse mix of habitat for all types of game includes doves, wood ducks, whitetail deer, turkeys, etc. There is a 0.50-acre +/- training pond that has been used in the past for trap shooting practice and/or for retriever dog training on the shooting dock/stand.

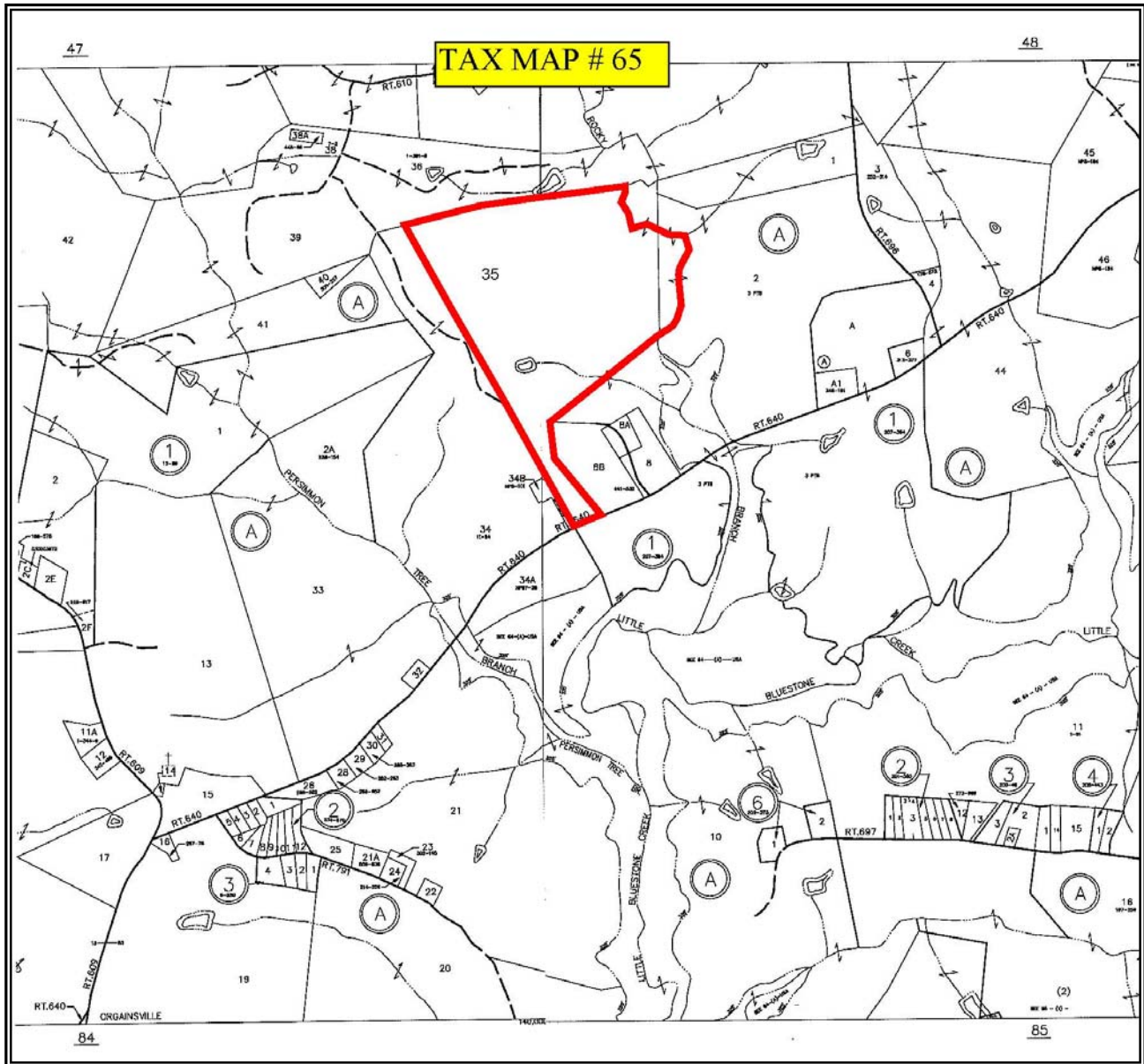
The subject property boasts five separate fields totaling around 19.5 acres +/- of openland habitat. Some fields were planted in sunflowers/millet to encourage the retention of doves and other game species. The remainder of the subject property is wooded with 10-year old pines and mixed hardwoods.

The subject property also contains a partially completed and elevated hunting cabin with a pole barn underneath. The cabin is basically in the shell stage. It does have a drilled deep well for water. Other features include a firewood rack lift and game-processing benches on the ground level. Newer improvements include exterior siding finished, underground LP tank, propane generator with two inverters, self-contained Centrex 1000 septic, tankless water heater with house partially plumbed, wired, insulated and six commercial 12-volt batteries.

The subject property is conveniently located between Chase City (8 miles +/-) and Clarksville (11 miles +/-). It is located 2 miles from Highway 49 and within 2 to 3 miles of Kerr Reservoir (Buggs Island Lake) for your fishing and other water-sport pursuits.



TAX MAP



PHOTOGRAPHS



FRONTAGE ALONG ROUTE 640



ROAD FROM BARN TO THE SOUTH



VIEW OF BARN FROM THE SOUTH



VIEW OF BARN FROM THE NORTH



VIEW OF TURKEYS FROM BARN



POND – ONE-HALF ACRE +/-



TREE STAND NEAR DOVE FIELD



DOVE FIELD WITH SUNFLOWERS



FAUX POWERLINE OVER DOVE FIELD



FARM ROAD NORTH OF THE BARN

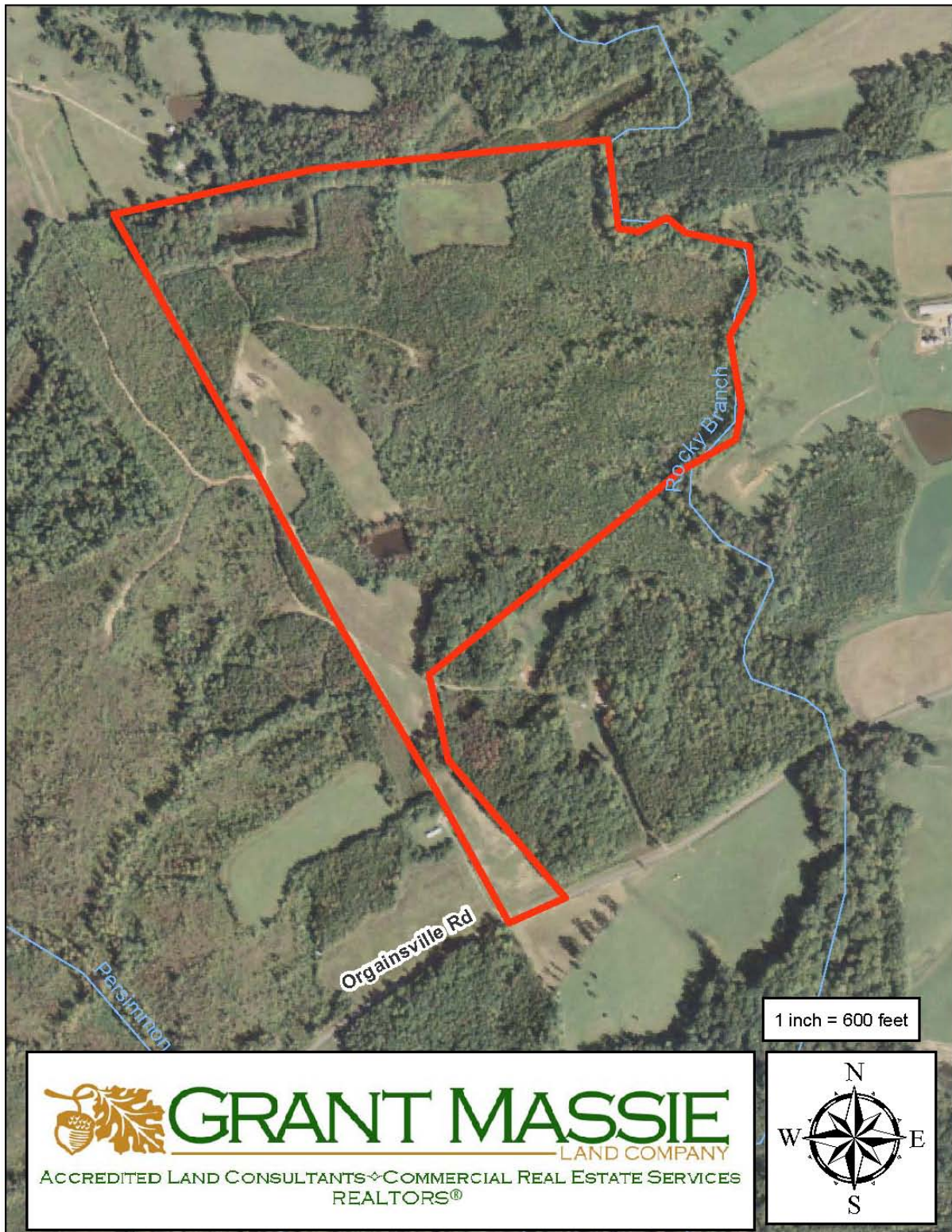


SMALL FIELD IN NW CORNER OF TRACT

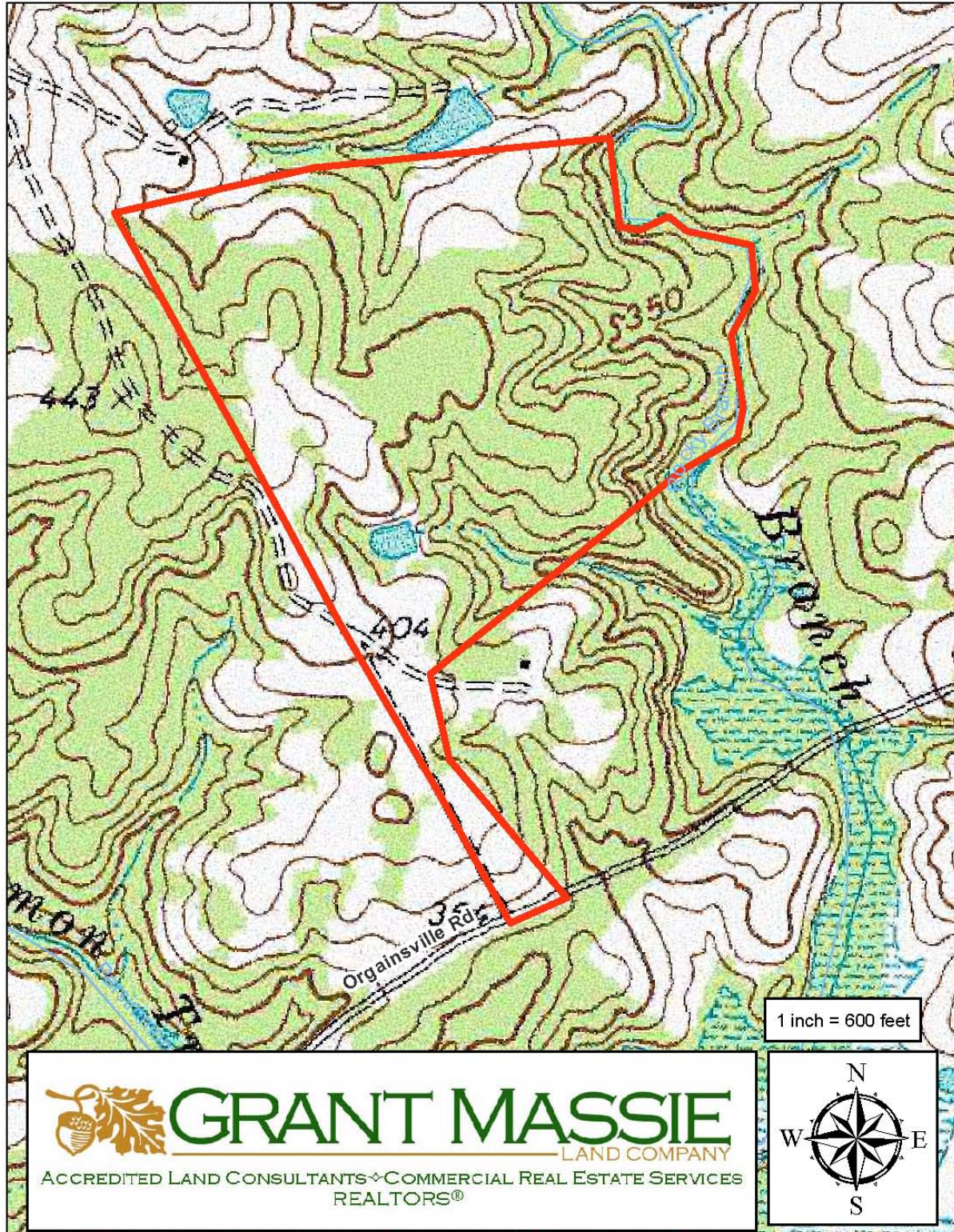


PATCH OF TREES ADDING PRIVACY TO THE SHOOTING PRESERVE FROM ROAD

AERIAL PHOTOGRAPH

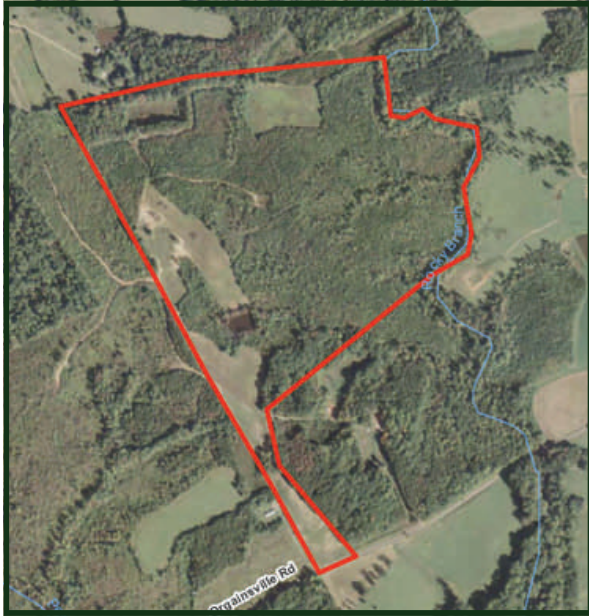


TOPOGRAPHIC MAP





110.36 ACRES FOR SALE IN MECKLENBURG COUNTY



PROPERTY INFORMATION:

- *Former Shooting Preserve known as Grandview South
- *Convenient To Chase City (8 Miles +/-) & Clarksville (11 Miles +/-)
- *Frontage on Route 640 (East Orgainville Road)
- *Diverse Mix Of Habitat—20 Acres In 5 Fields, Remainder Wooded
- *Great Site For Wildlife—Doves, Wood Ducks, Deer and Turkeys
- *Elevated Cabin Shell And Pole Barn Overlooking A One-Half Acre Pond

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