

939 ACRES +/- AMELIA COUNTY, VIRGINIA

ASKING PRICE REDUCED TO
\$1,873,500



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PROPERTY DESCRIPTION

The subject property is shown on Amelia County Tax Map records as a portion of tax parcel numbers 63-1 through 5 and 62-41 through 43. According to the tax records the property is a 939-acre +/- portion of the original parent tract that contains 1,173.49 acres +/-, collectively.

The subject property is currently zoned Agricultural-Conservation. There are approximately 2,775 feet of road frontage on the north side of Route 623. It also contains an interior network of wood roads throughout the property. An old hunting cabin overlooks the Appomattox River along the northern boundary of the property.

There are approximately 21,450 (or 4 miles +/-) of frontage on the upper reaches of Lake Chesdin and the Appomattox River.

The property contains approximately 11 acres of cropland. The remainder of the subject property is wooded with a mixture of thinned and unthinned pine pulpwood and mixed sawtimber.

PHOTOGRAPHS



4 MILES +/- OF WATER FRONTAGE



WOODED WATERFRONT



WOODED WATERFRONT ON LEFT



FRONTAGE ON ROUTE 623 (LEFT SIDE)



PINES ALONG ROUTE 623

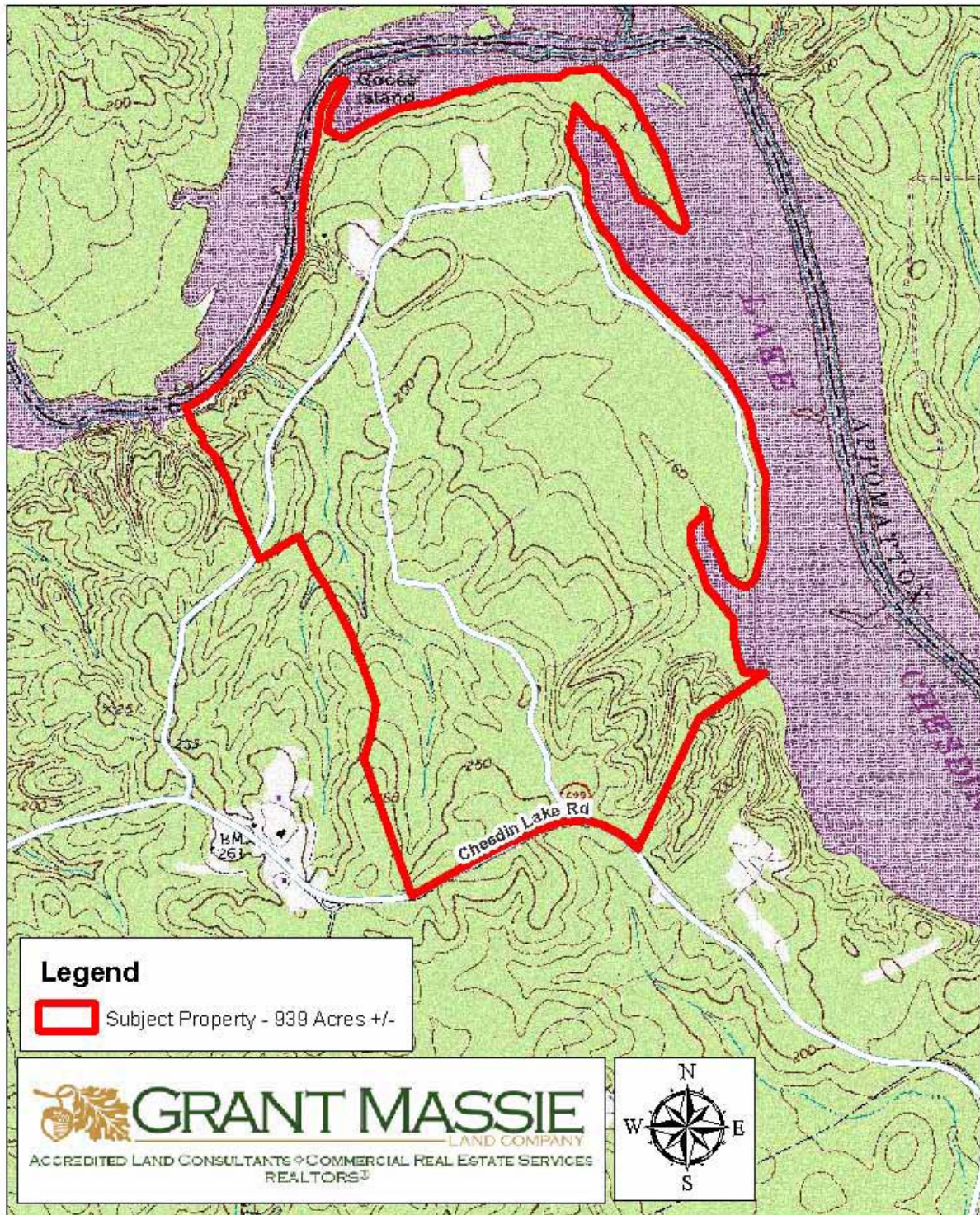


MIXED WOODLAND

AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



WATERFRONT TIMBERLAND TRACT - LAKE CHESDIN

939 ACRES +/-

AMELIA COUNTY, VA



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PROPERTY INFORMATION:

- * 4 MILES +/- ON LAKE CHESDIN & APPOMATTOX RIVER
- * FRONTAGE ON RT. 623 (2,775 FEET +/-)
- * 11 ACRES OF OPENLAND
- * REMAINDER WOODED WITH MERCHANTABLE TIMBER VALUE
- * WILDLIFE OASIS—DEER, TURKEY, DUCKS, ETC.
- * MYRIAD RECREATIONAL PURSUITS—FISHING, HUNTING, ATVs, HIKING, ETC.

FOR 24 HOUR RECORDED INFORMATION
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