

234 ACRES & TWO 6-AC. LOTS AMELIA COUNTY, VIRGINIA

ASKING PRICE REDUCED TO
\$606,950



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM, MBA

WILLIAM G. GRANT
ALC, VLS

JEFFREY S. HUFF
REALTOR®, FORESTER

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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 234-acre portion plus two 6-acre lots of the original parent tract that contains 1,173.49 acres +/-, collectively.

The subject property is currently zoned Agricultural-Conservation. There are approximately 6,325 feet of road frontage on the north side of Route 623 and 900 feet on the south side of Route 623 for the 6-acre lots.

There are approximately 7,550 (or 1.5 miles +/-) of frontage on the upper reaches of Lake Chesdin.

The property contains approximately 12 acres of cropland. The remainder of the subject property is wooded with a mixture of thinned and unthinned pine pulpwood and mixed sawtimber.

The subject property could ideally be used as a rural large-lot waterfront development with a maximum of 15 lakefront lots by right subject to the approval of the Amelia County Planning Department.

PHOTOGRAPHS



1.5 MILES +/- OF WATER FRONTAGE



WOODED WATERFRONT



WOODED WATERFRONT ON LEFT



FRONTAGE ON ROUTE 623 (LEFT SIDE)



PINES ALONG ROUTE 623

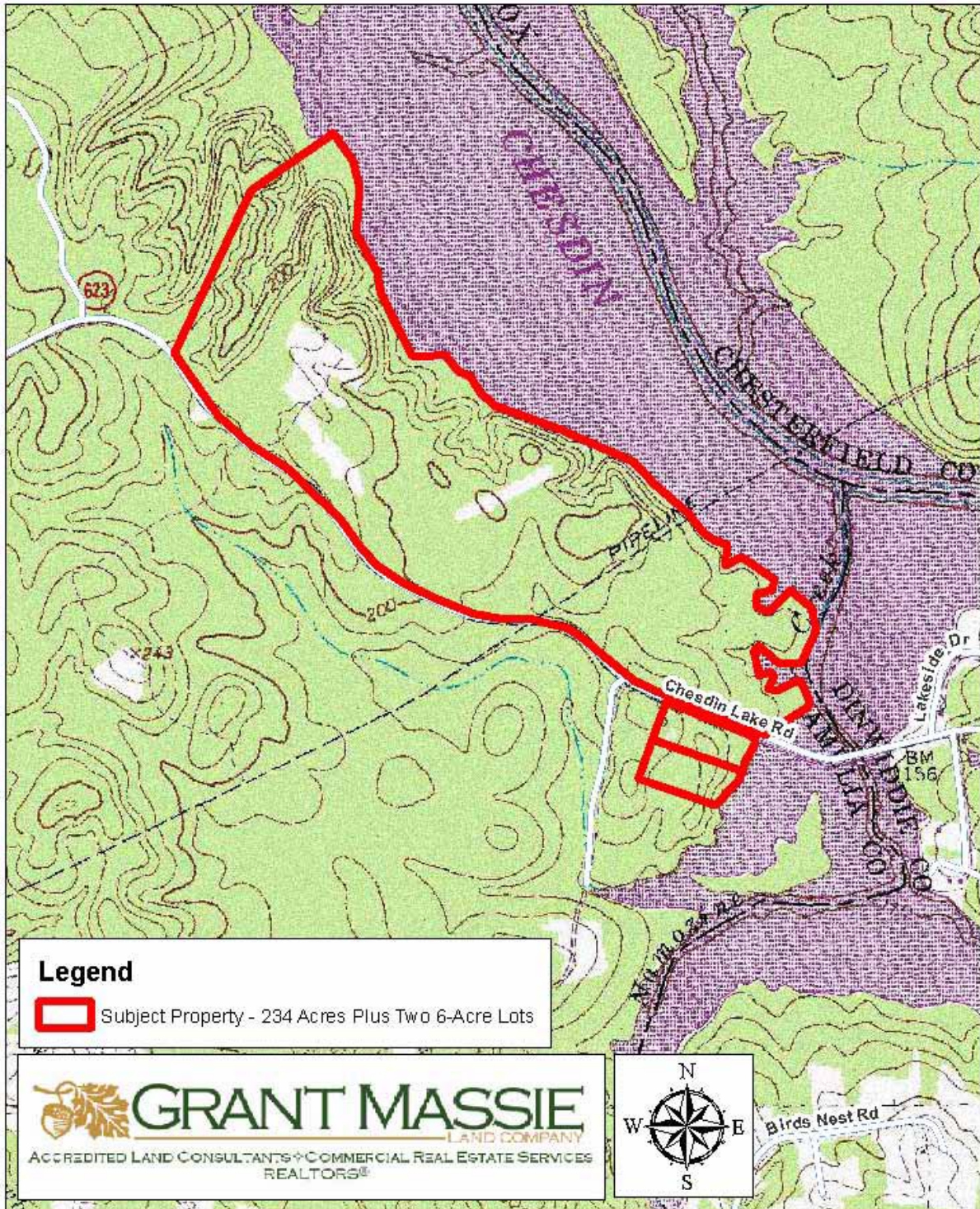


MIXED WOODLAND

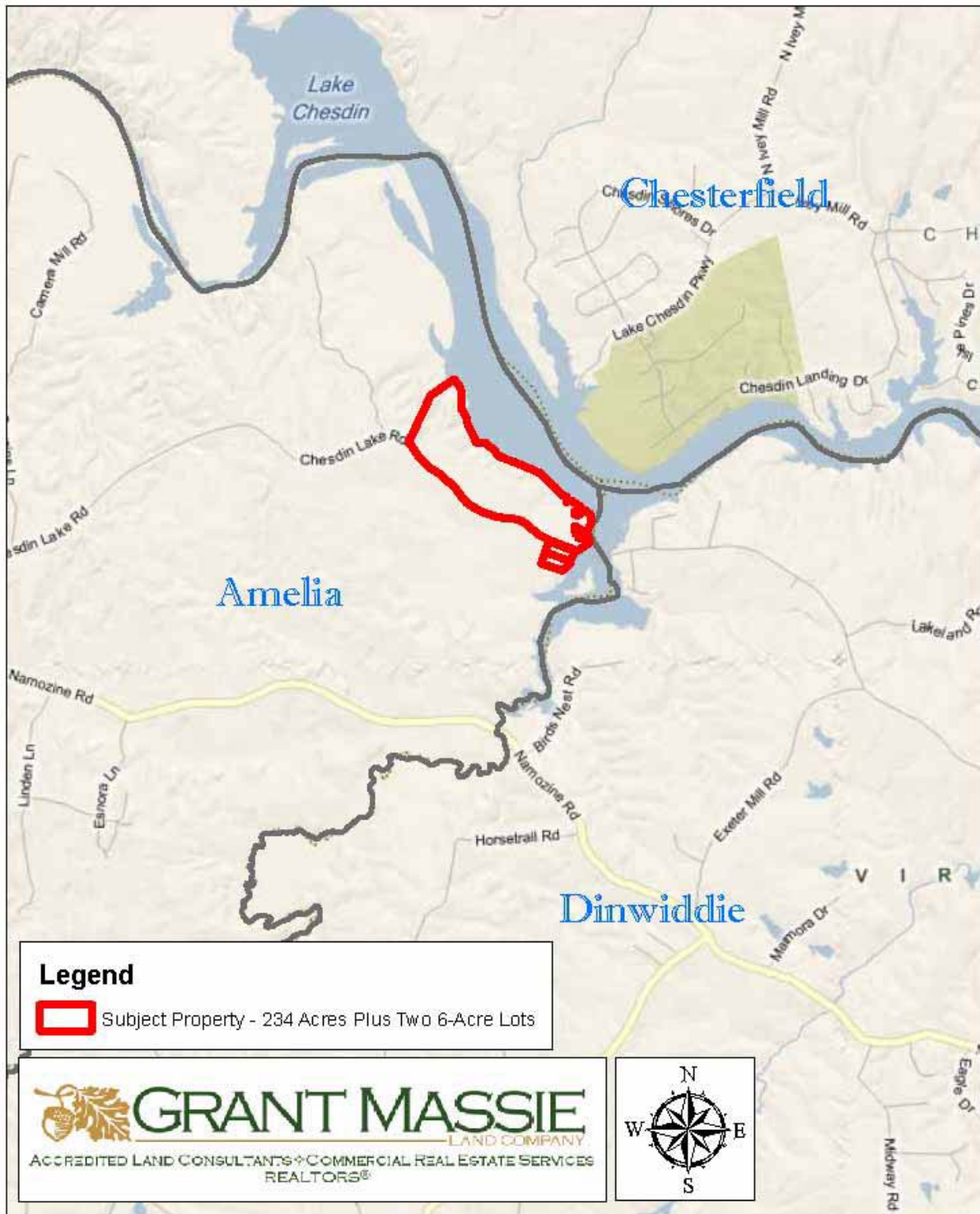
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



WATERFRONT DEVELOPMENT TRACT - LAKE CHESDIN

234 ACRES +/-
AMELIA COUNTY, VA



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PROPERTY INFORMATION:

- * LAKEFRONT DEVELOPMENT POTENTIAL—MAXIMUM OF 15 LOTS BY RIGHT
- * INCLUDES TWO 6-ACRE LOTS ON SOUTHSIDE OF ROUTE 623
- * 1.5 MILES +/- ON UPPER REACHES OF LAKE CHESDIN
- * VERY LONG FRONTAGE ON ROUTE 623 (6,325 FEET +/-)
- * 12 ACRES OF OPENLAND
- * REMAINDER WOODED WITH MERCHANTABLE TIMBER VALUE

FOR 24 HOUR RECORDED INFORMATION
CALL LANDLINE: 1-888-471-LAND #2142

WWW.GRANTMASSIE.COM

REPRESENTED BY:

NED MASSIE
ALC, CCIM, MBA
(804) 754-3474

NMassie@GrantMassie.com

BILL GRANT
ALC, VLS
(804) 754-3476

WGrant@GrantMassie.com

JEFF HUFF
REALTOR, FORESTER
(804) 750-1207

JHuff@GrantMassie.com



EXPERTISE—CONSULTATION—RESULTS

1403 Pemberton Road, Suite 106; Richmond, VA 23238
804-750-1200—FAX: 804-754-3485 TOLL FREE: 1-800-665-LAND

All information deemed reliable, but not guaranteed.