

92.6 ACRES CHESTERFIELD COUNTY, VIRGINIA

ASKING PRICE - \$426,000



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 Chesterfield County Tax Map records as a portion of GPIN #s 7396-29-0527, 7396-29-9333 and 7396-31-0724 . According to the tax records, the 92.6-acre property is a portion of the 182.573-acre parent tract. 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
<u>7396-31-0724</u>	<u>144.09</u>
TOTAL:	182.573 (92.6-acre Portion)

The subject property is currently zoned A (Agricultural). There are approximately 780 feet +/- of road frontage on Ivey Mill Road.

As shown on the attached aerial photo and topographic map, the subject property dissects a 5.8-acre pond. The woodland is a mixture of thinned pine pulpwood and/or mixed hardwood sawtimber.

The subject property is located almost across the road from Chesdin Landing Subdivision's eastern entrance on Ivey Mill Road.

PHOTOGRAPHS



FRONTAGE ON IVEY MILL ROAD



ACCESS ROAD TO IVEY MILL POND



IVEY MILL POND

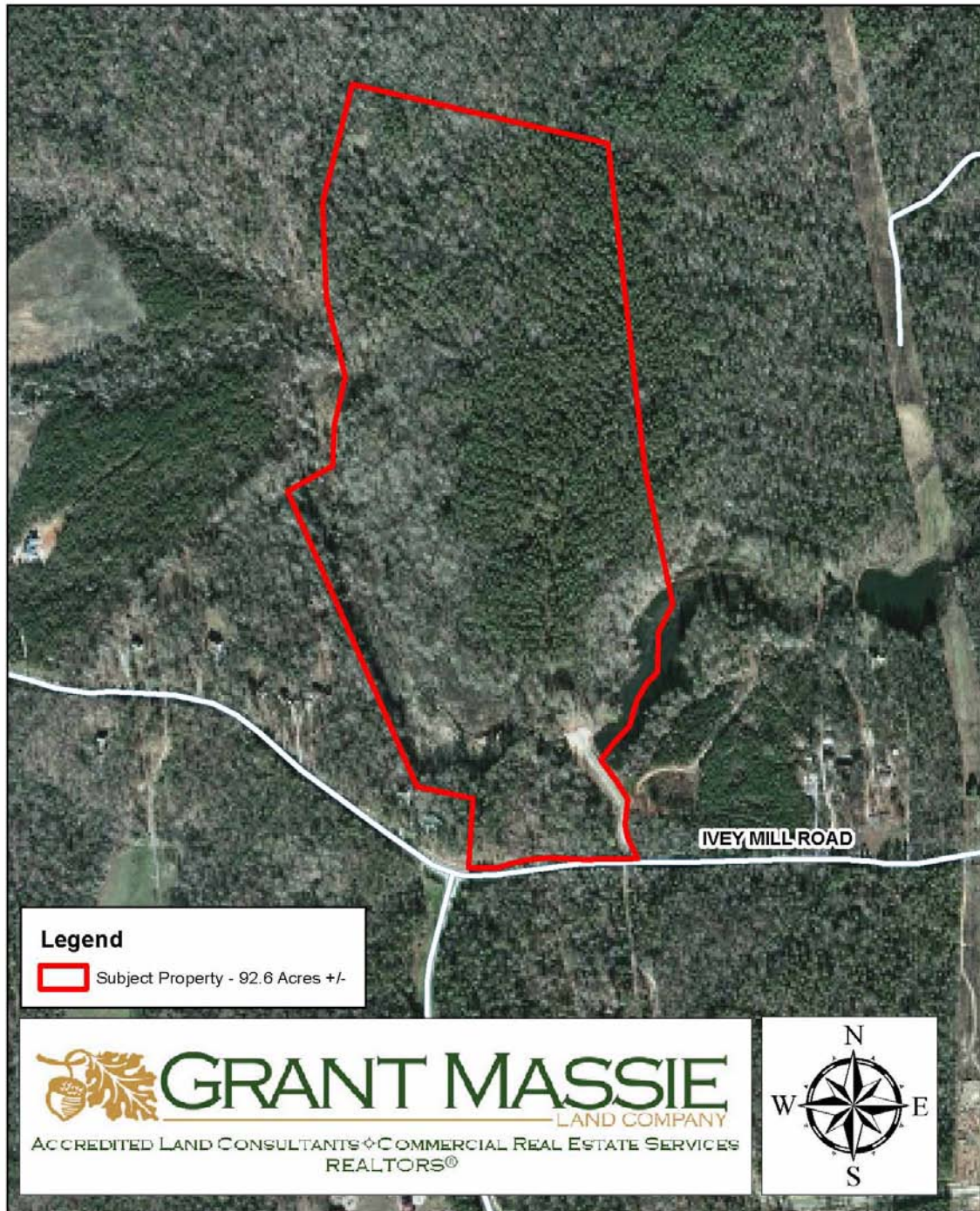


HARDWOODS NEAR DAM

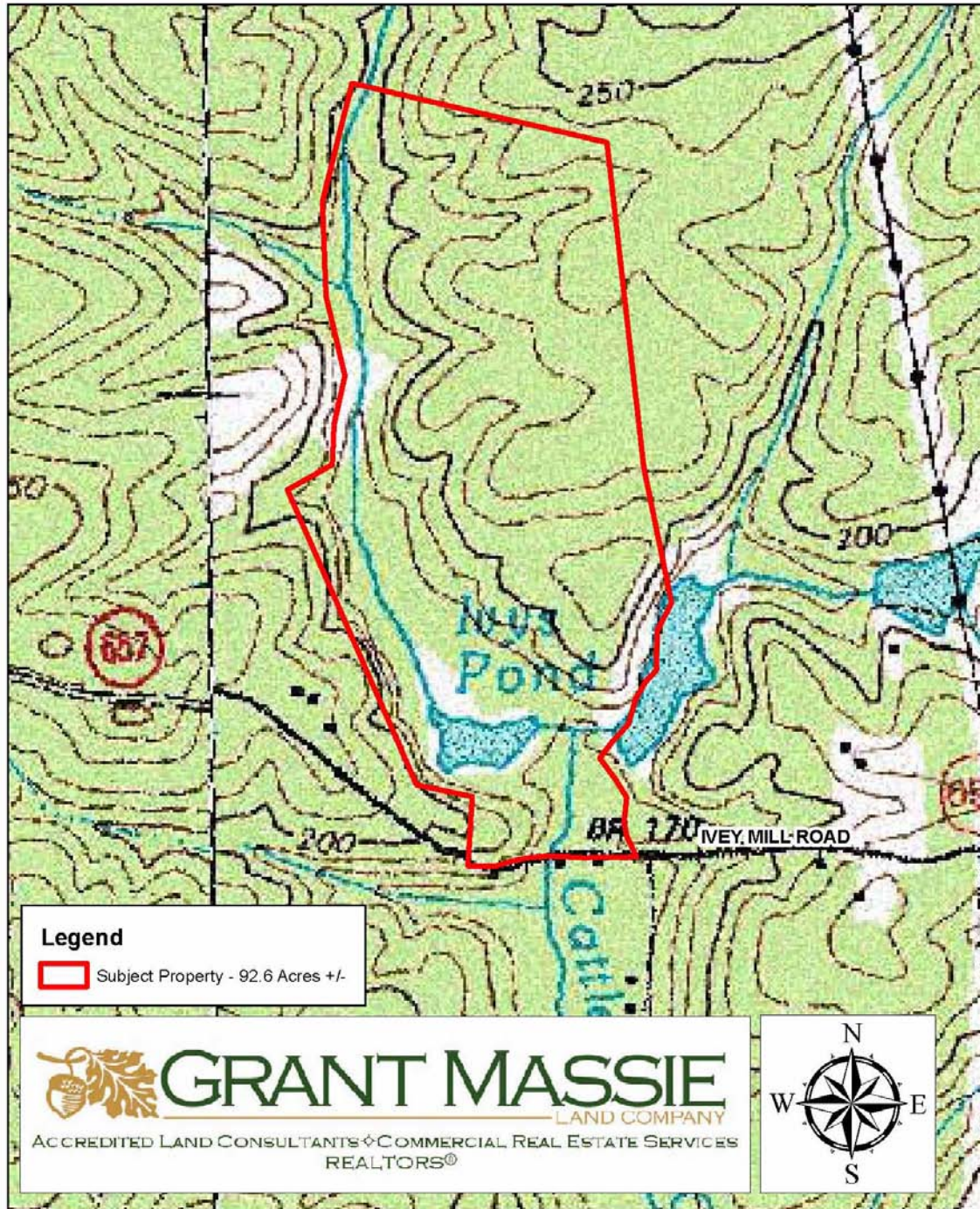


MIXED WOODLAND

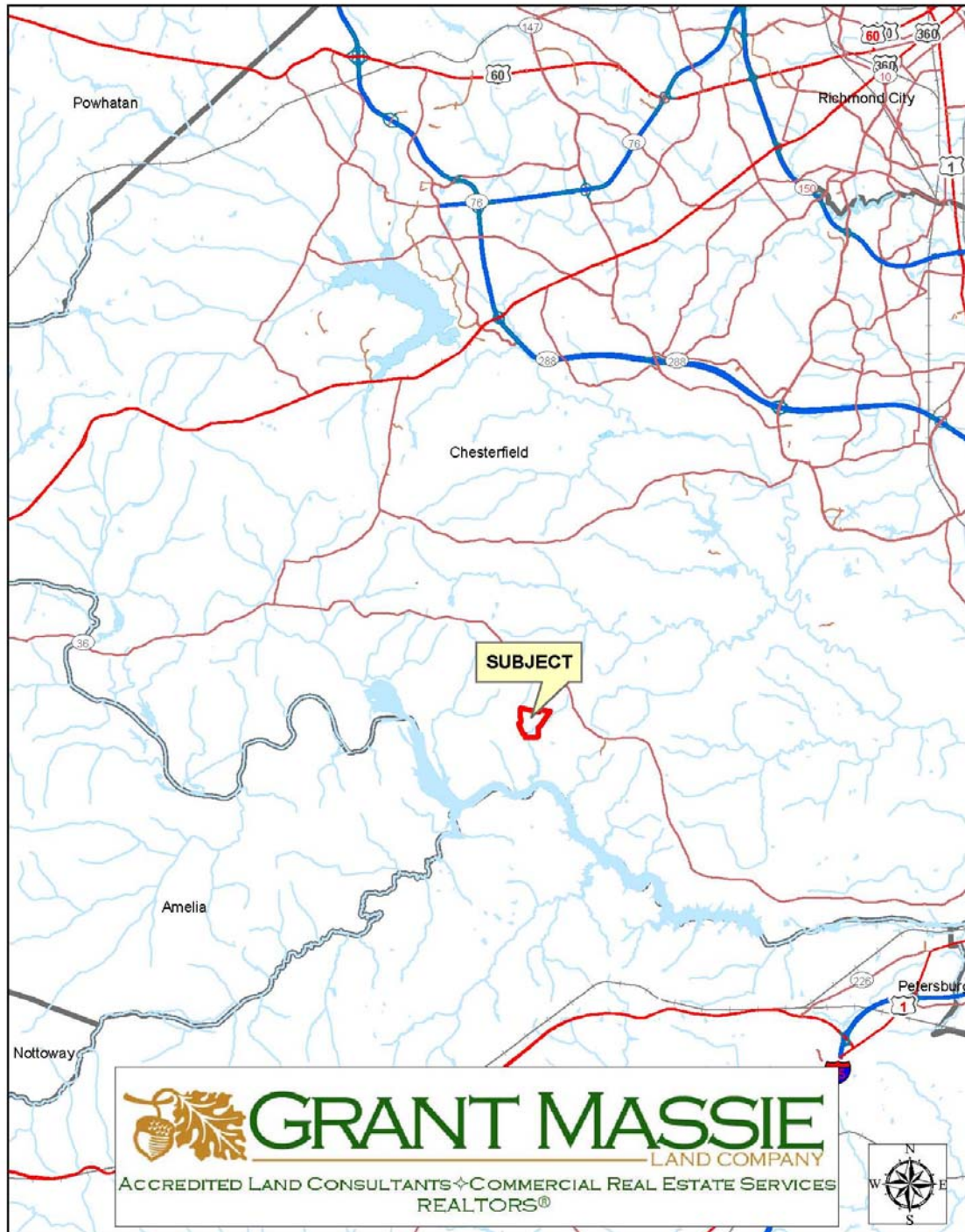
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - IVEY MILL POND RETREAT!

92.6 Acres +/- In Chesterfield County, VA



PROPERTY INFORMATION:

- *FRONTAGE ON IVEY MILL ROAD
- *COUNTY WATER ALONG STREET
- *FRONTS ON 5.8 ACRE +/- POND
- *MIXED PINE/HARDWOOD WOODLAND
- *CLOSE TO LAKE CHESDIN
- *CHESTERFIELD COUNTY SCHOOLS
- *PRICED AT \$426,000**

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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

ALC, FORESTER

804-750-1207

JHuff@GrantMassie.com



GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

EXPERTISE—CONSULTATION—RESULTS

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