

90 ACRES +/- CHESTERFIELD COUNTY, VIRGINIA

ASKING PRICE - \$432,000



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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 90-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 (90-acre Portion)

The subject property is currently zoned A (Agricultural). There are approximately 760 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 characterized as 13 acres of 7-year old natural pine and the remainder in thinned pine pulpwood and/or mixed hardwood sawtimber.

The subject property is located just over one-tenth of a mile east of the Chesdin Landing Subdivision's eastern entrance on Ivey Mill Road.

PHOTOGRAPHS



FRONTAGE ON IVEY MILL ROAD



ACCESS ROAD TO IVEY MILL POND

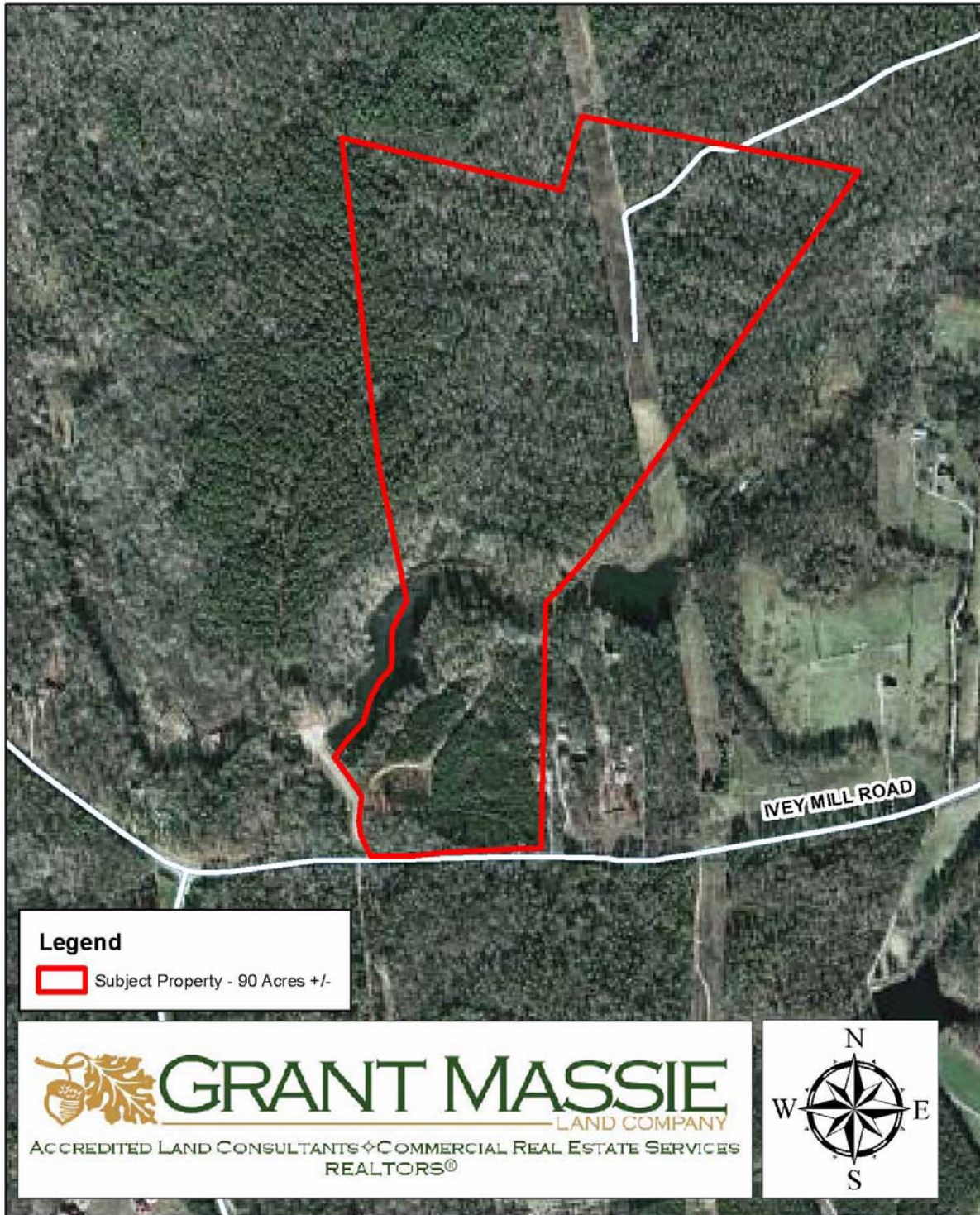


IVEY MILL POND

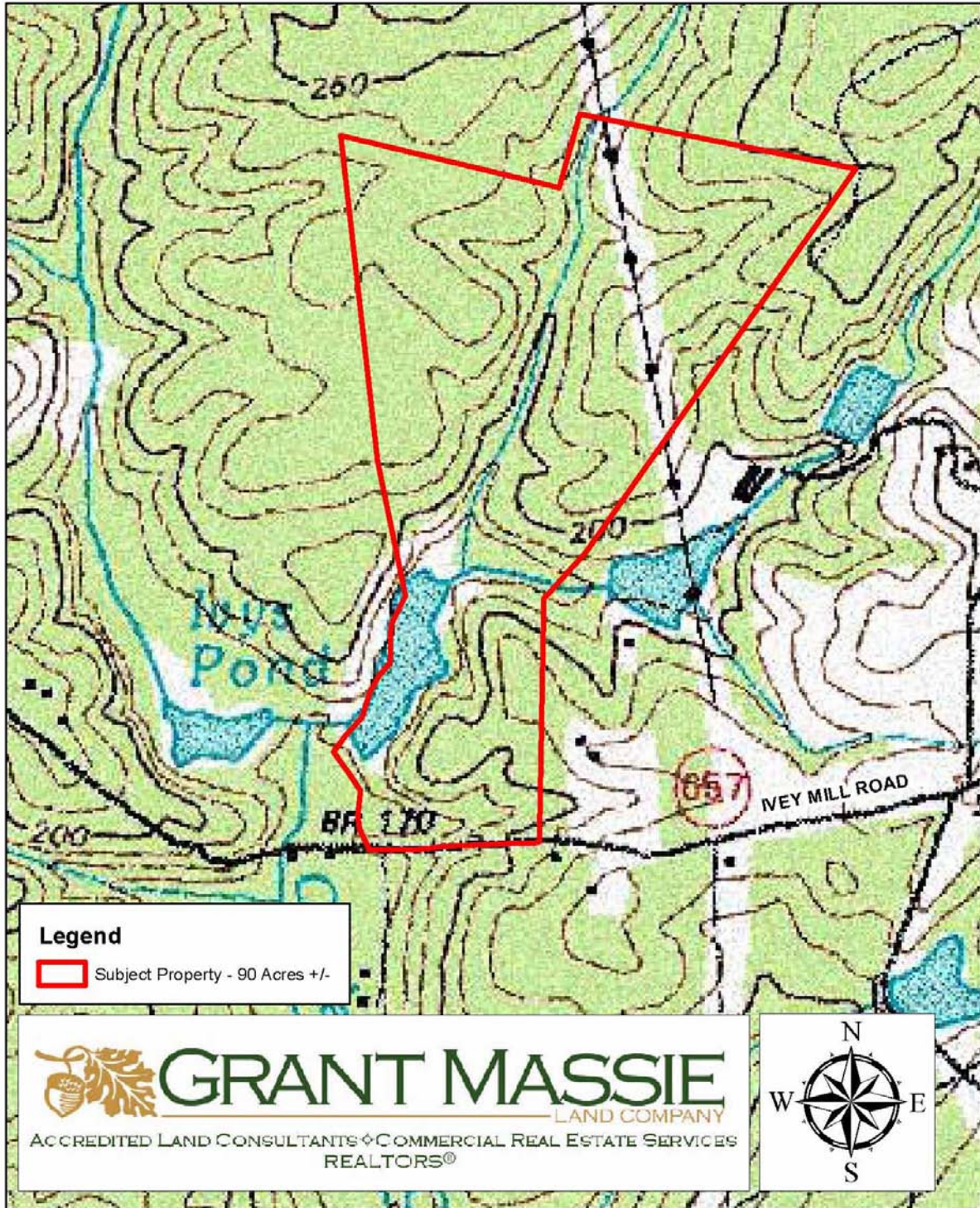


IVEY MILL POND

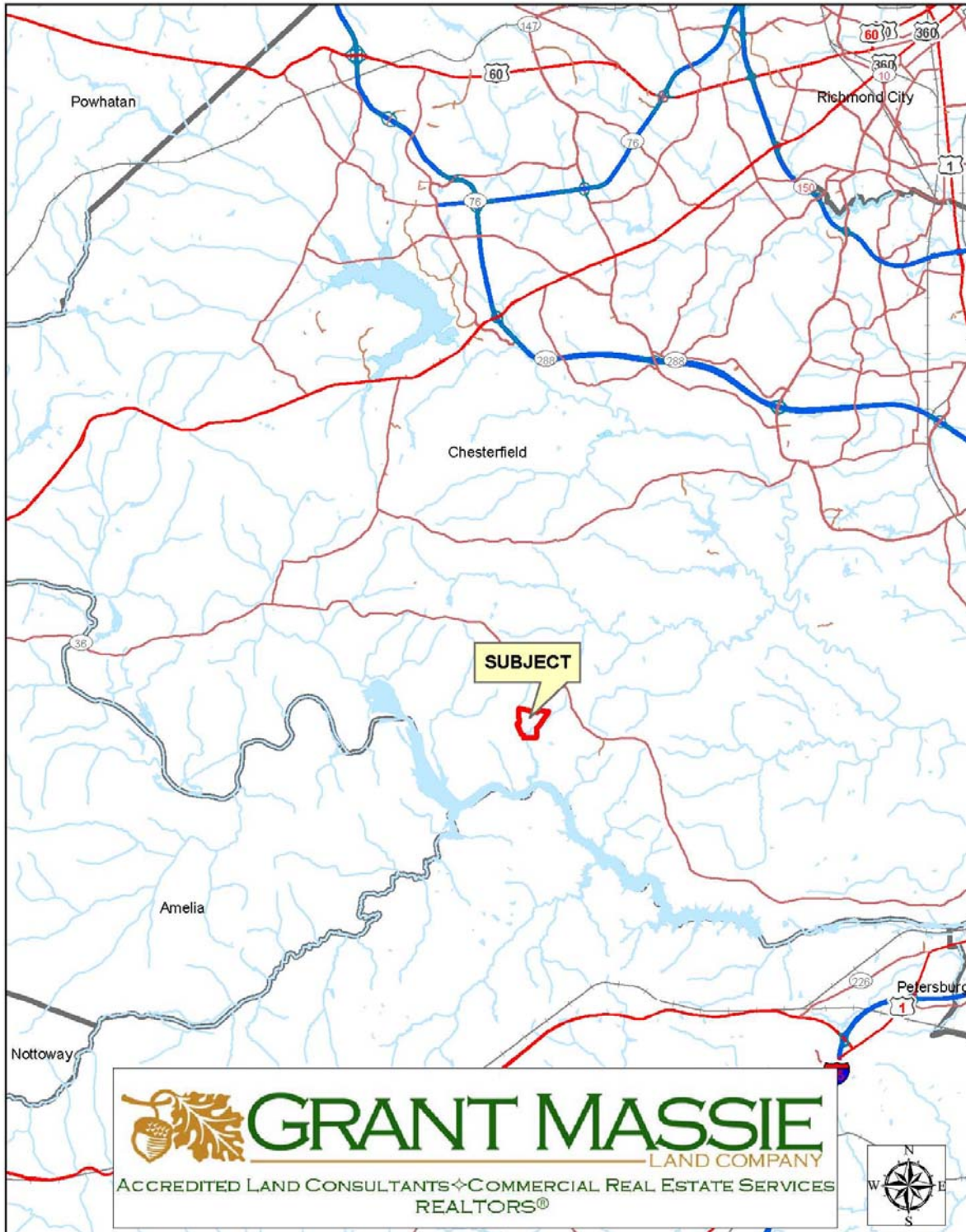
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - IVEY MILL POND RETREAT!

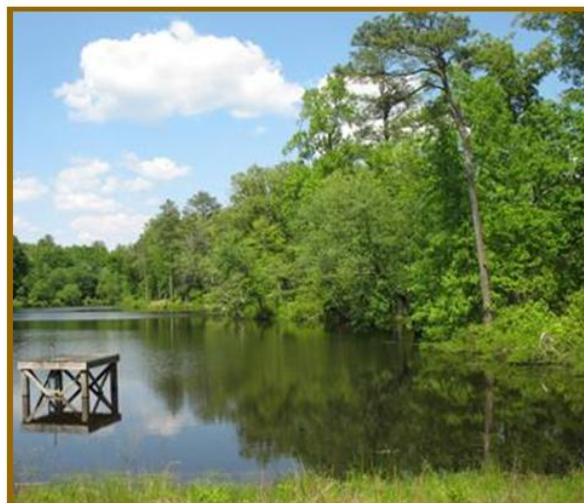
90 Acres +/- In Chesterfield County, VA



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 \$432,000**

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