

# 264 ACRES +/- DINWIDDIE COUNTY, VIRGINIA

---

ASKING PRICE - \$2,460,000



REPRESENTED BY:

G. EDMOND MASSIE, IV  
ALC, CCIM, MBA

WILLIAM G. GRANT  
ALC, VLS

JEFFREY S. HUFF  
ALC, FORESTER

# TABLE OF CONTENTS

---

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. AERIAL PHOTO
- IV. TOPOGRAPHIC MAP
- V. LOCATION MAP
- VI. FLYER

# PROPERTY DESCRIPTION

---

The subject property is shown on Dinwiddie County Tax Map records as part of parcel number 8-2. According to the tax records the property contains approximately 264 acres. A review of the Dinwiddie County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
8-2 (Part)	315.20 (264)

According to county records the subject property is currently zoned RR. There are approximately 2,000 feet +/- of frontage on the north side of Route 601 (River Road) and 2,665 feet +/- of road frontage on Chesdin Lake Road.

There is 6,750 feet +/- (or 1.25 miles +/-) of water frontage on Chesdin Lake. The subject property is located adjacent to Lake Chesdin's dam property and public access boat ramp.

The timber is a mixture of thinned pine and hardwood pulpwood and sawtimber. There is significant timber value.

The subject property has the potential for a marina, residential development, campground, recreational pursuits, etc.

# PHOTOGRAPHS

---



WOODED WATERFRONT



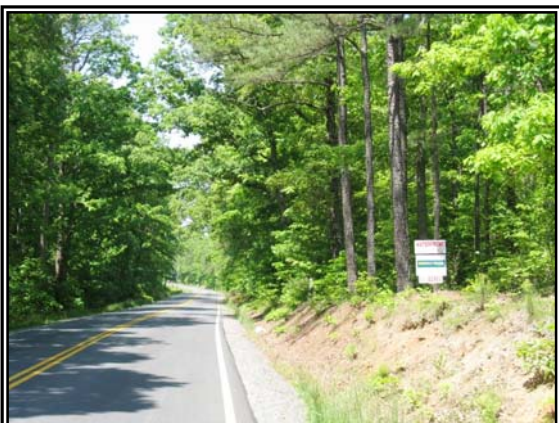
VIEW OF LAKE CHESDIN WATER FRONT



COVE VIEW FROM PUBLIC BOAT LANDING



FRONTAGE ON RIVER RD



VIEW WEST ON RIVER ROAD



FRONTS ON CHESDIN LAKE RD



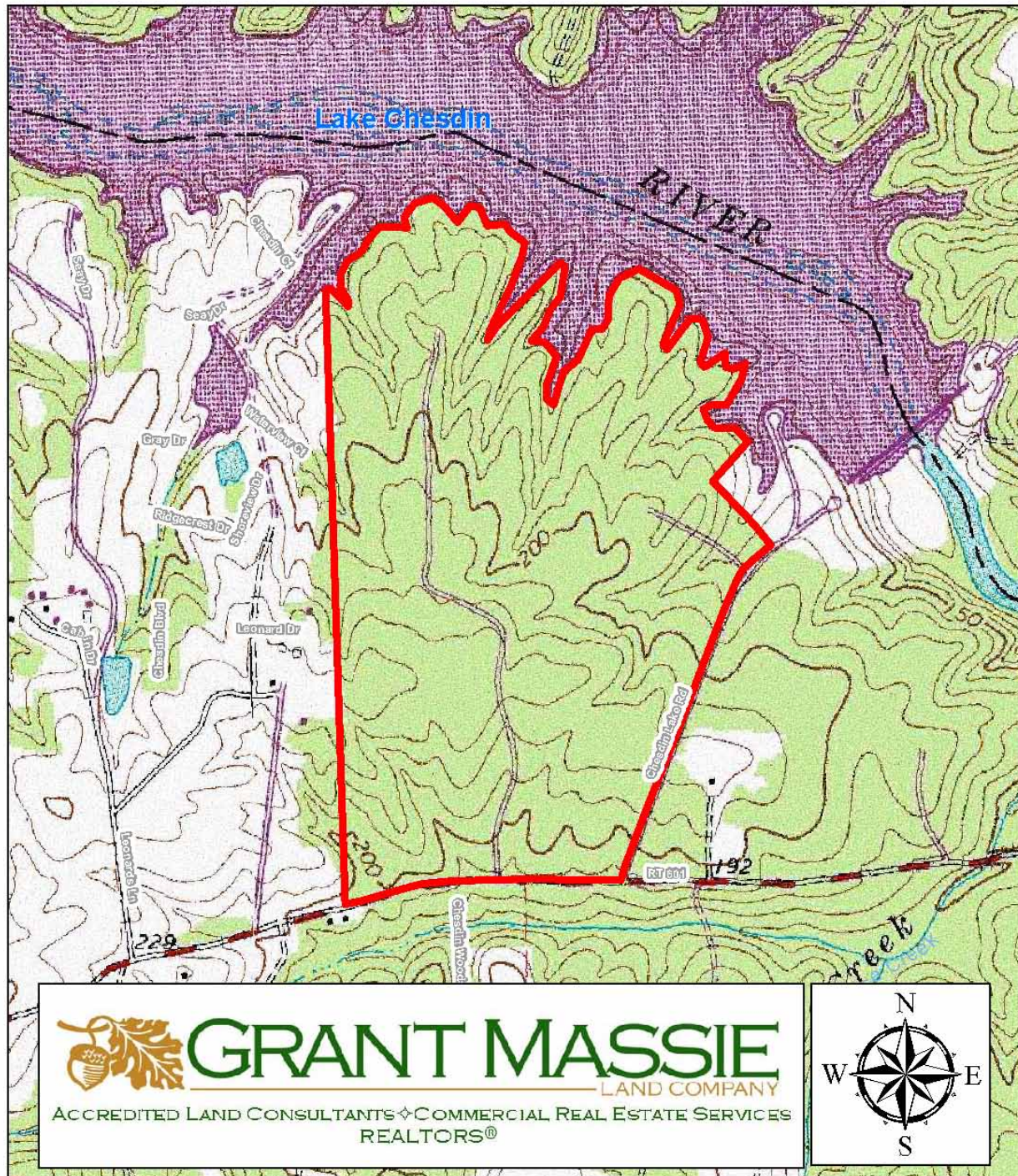
# AERIAL PHOTOGRAPH

---



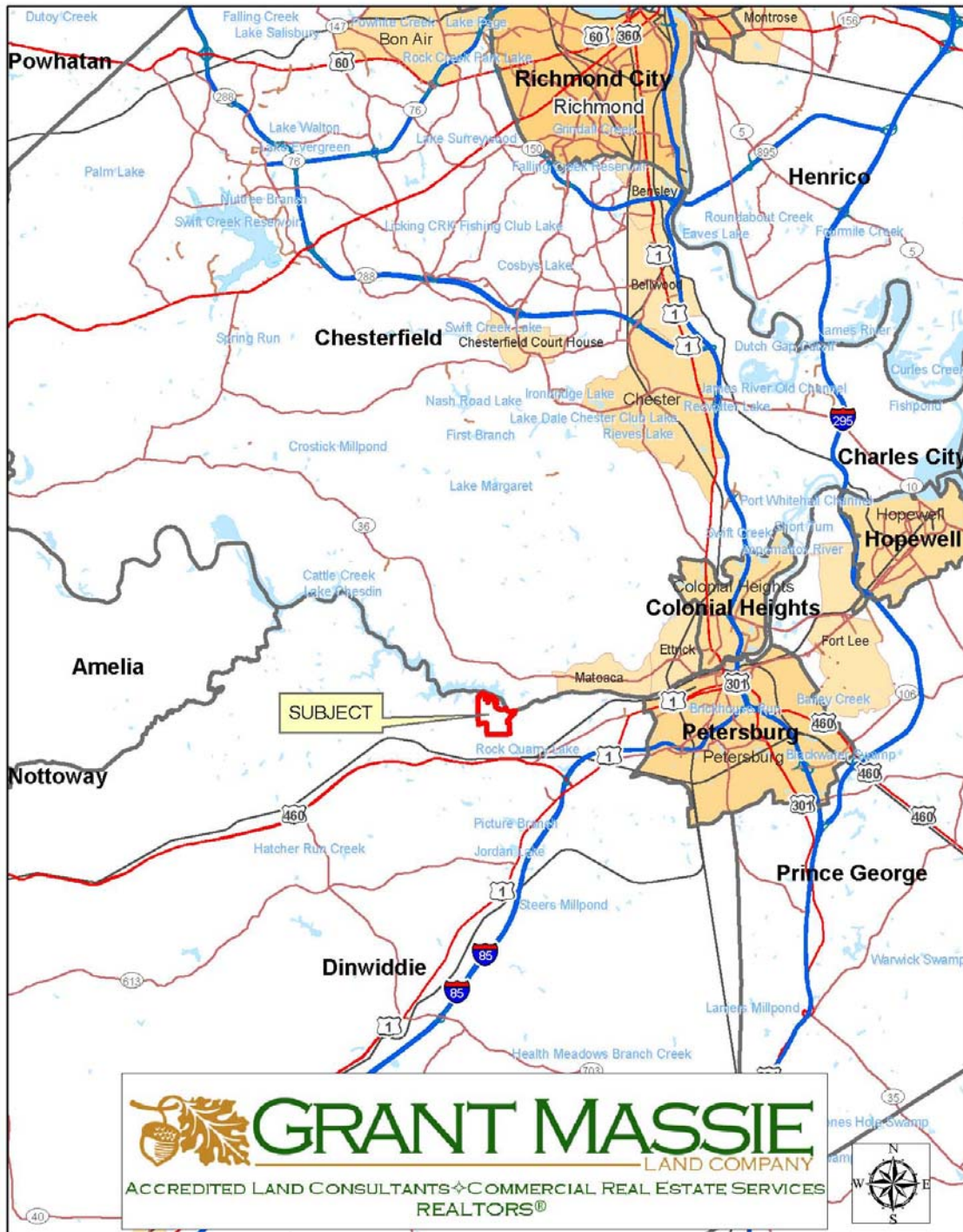


# TOPOGRAPHIC MAP





# LOCATION MAP



# LAKE CHESDIN DEVELOPMENT TRACT

## 264 ACRES +/- IN DINWIDDIE



### PROPERTY INFORMATION:

- ♦ 1.25 MILES +/- OF WATER FRONTAGE ON LAKE CHESDIN.
- ♦ POTENTIAL MARINA, RESIDENTIAL DEVELOPMENT, CAMPGROUND, ETC.
- ♦ PINE PLANTATION AND MIXED HARDWOODS ~ SIGNIFICANT TIMBER VALUE.
- ♦ LONG FRONTAGE ON RIVER ROAD (RT 601) & CHESDIN LAKE ROAD.

For 24-hour recorded information call  
LANDLINE 1-888-471-LAND #2135  
or visit our website at  
[WWW.GRANTMASSIE.COM](http://WWW.GRANTMASSIE.COM)

# \$2,460,000



### 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.

### REPRESENTED BY:

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

**BILL GRANT**  
ALC, VLS  
(804) 754-3476

**JEFFREY HUFF**  
ALC, FORESTER  
(804) 750-1207