

# 251 ACRES +/- SOUTHAMPTON COUNTY, VIRGINIA

---

ASKING PRICE - \$1,915 / ACRE



REPRESENTED BY:

WILLIAM G. GRANT  
ALC, VLS

JEFFREY S. HUFF  
ALC, FORESTER

# TABLE OF CONTENTS

---

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

# PROPERTY DESCRIPTION

---

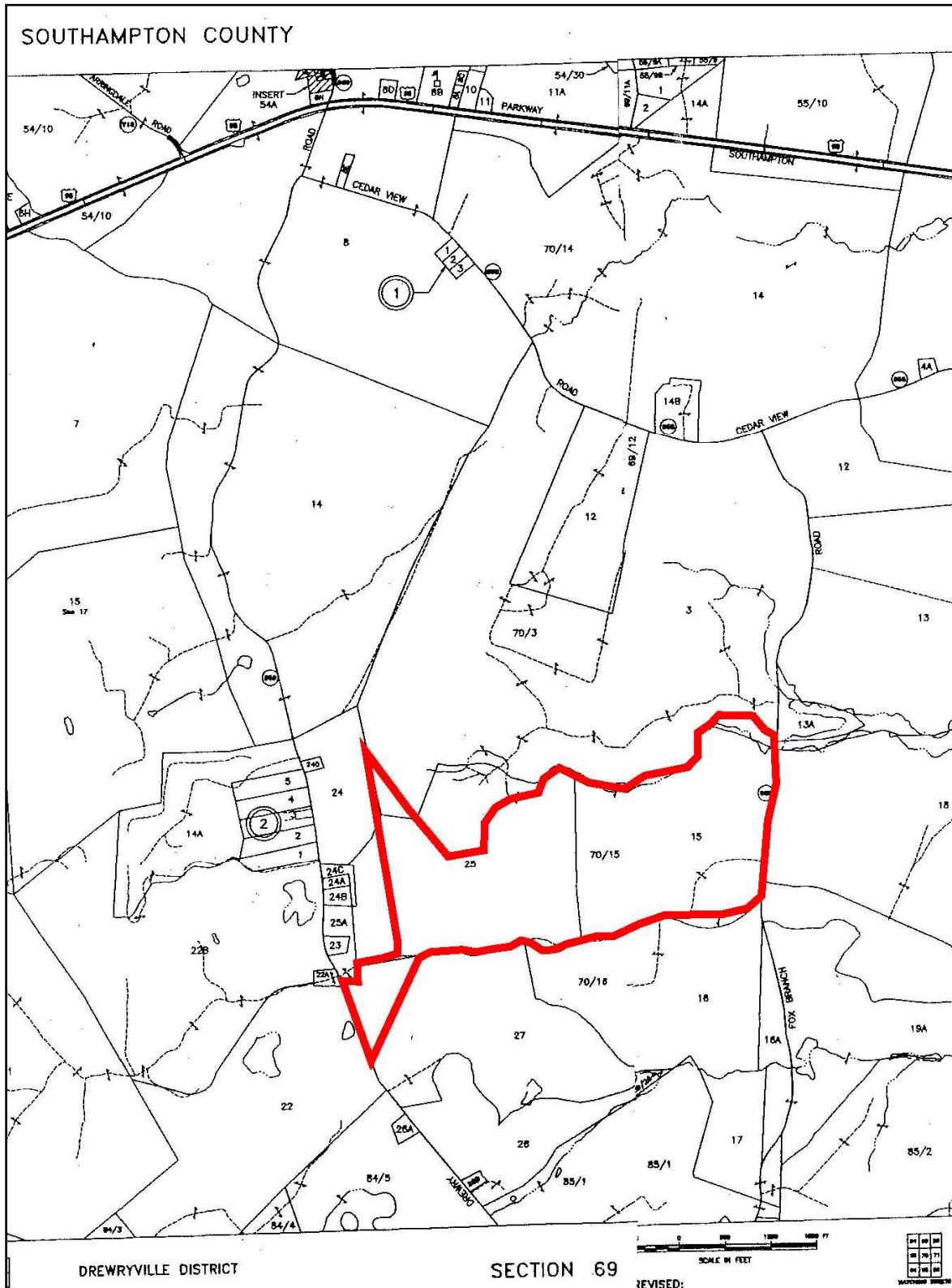
The subject property is shown on Southampton County Tax Map records as parcel number 69-25 and 70-15. According to the tax records the property contains 251.87 acres. The deed is recorded in Deed Book 416 on Page 743.

The subject property is currently zoned Agricultural. There is road frontage on State Route 660 (Fox Branch Road) and State Route 659 (Drewry Road). Cobb Branch meanders along the subject property's northern boundary.

The subject property contains 63 acres of cropland. The remainder is wooded with planted pines and scattered mixed hardwoods along the streamside management zones (SMZs). Per Virginia Department of Forestry (VDoF) records, the pine plantation was planted around 1997 making the pine stand's age be around 13 years old.

The subject property is located just over 2 miles south of Highway 58 and Drewryville. It is centrally located between Courtland (15.5 miles +/-) and Emporia/I-95 (16.3 miles +/-)

# TAX MAP



# PHOTOGRAPHS

---



FRONTAGE ON FOX BRANCH ROAD



CROPLAND ALONG FOX BRANCH ROAD



CROPLAND AND WOODLAND



CROPLAND AND WOODLAND



FARM/WOODS ROAD

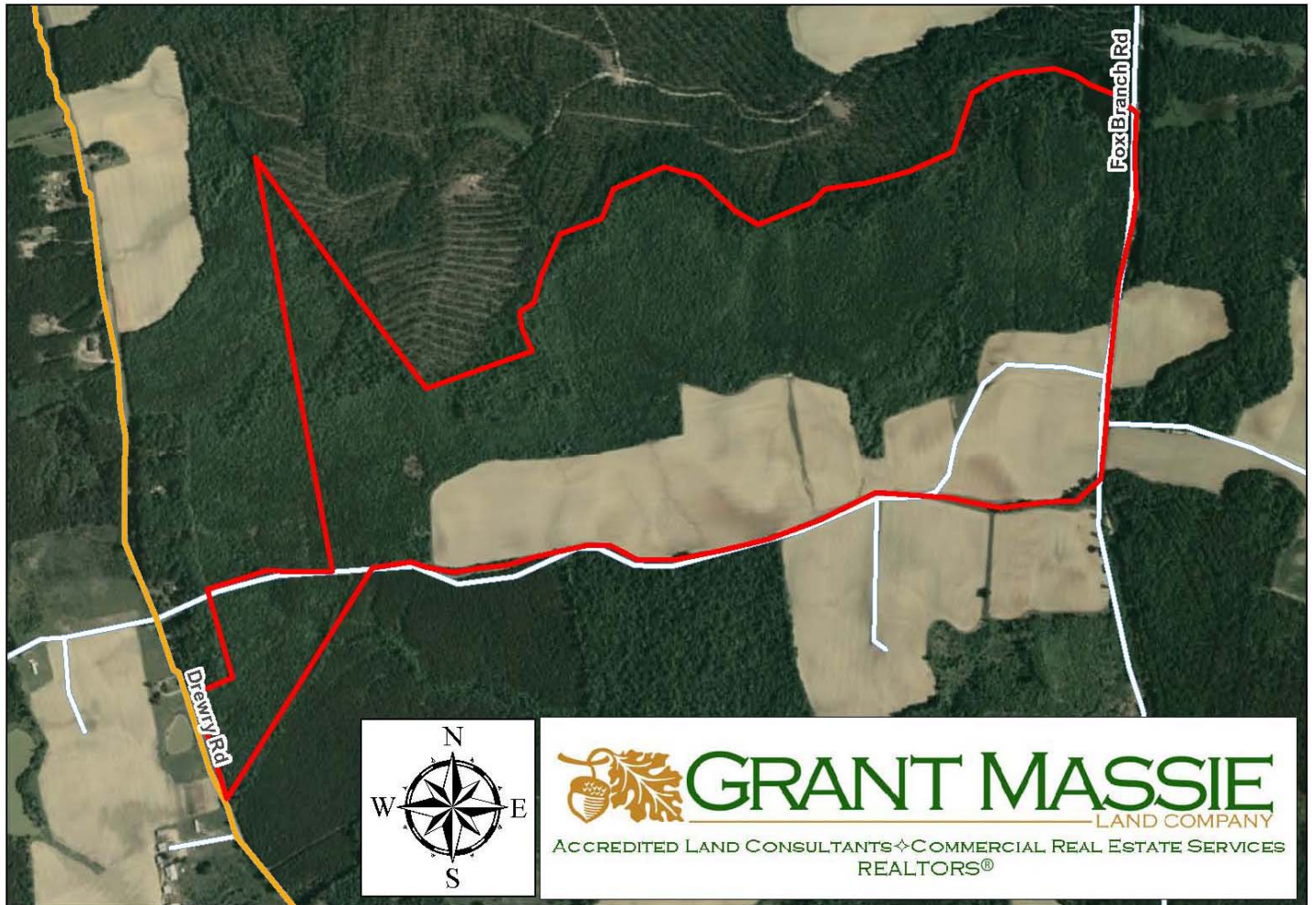


COBB BRANCH NEAR FOX BRANCH ROAD



# AERIAL PHOTOGRAPH

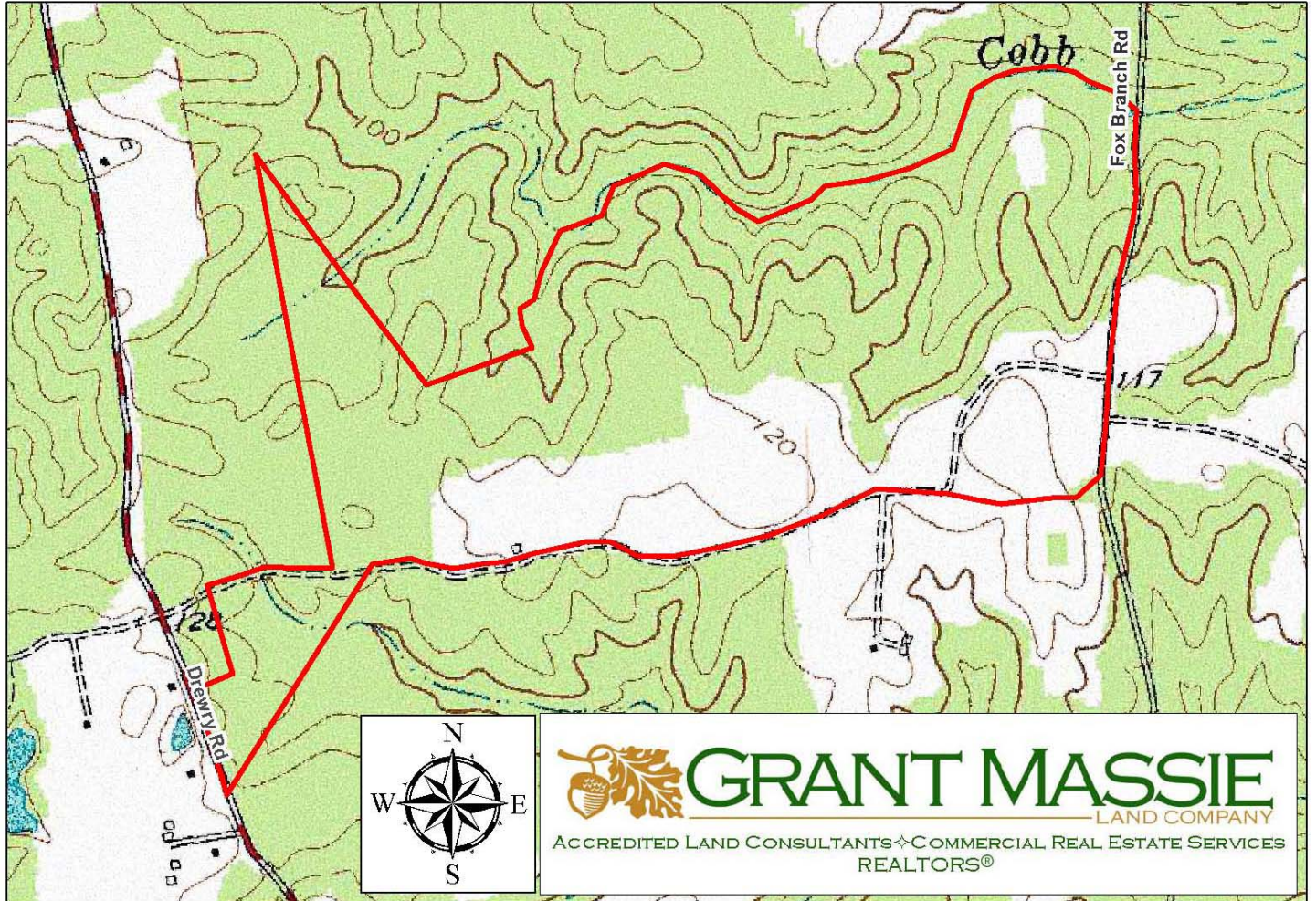
---





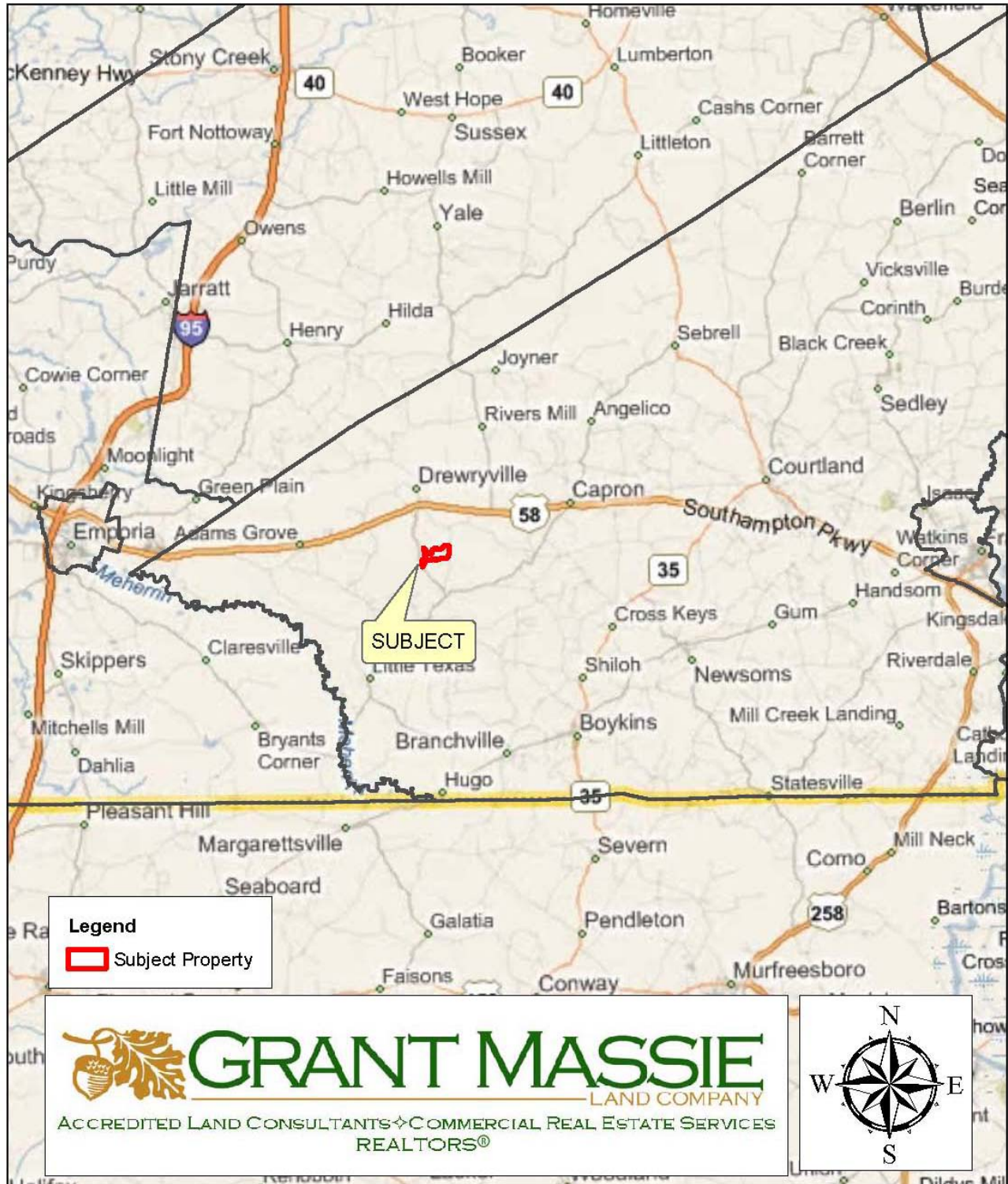
# TOPOGRAPHIC MAP

---



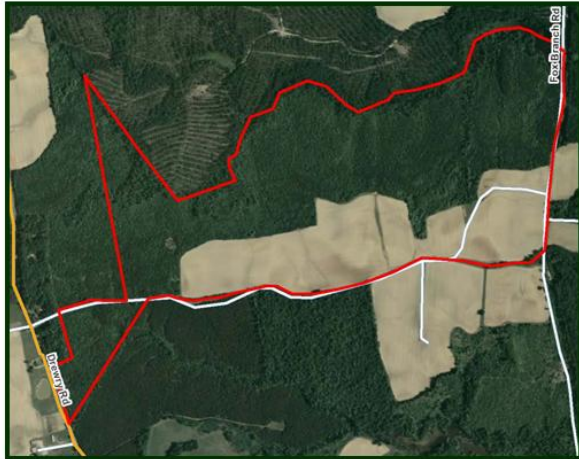


# LOCATION MAP





# 251 ACRES +/- FOR SALE SOUTHAMPTON COUNTY



## PROPERTY INFORMATION:

- \*Frontage on Fox Branch Road & Drewry Road
  - \*63 Acres of Cropland
  - \*Remainder In 13 Year Old Pines
  - \*Fronts on Cobb Branch
  - \*Only 2 Miles South of Highway 58 & Drewryville
  - \*Centrally Located Between Emporia & Courtland
- \*PRICED TO SELL @ \$1,915/ACRE**

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE:  
1-888-471-LAND #2131  
OR VISIT OUR WEBSITE AT  
**WWW.GRANTMASSIE.COM**

## REPRESENTED BY:

BILL GRANT  
ALC, VLS  
804-754-3476  
WGRANT@GRANTMASSIE.COM

JEFFREY 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, VIRGINIA 23238  
804-750-1200—TOLL FREE: 1-800-665-LAND

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.