

133 ACRES +/- LUNENBURG COUNTY, VIRGINIA

ASKING PRICE - \$199,500



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 Lunenburg County Tax Map records as parcel number 56-A-28. According to the tax records the property contains 136 acres; however, the deed describes the property as being 133 acres, more or less. The deed is recorded in Deed Book 155 on Page 656.

The subject property is currently zoned Agricultural. There are approximately 960' of road frontage on Plank Road (State Route 655).

The timber was removed from the property around 2005 and replanted in Loblolly pine.

There are two old houses on the property, but both are in a state of disrepair and are probably not in a condition worthy of restoration.

The subject property is located 7.25 miles +/- south of Lunenburg Courthouse and 9 miles +/- southwest of Kenbridge.

[illegible]

PHOTOGRAPHS



LONG FRONTAGE ON PLANK ROAD



ACCESS ROAD ONTO PROPERTY



WOODS ROAD THROUGH PROPERTY



YOUNG PINES

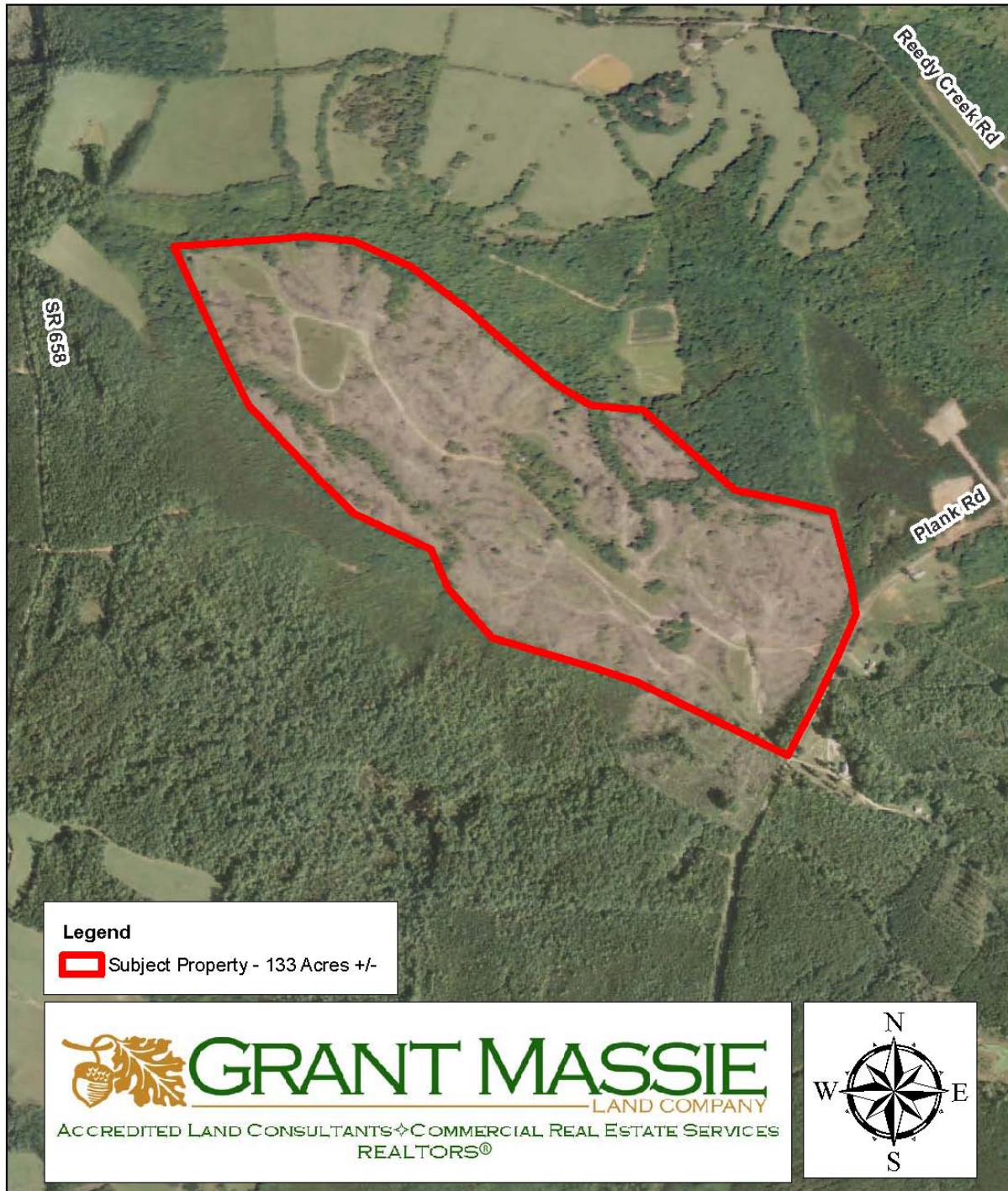


OLD FIELD/CEDARS

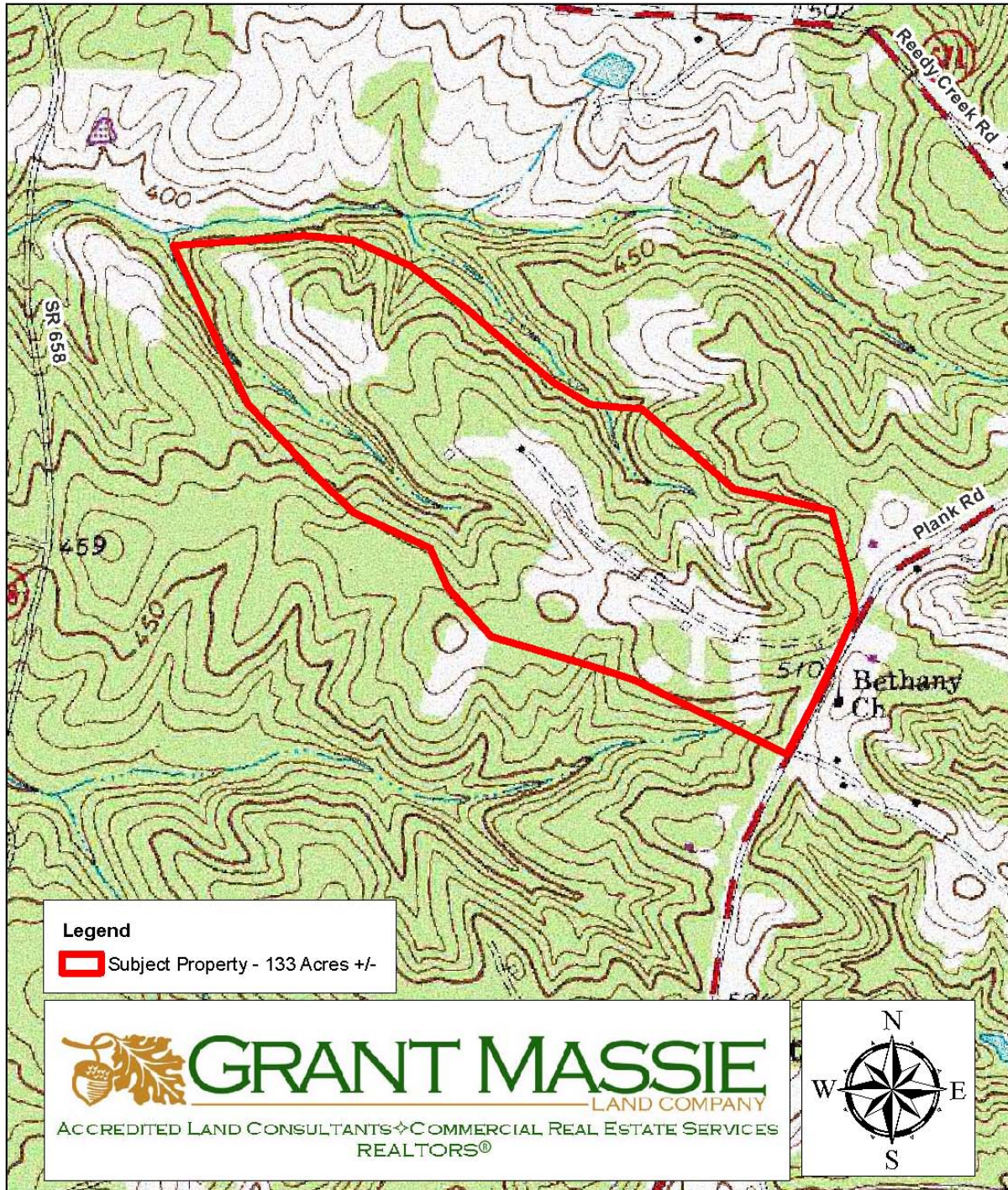


SMALLER OLD HOUSE

AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



133 ACRES FOR SALE IN LUNENBURG COUNTY



PROPERTY INFORMATION:

- *Young Planted Pines—3 Years +/-
- *Frontage On Plank Road (Route 655)
- *Located 7.25 Miles +/- South Of Lunenburg Courthouse And
9 Miles +/- Southwest of Kenbridge
- *Ideal Long-Term Timber Investment & Hunting Tract

***PRICED AT: \$199,500**

FOR 24 HOUR RECORDED INFORMATION CALL
LANDLINE: 1-888-471-LAND # 2129
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



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