

194.14 ACRES SUSSEX COUNTY, VIRGINIA



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS

JEFFREY S. HUFF
REALTOR®, FORESTER

TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 84-6-2 & 84-6-3. According to the tax records the property contains 194.14 acres. The deed is recorded in Deed Book 149 on Page 156 and Deed Book 148 Page 863. A review of the Sussex County Tax Records indicates the following:

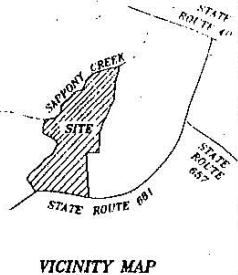
<u>Tax Map Number</u>	<u>Acreage</u>
84-6-2	96.1
84-6-3	98.04

The subject property is currently zoned Agricultural. There is a 50' deeded access fee strip to the subject property from State Route 681 (Concord Sappony Road).

This property is a timberland tract with 18 to 22 year old planted Loblolly pine with long frontage on Sappony Creek. It is located a short distant south of Route 40 just west of Stony Creek.

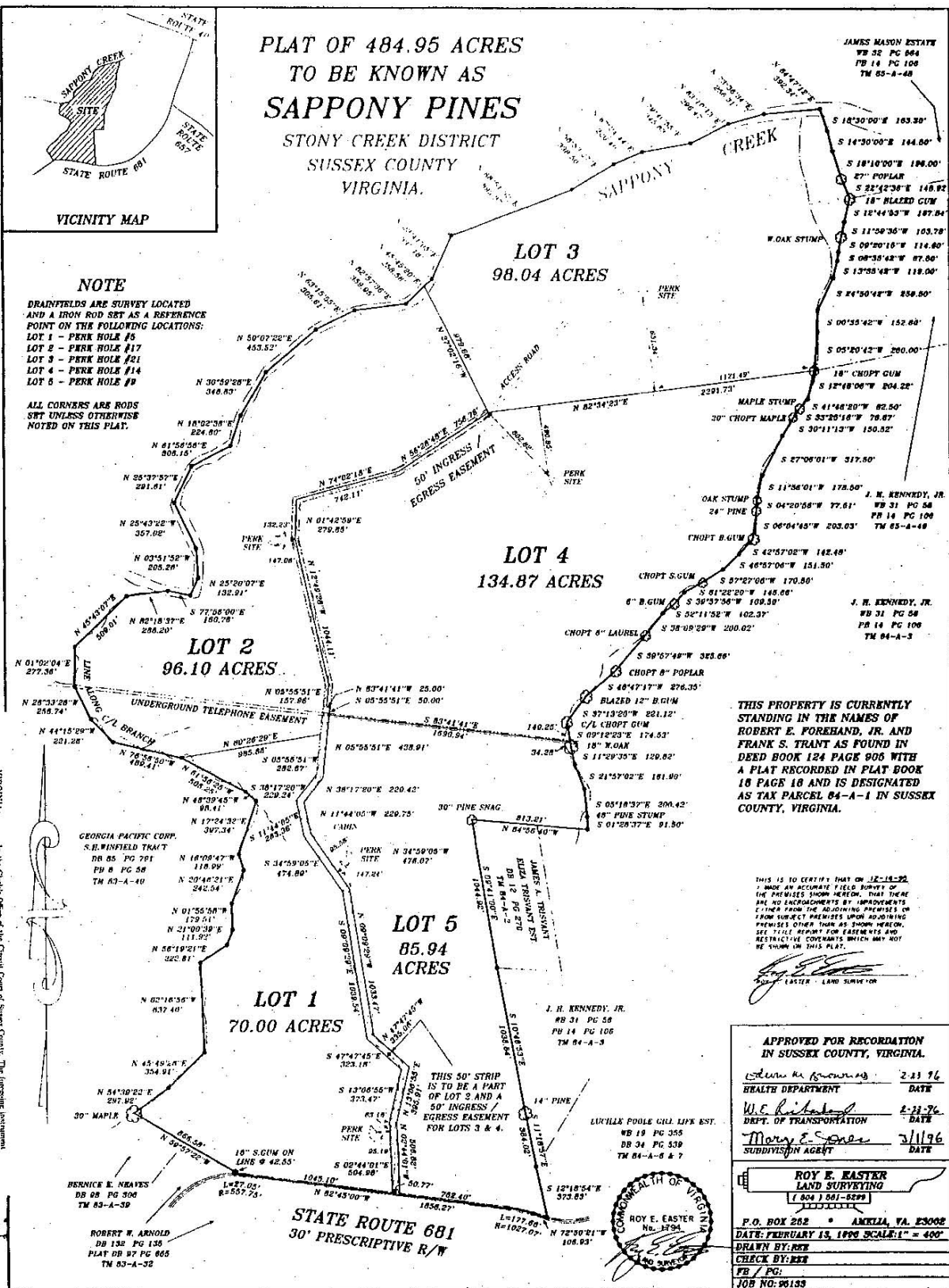
PLAT

PLAT OF 484.95 ACRES TO BE KNOWN AS SAPPONY PINES STONY CREEK DISTRICT SUSSEX COUNTY VIRGINIA.



NOTE
DRAINFIELDS ARE SURVEY LOCATED
AND A IRON ROD SET AS A REFERENCE
POINT ON THE FOLLOWING LOCATIONS:
LOT 1 - PERK HOLE #5
LOT 2 - PERK HOLE #17
LOT 3 - PERK HOLE #21
LOT 4 - PERK HOLE #14
LOT 5 - PERK HOLE #9

ALL CORNERS ARE RODS
SET UNLESS OTHERWISE
NOTED ON THIS PLAT.



THIS PROPERTY IS CURRENTLY
STANDING IN THE NAMES OF
ROBERT E. FOREHAND, JR. AND
FRANK S. TRANT AS FOUND IN
DEED BOOK 124 PAGE 905 WITH
A PLAT RECORDED IN PLAT BOOK
16 PAGE 16 AND IS DESIGNATED
AS TAX PARCEL 84-A-1 IN SUSSEX
COUNTY, VIRGINIA.

THIS IS TO CERTIFY THAT ON 12-18-92
I MADE AN ACCURATE FIELD SURVEY OF
THE PREMISES SHOWN HEREON, THAT THERE
ARE NO ENCROACHMENTS BY IMPROVEMENTS
OTHER THAN THE ADJOINING PREMISES OR
FROM SURVEY PREVIOUSLY UPON ADJOINING
PREMISES OTHER THAN AS SHOWN HEREON.
SEE TITLE REPORT FOR EASEMENTS AND
RESTRICTIVE COVENANTS WHICH MAY NOT
BE SHOWN ON THIS PLAT.

Roy E. Easter
LAND SURVEYOR

APPROVED FOR RECORDATION IN SUSSEX COUNTY, VIRGINIA.	
HEALTH DEPARTMENT	DATE 2-21-96
DEPT. OF TRANSPORTATION	DATE 2-21-96
SUBDIVISION AGENT	DATE 2/1/96
ROY E. EASTER LAND SURVEYING (804) 561-8225 P.O. BOX 262 • ANKILA, VA. 23006 DATE: FEBRUARY 15, 1996 SCALE: 1" = 400' DRAWN BY: RSE CHECK BY: RSE FB / PG: JOB NO: 90135	

Platted: 1/23/96
1622 Harwood Rd.
Richmond, VA 23233

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County: The foregoing instrument was this day presented in the office of the Clerk of the Circuit Court of Sussex County, Virginia, and the same was duly recorded and the original returned to the party presenting the same.

Witness my hand and the Seal of the Clerk of the Circuit Court of Sussex County, Virginia, this 15th day of February, 1996.

Mary E. Easter
Clerk of the Circuit Court of Sussex County, Virginia

BOOK 19 PAGE 63

PHOTOGRAPHS



Property on Left



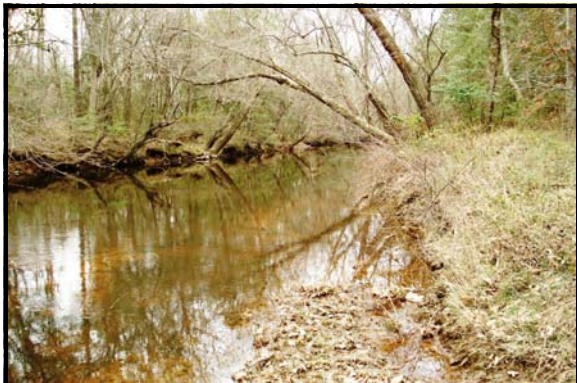
View of Timber



Property on Both Sides of Road



View of Sapony Creek Property on Left



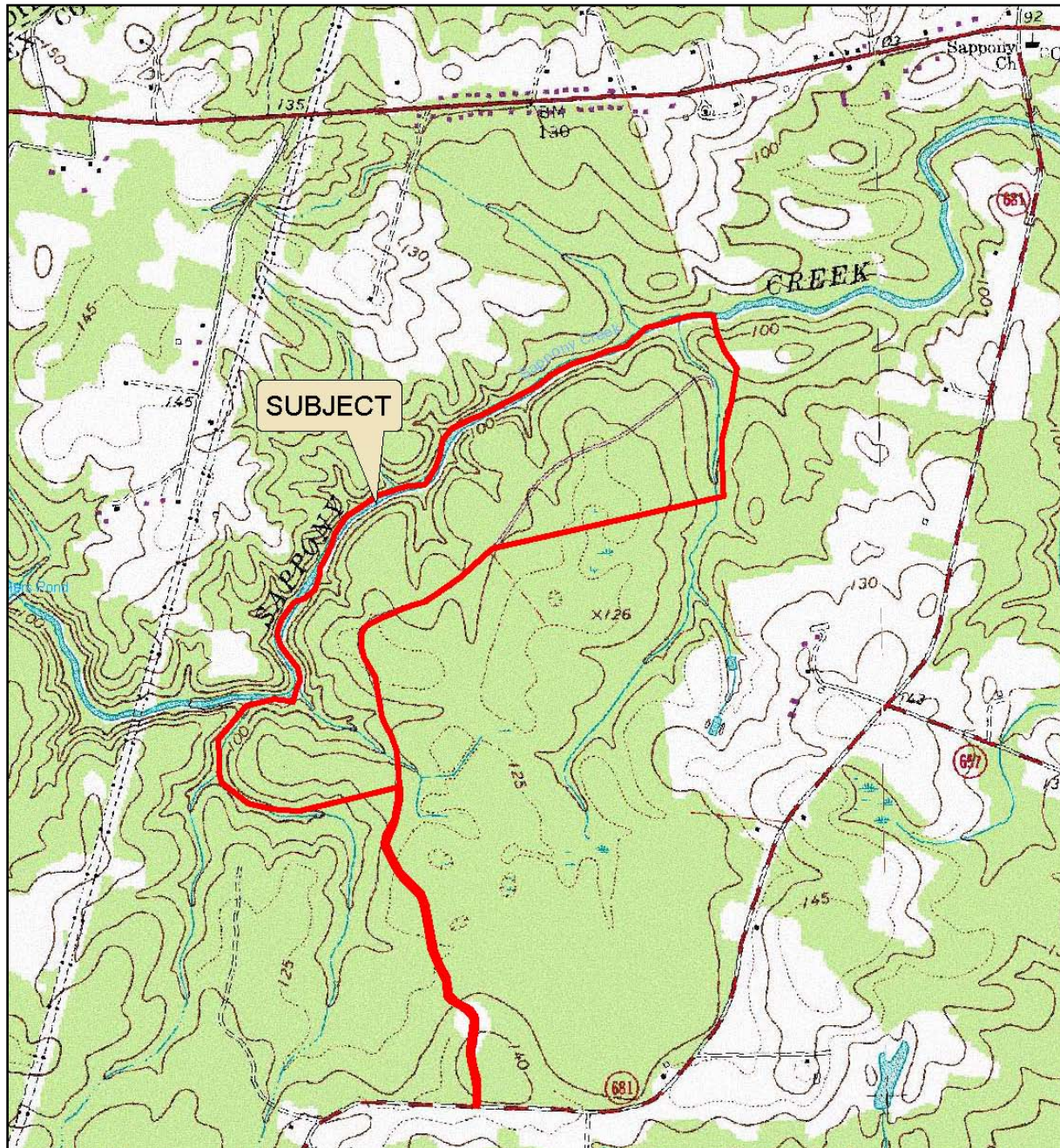
Looking North Along Sapony Creek



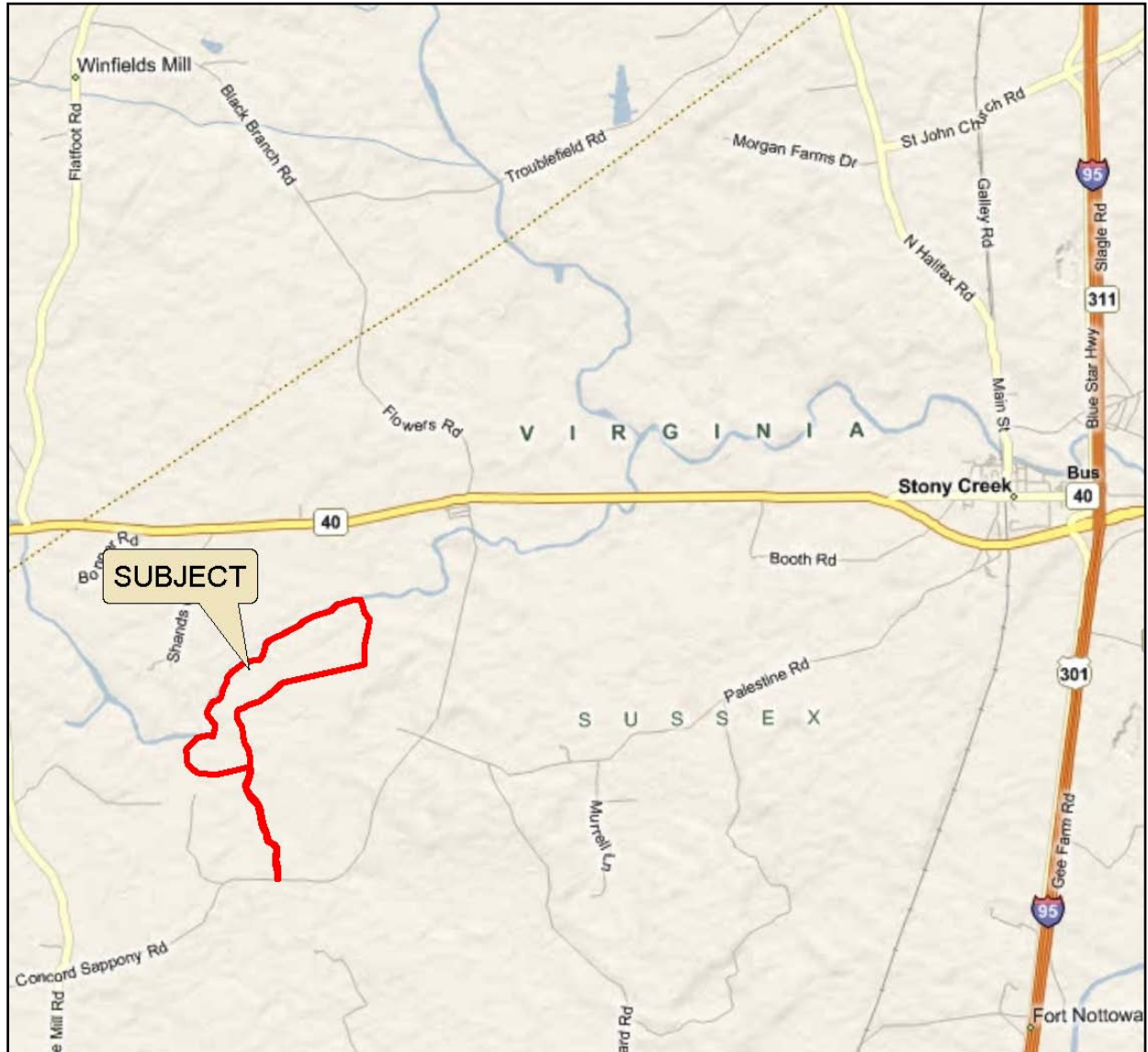
Property on Both Sides of Road

AERIAL PHOTOGRAPH





LOCATION MAP



194.14 ACRES FOR SALE IN SUSSEX COUNTY, VIRGINIA



\$378,000

**FOR 24 HOUR A DAY RECORDED
INFORMATION CALL:
LANDLINE 1-888-471-LAND #2099**

PROPERTY INFORMATION:

- *TIMBERLAND TRACT WITH
SIGNIFICANT PINE TIMBER
- *LONG FRONTAGE ON
SAPPONY CREEK
- *LOCATED A SHORT DISTANCE SOUTH
OF ROUTE 40 JUST WEST OF
STONY CREEK
- *DEEDED 50' STRIP TO RT. 681



REPRESENTED BY:

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(804) 750-1207

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LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

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RICHMOND, VIRGINIA 23238
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ALL INFORMATION DEEMED, RELIABLE BUT NOT GUARANTEED.