

468.7 ACRES +/- CHARLOTTE COUNTY, VA

ASKING PRICE ~ \$679,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Charlotte County Tax Map records as parcel number 7-A-50, 7-1-2A and 7-A-54. According to the tax records the property contains 468.209 acres, collectively. The deeds are recorded in Deed Book 415 on Page 975 and in Deed Book 416 on Page 77. Per the composite sketch completed by William P. Gimbel, LS., on August 8, 2008, the calculated total acreage for Tax Map # 7-A-50 and # 7-1-2A is 370.5 Acres. The acreage for Tax Map # 7-A-54 is 98.2 Acres. The total calculated acreage is 468.7 Acres +/-.

The subject property is currently zoned Agricultural. Per the composite sketch, Tax Parcel # 7-1-2A has approximately 3,310.66 feet of road frontage on State Route 615 (Rolling Hill Road). Tax Parcel # 7-A-54 has short frontage (150 feet +/-) on State Route 615 as well as a 10-foot right-of-way westward over Locust Grove Lane to State Route 615. There are approximately 2 miles of interior woods roads through the subject property. The subject property is located 3 miles +/- east of Red House, 14 miles +/- southeast of Town of Appomattox and 26 miles southwest of the Town of Farmville.

The subject property has about 1.3 miles +/- of frontage on Cub Creek along with numerous feeder creeks meandering through the property into Cub Creek. There is a small beaver pond just south of the recent cut-over stand near the hunt club's trailers.

Tax Parcel # 7-A-54 is mostly young (15 to 24 years old +/-) naturally regenerated woodland. About 26 acres of this tract was previously old fields which could easily be converted back to openland if desired. Currently, there is about 6.5 acres of openland in the powerline right-of-ways.

Tax Parcels # 7-A-50 and # 7-1-2A are completely wooded except for around three-tenth of an acre surrounding the hunt club's trailers being open. The parcels are characterized by the following wooded stands and lowgrounds:

- 1) 2017 Planting of Superior Loblolly Pine Seedlings (46.5 Acres +/- Total in 2 Blocks);
- 2) 2012 Planting of Gen 1 Loblolly Pine Seedlings (31.9 Acres +/-);
- 3) 2011 Planting of Gen 1 Loblolly Pine Seedlings (39.39 Acres +/-);
- 4) 2006 Planting of Gen 1 Loblolly Pine Seedlings (38.4 Acres +/-);
- 5) 2005 Planting of Gen 1 Loblolly Pine Seedlings (67.6 Acres +/-);
- 6) Natural Hardwood Buffers along the SMZs (84.219 Acres +/-); and
- 7) Creek Lowgrounds/Wetlands along Cub Creek (62 Acres +/-).

PHOTOGRAPHS



FRONTAGE ON STATE ROUTE 615



WOODS ROAD



12-YR OLD PINE STAND



FOODPLOT



2017 REPLANTING NEAR 5-YR OLD STAND



2017 LOBLOLLY PINE REPLANTING

PHOTOGRAPHS



5-YEAR OLD PINE STAND



WOODS ROAD THROUGH 98-AC. TRACT



POWERLINE EASEMENT ON 98-AC. TRACT



NATURAL MIXED WOODS ON 98-ACRE TRACT

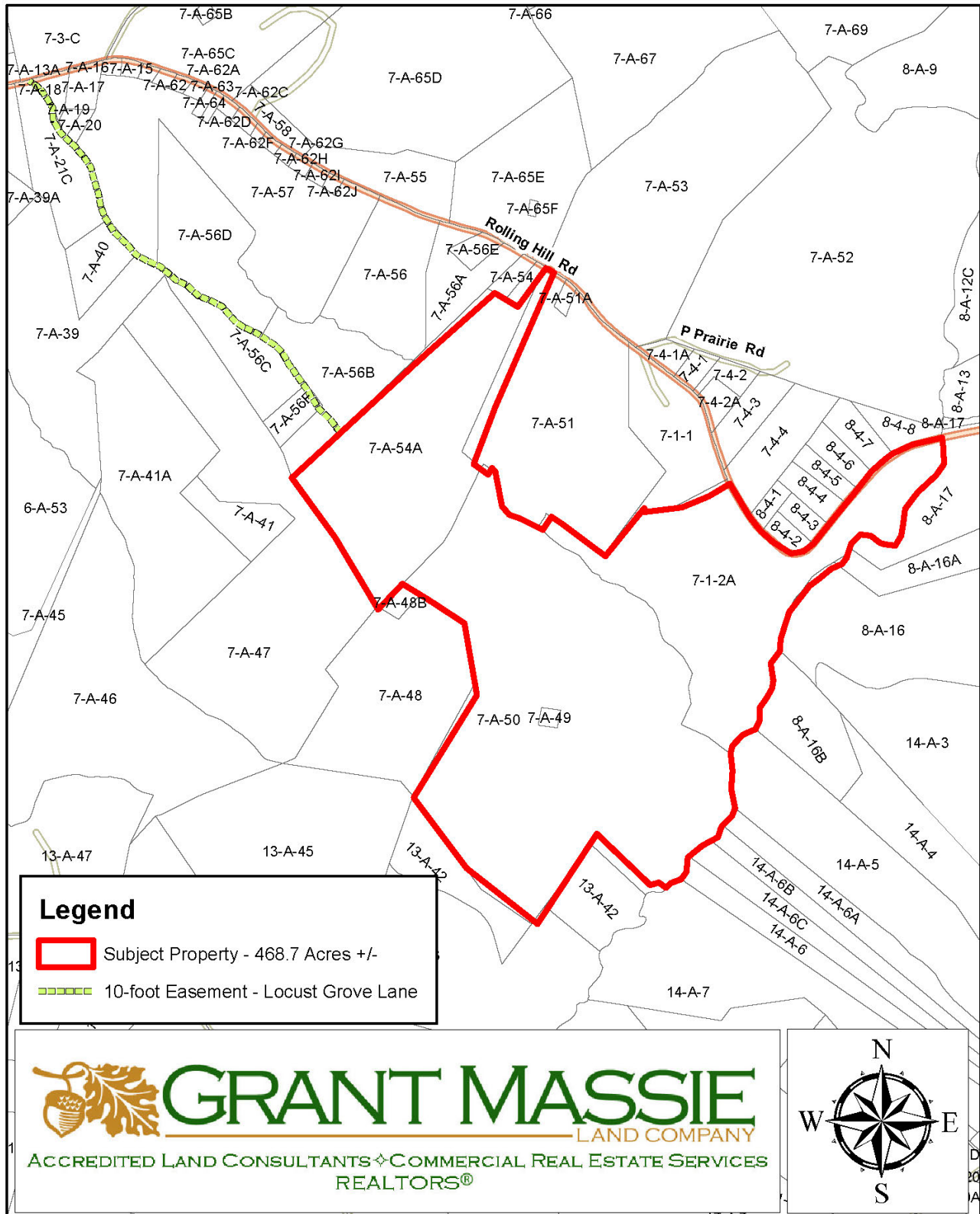


OPENLAND / POWERLINE EASEMENT

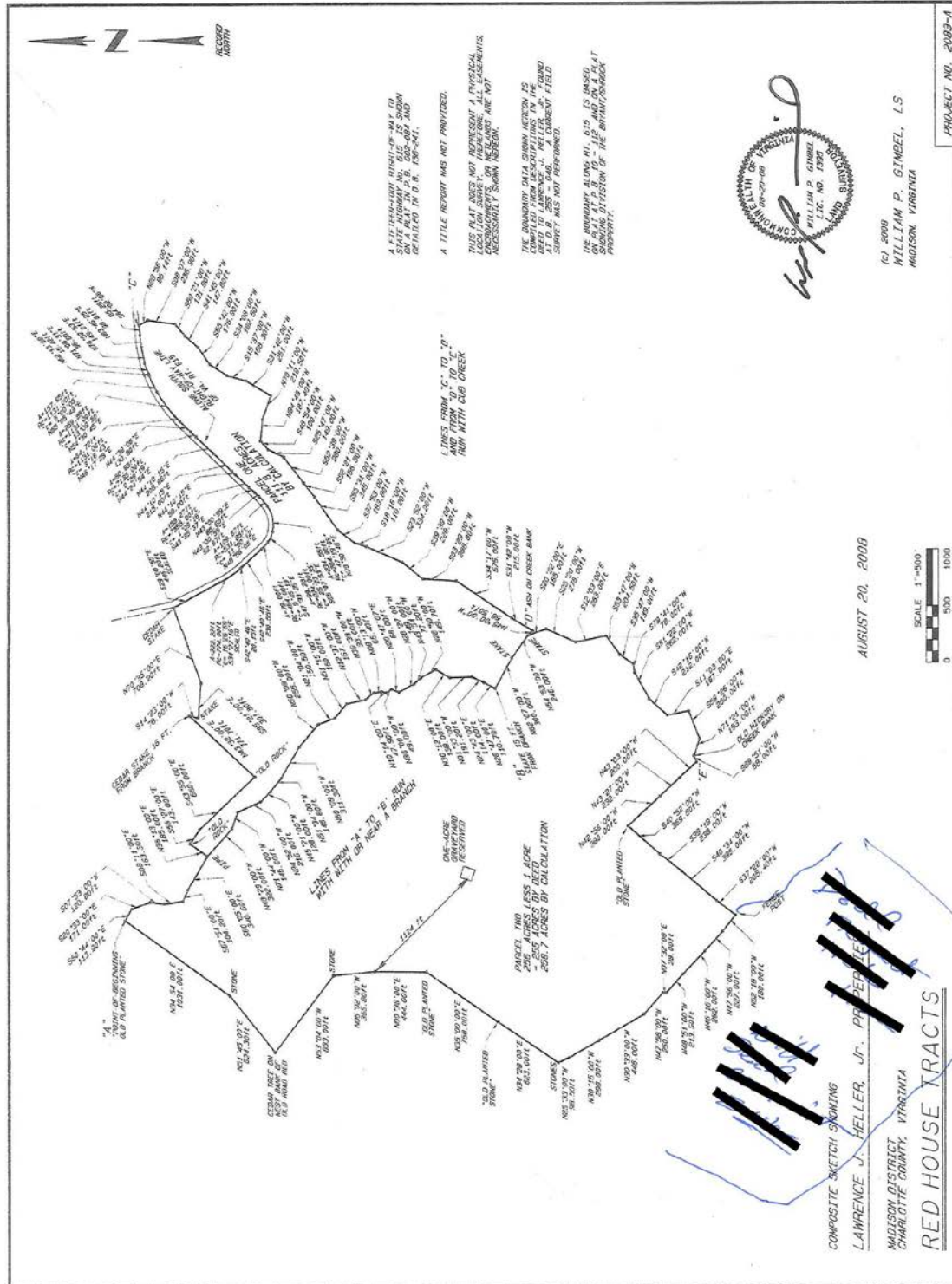


98-ACRE TRACT FROM STATE ROUTE 615

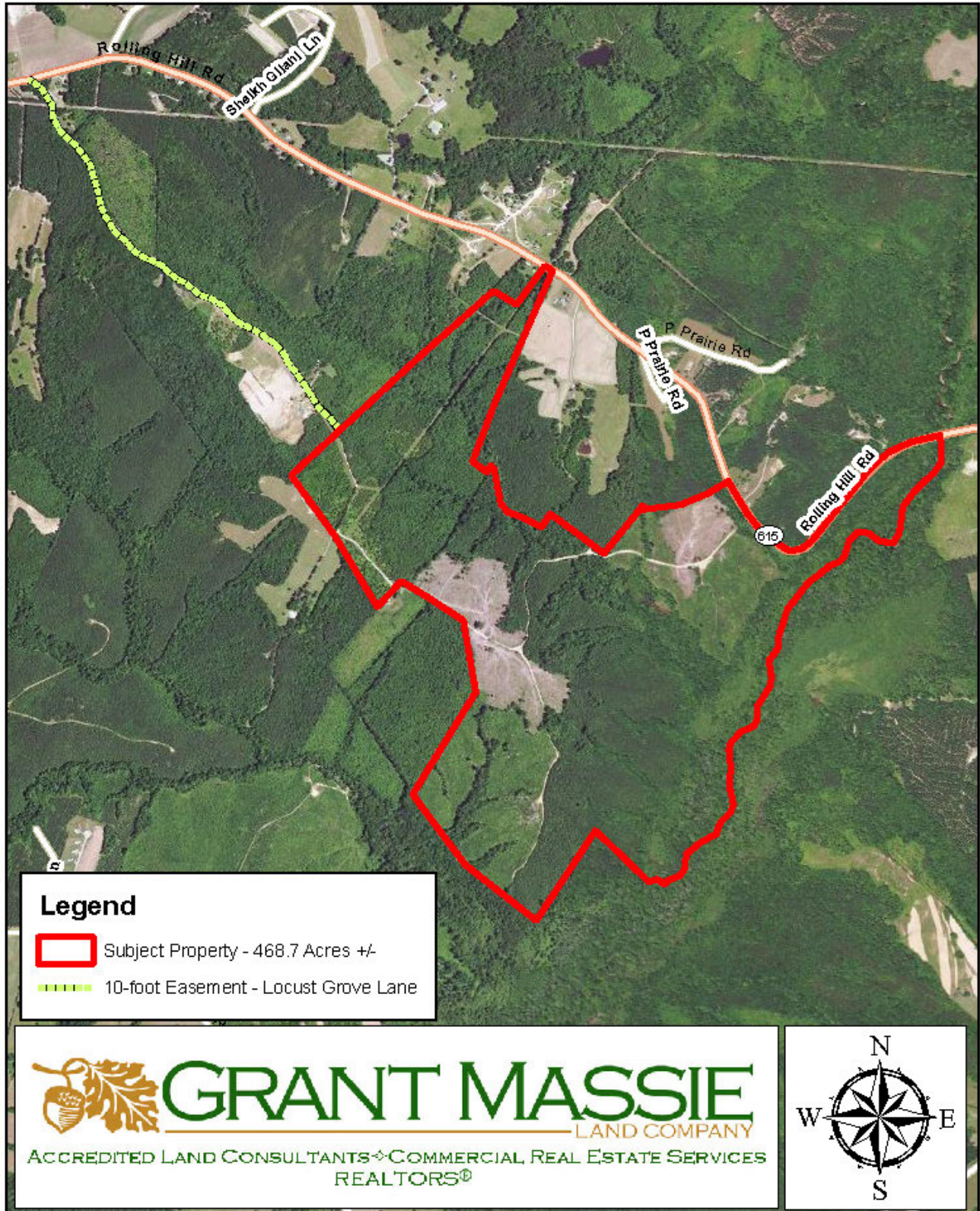
TAX MAP



COMPOSITE SKETCH – 370.5 ACRES



AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

