

132.47-ACRE +/- FARM PRINCE GEORGE COUNTY, VA

REDUCED PRICE ~ \$399,950



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM, MBA
(804) 754-3474

WILLIAM G. GRANT
ALC, VLS
(804) 754-3476

JEFFREY S. HUFF
ALC, FORESTER
(804) 750-1207

TABLE OF CONTENTS

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

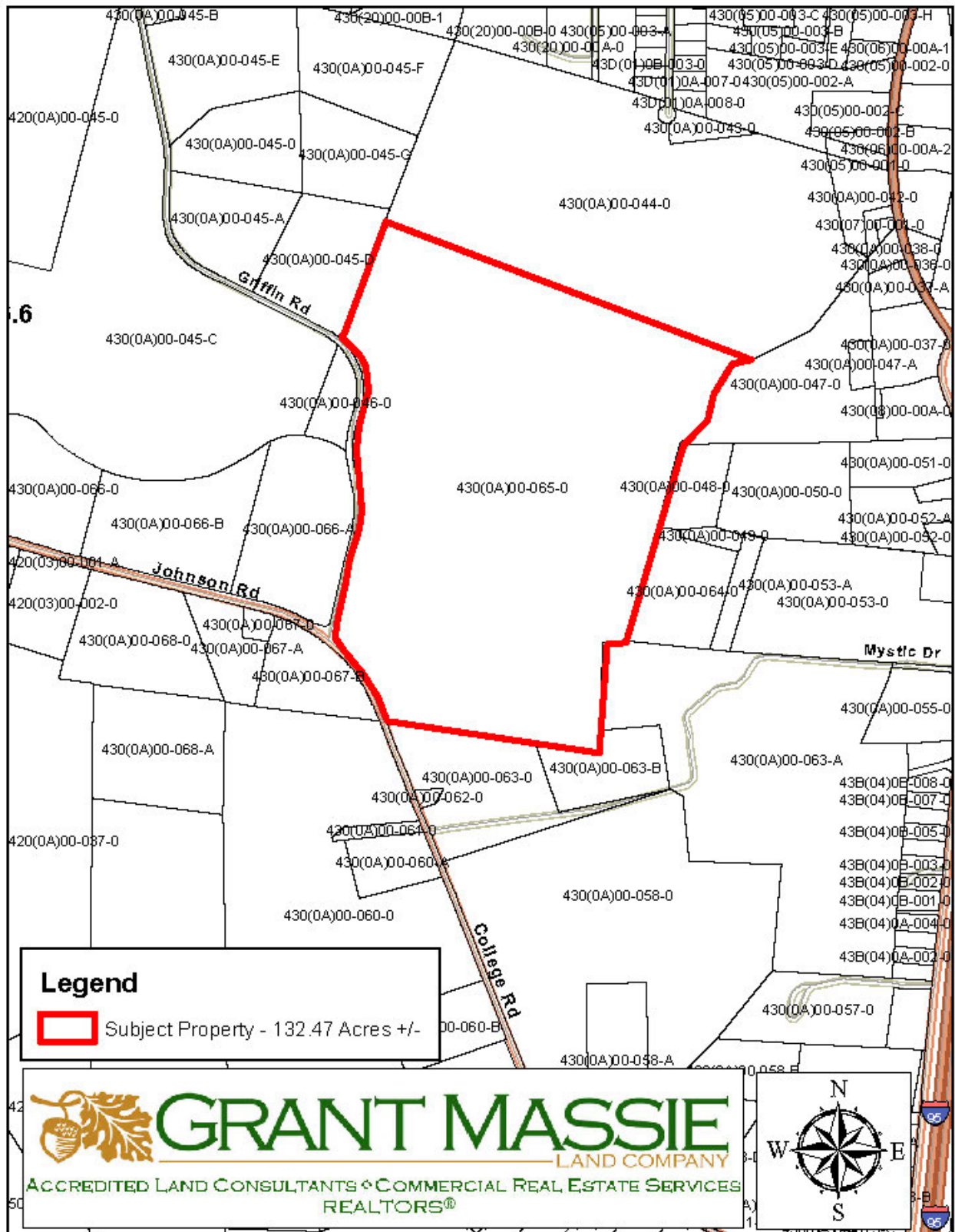
PROPERTY DESCRIPTION

The subject property is shown on Prince George County Tax Map as Tax Map # 430(0A)00-065-0. Per the tax records, the subject property is 132.47 acres, +/-.

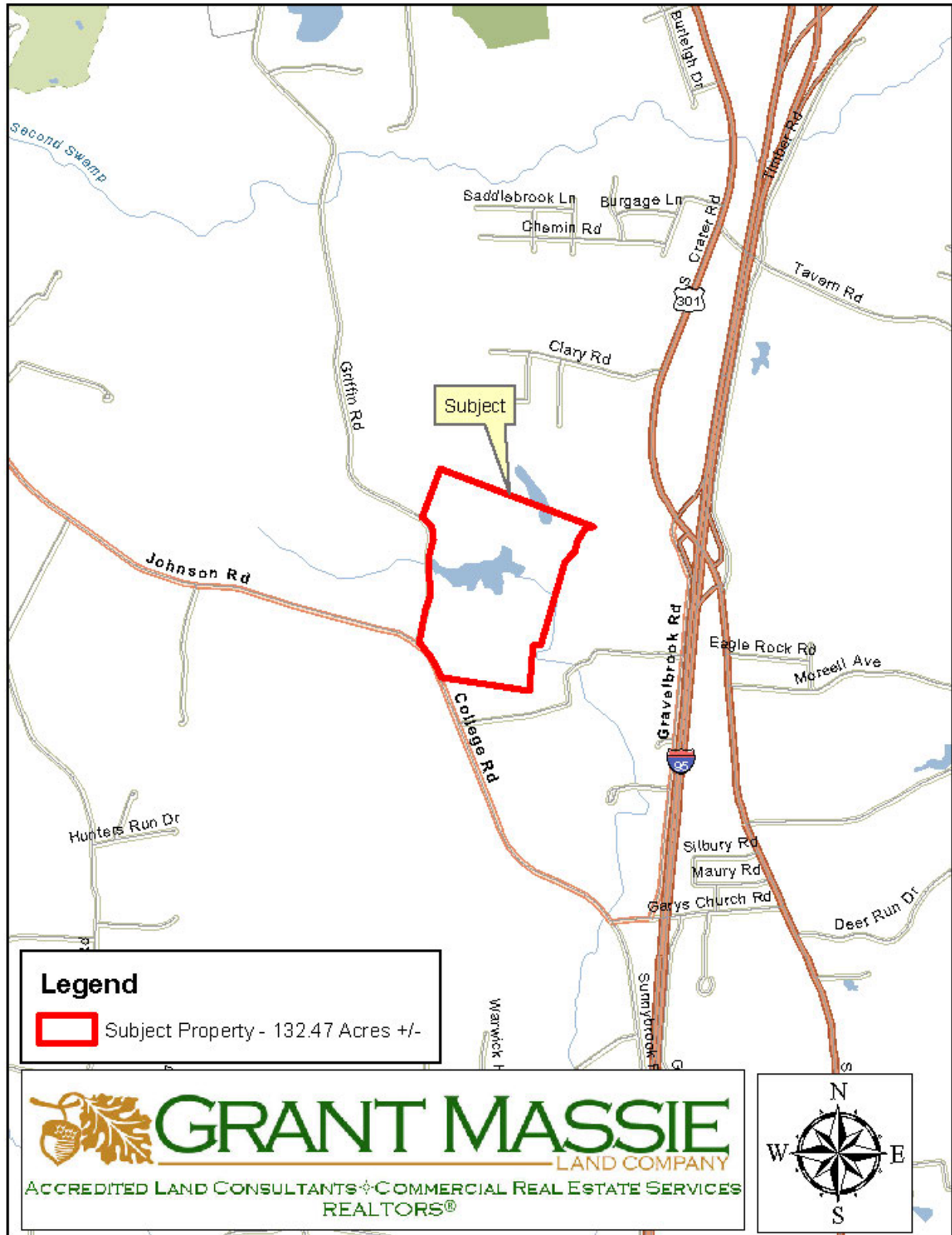
The subject property is currently zoned A-1 (Agricultural). There is frontage on College Road and Griffin Road. It has 65 acres of open cropland. The balance of the farm is primarily wooded with a significant amount of pine timber. There is an 11-acre pond and a portion of a smaller pond along the northern boundary.

PHOTOGRAPHS

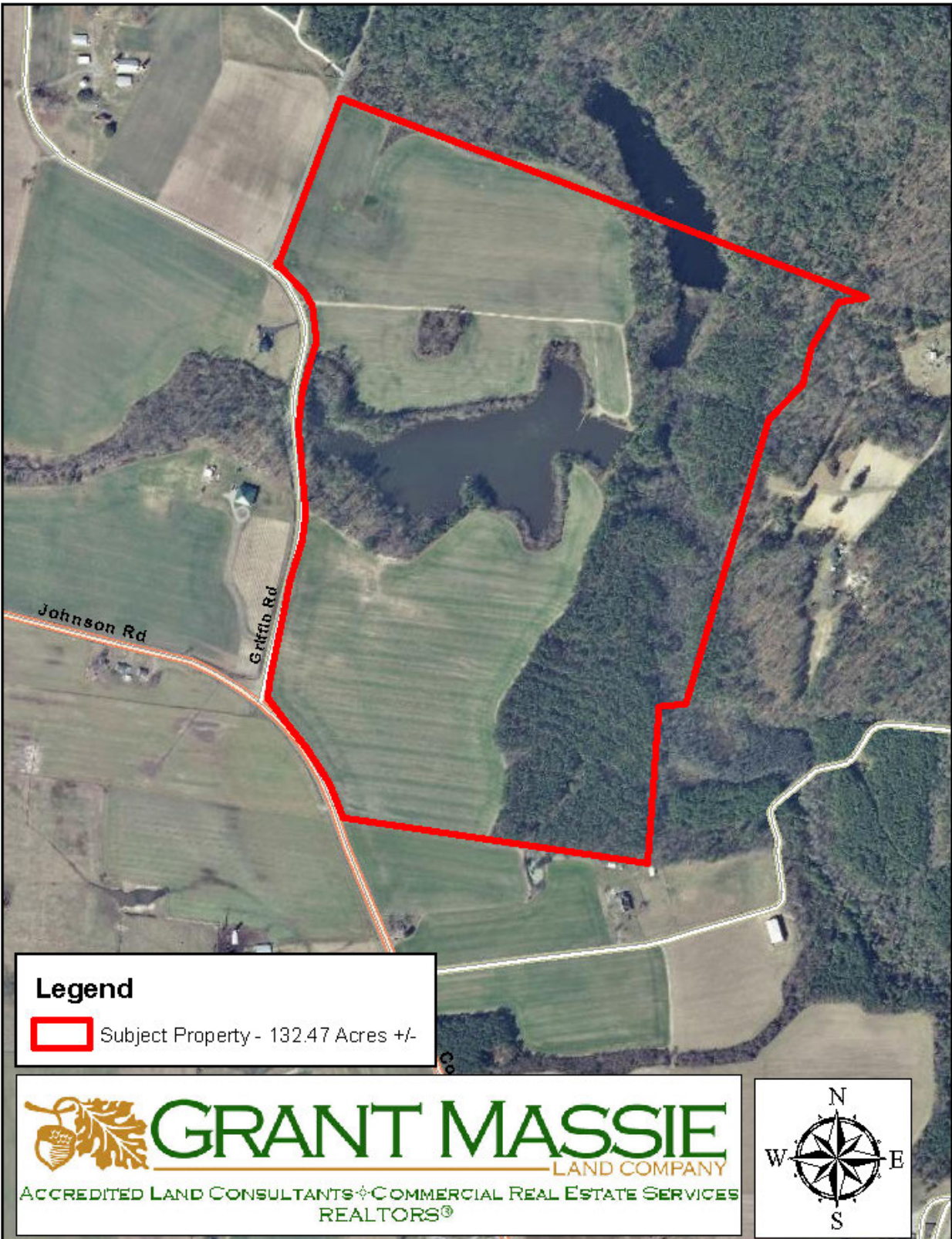




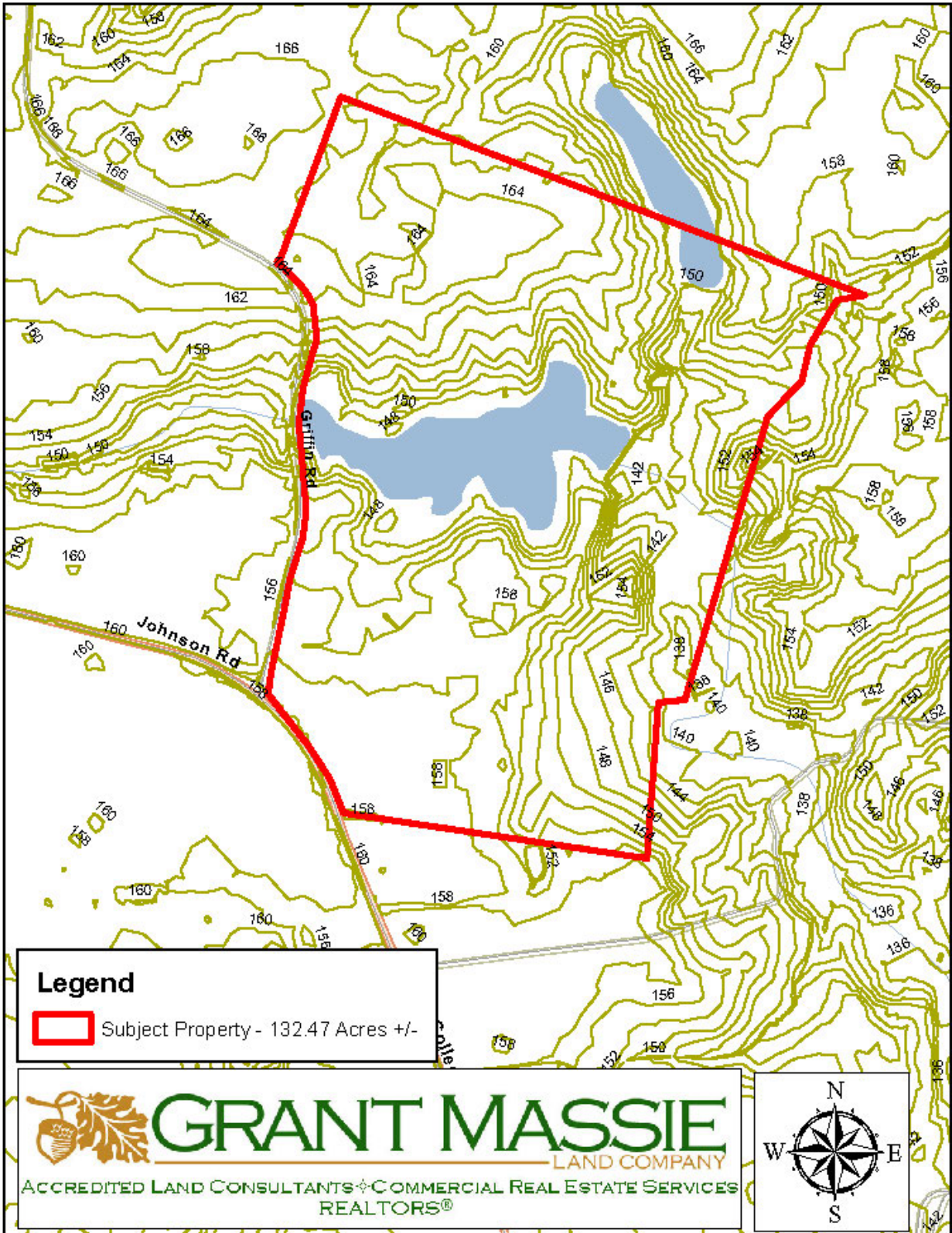
LOCATION MAP



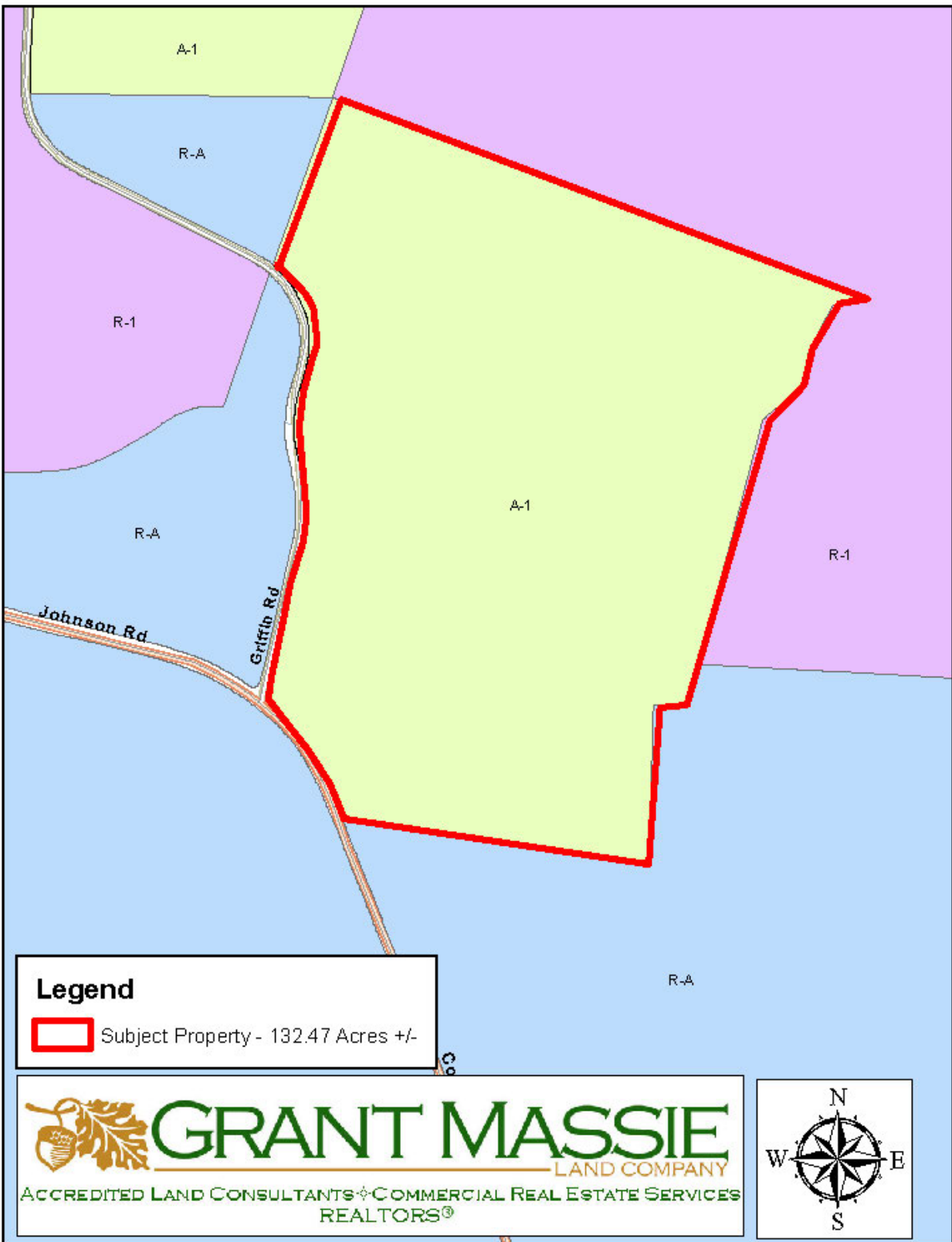
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



ZONING MAP



FOR SALE - 132.47 ACRES IN PRINCE GEORGE COUNTY, VIRGINIA



PROPERTY INFORMATION

- * 65 ACRES IN CROPLAND
- * 11-AC. POND & PART OF SMALLER POND ALONG NORTHERN BOUNDARY
- * BALANCE WOODED WITH SOME PINE TIMBER VALUE
- * FRONTS ON COLLEGE RD & GRIFFIN RD
- * ZONIED—AGRICULTURAL (A-1)

\$399,950

FOR 24 HOUR RECORDED INFORMATION, CALL
LANDLINE 1-888-471-LAND # 2287
OR VISIT OUR WEBSITE AT
WWW.GRANTMASSIE.COM

REPRESENTED BY:

BILL GRANT

ALC, VLS

(804) 754-3476

WGRANT@GRANTMASSIE.COM

NED MASSIE

ALC, CCIM

(804) 754-3474

NMASSIE@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

8100 THREE CHOPT ROAD, SUITE 113

RICHMOND, VIRGINIA 23229

(804) 750-1200—FAX: (804) 754-3485

TOLL FREE: 1-800-665-LAND