

149.868 ACRES BRUNSWICK COUNTY, VIRGINIA

ASKING PRICE - \$201,000



REPRESENTED BY:
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PROPERTY DESCRIPTION

The subject property is shown on Brunswick County Tax Map records as parcel number 36-25. The deed is recorded in Deed Book 242 on Page 611. According to the deed, the subject property contains 113 acres, more or less; however, a new survey completed by surveyor Ronald H, Gordon, Jr. on December 1, 2017 shows that the actual acreage is 149.868 Acres.

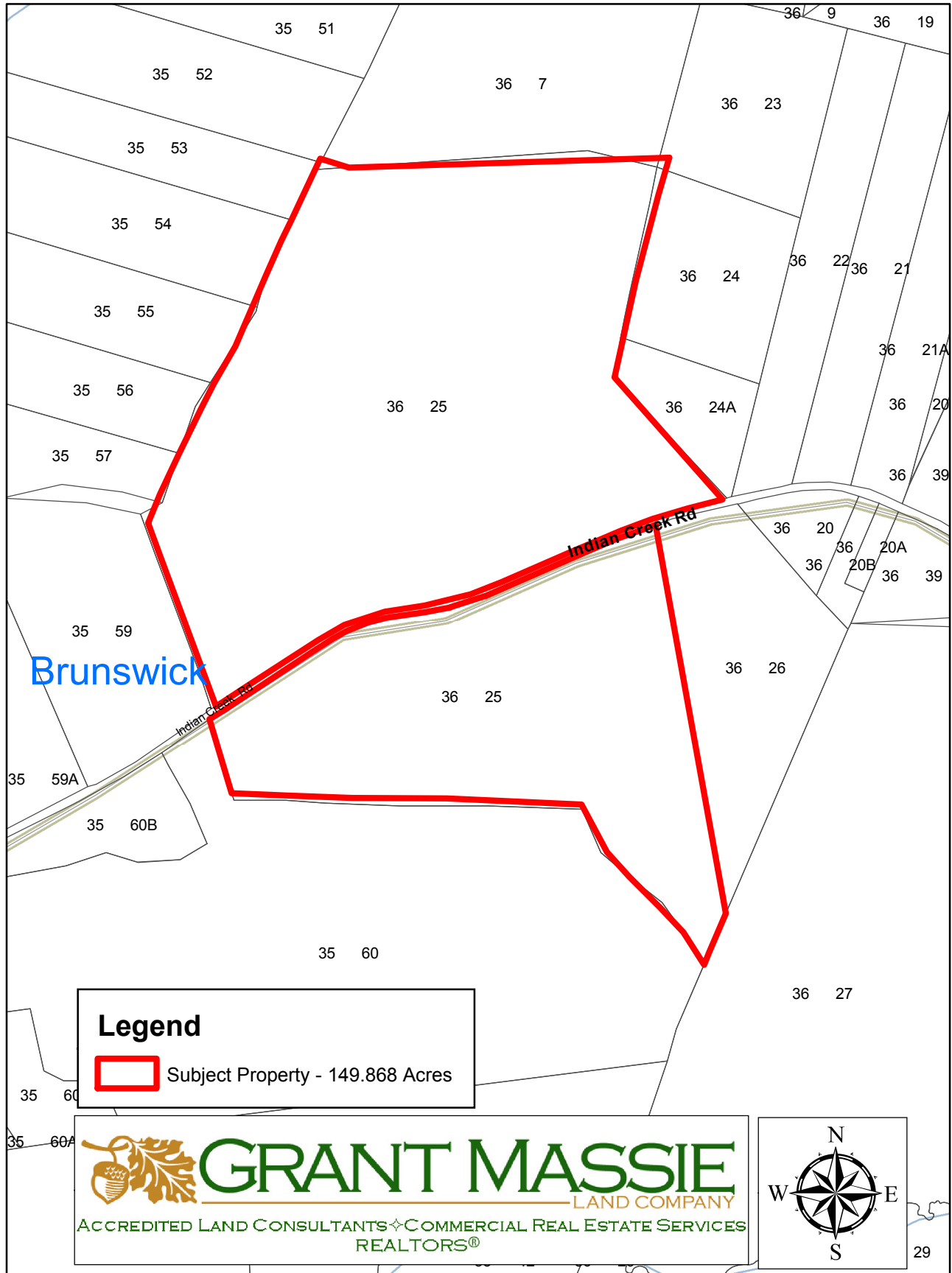
The subject property is currently zoned Agricultural. There are approximately 2,635.1 feet +/- of road frontage on the north side of State Route 607 (Indian Creek Road) and 2,275.9 feet +/- on the south side of Indian Creek Road. There is a 1-acre pond.

The subject property has around 13 acres of openland on the north side of the road and 15 acres of openland on the south side of the road. The balance of the subject property was woodland that was cut-over in 2016. The property was replanted in Loblolly pine seedlings in the fall of 2016 after the timber harvest.

There are several sheds/pole barns on the subject property that are in various states of disrepair. Those improvements add no appreciable value to the subject property.

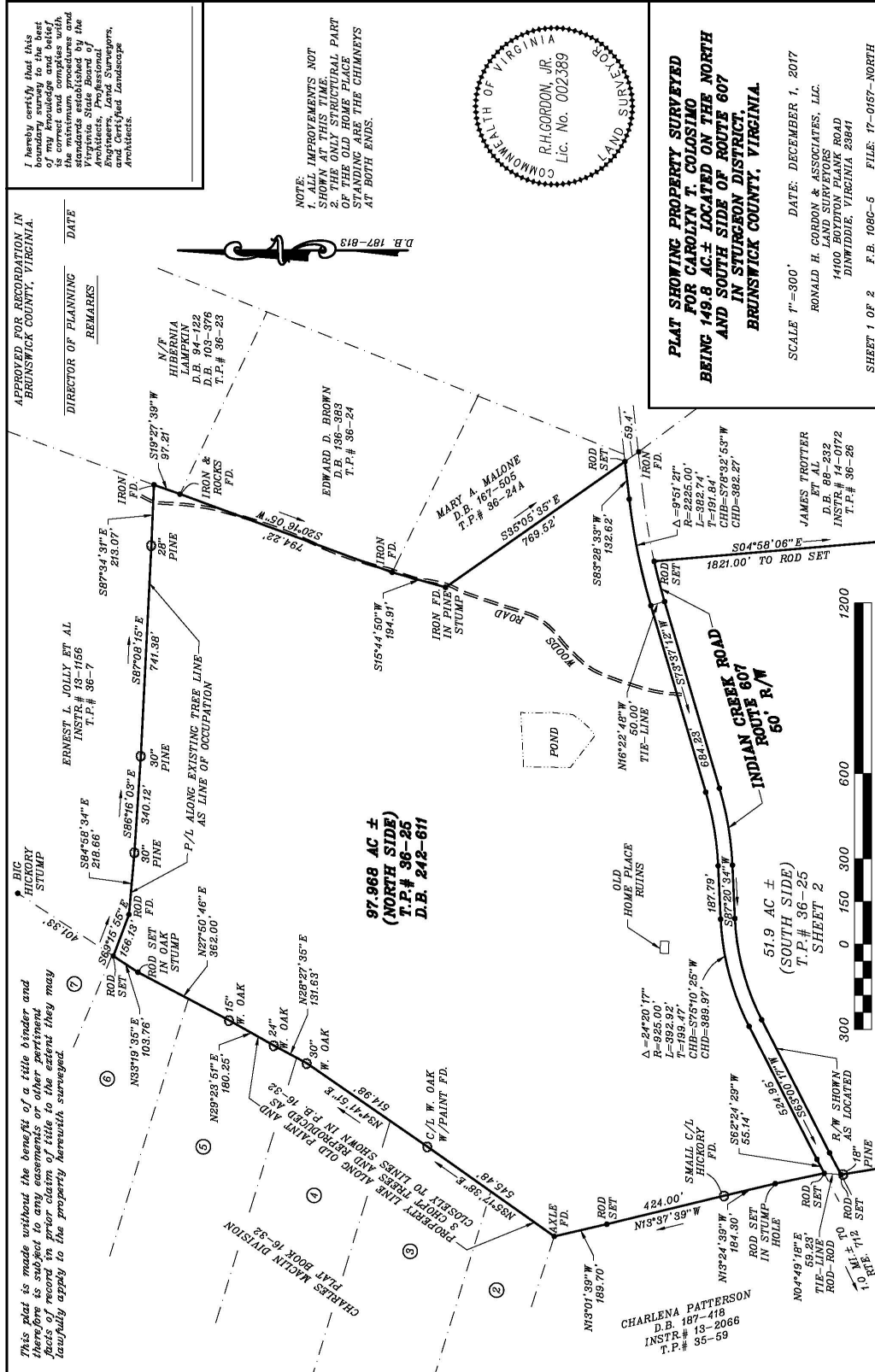
The subject property is located about 7.75 miles south of Interstate 85, about 10.25 miles +/- northeast of the Town of Lawrenceville and about 17 miles +/- northwest of the City of Emporia.

TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

PLATS



APPROVED FOR RECORDATION IN
BRUNSWICK COUNTY, VIRGINIA.

I hereby certify that this boundary survey to the best of my knowledge and belief is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

DIRECTOR OF PLANNING

DATE

97.968 AC ±
(NORTH SIDE)
T.P.# 36-25
(SEE SHEET 1)

CHARLENA PATTERSON
D.B. 187-418
INSTR.# 13-2066
T.P.# 35-59

JAMES TROTTER ET AL
D.B. 88-232
INSTR.# 14-0172
T.P.# 36-26

51.9 AC ±
(SOUTH SIDE)
T.P.# 36-25
D.B. 242-611

STONEWALL TIMBERLANDS LLC.
INSTR.# 12-0666
T.P.# 35-60

PLAT SHOWING PROPERTY SURVEYED
BEING CAROLYN T. COLOSIMO
149.8 AC.± LOCATED ON THE NORTH
AND SOUTH SIDE OF ROUTE 607
IN STURGEON DISTRICT,
BRUNSWICK COUNTY, VIRGINIA.

SCALE 1"=300' DATE: DECEMBER 1, 2017

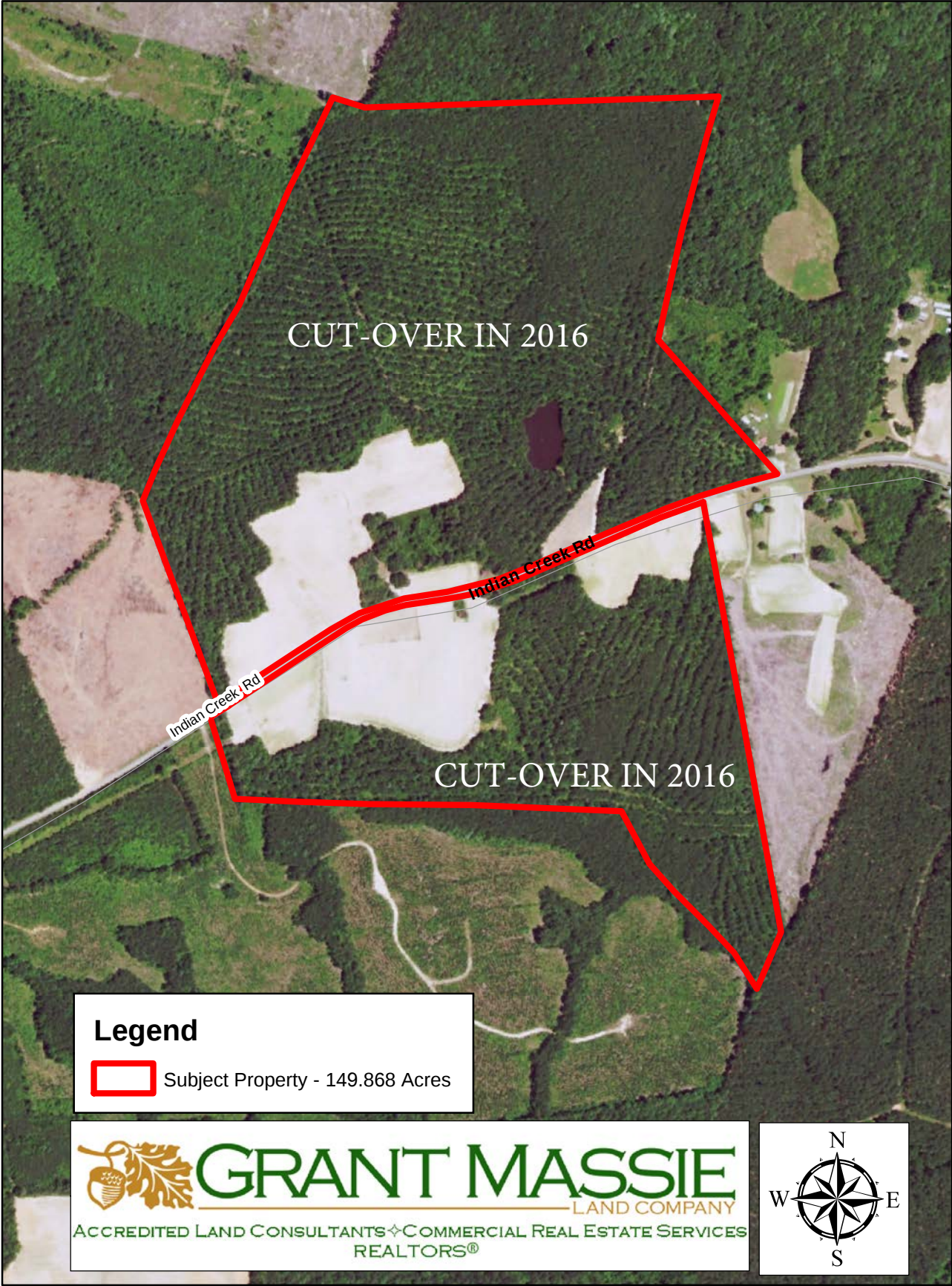
RONALD H. GORDON & ASSOCIATES, LLC.
LAND SURVEYORS
14100 BOYDTON PLANK ROAD
DINWIDDIE, VIRGINIA 23841

SHEET 2 OF 2 F.B. 108C-5 FILE: 17-0157-SOUTH

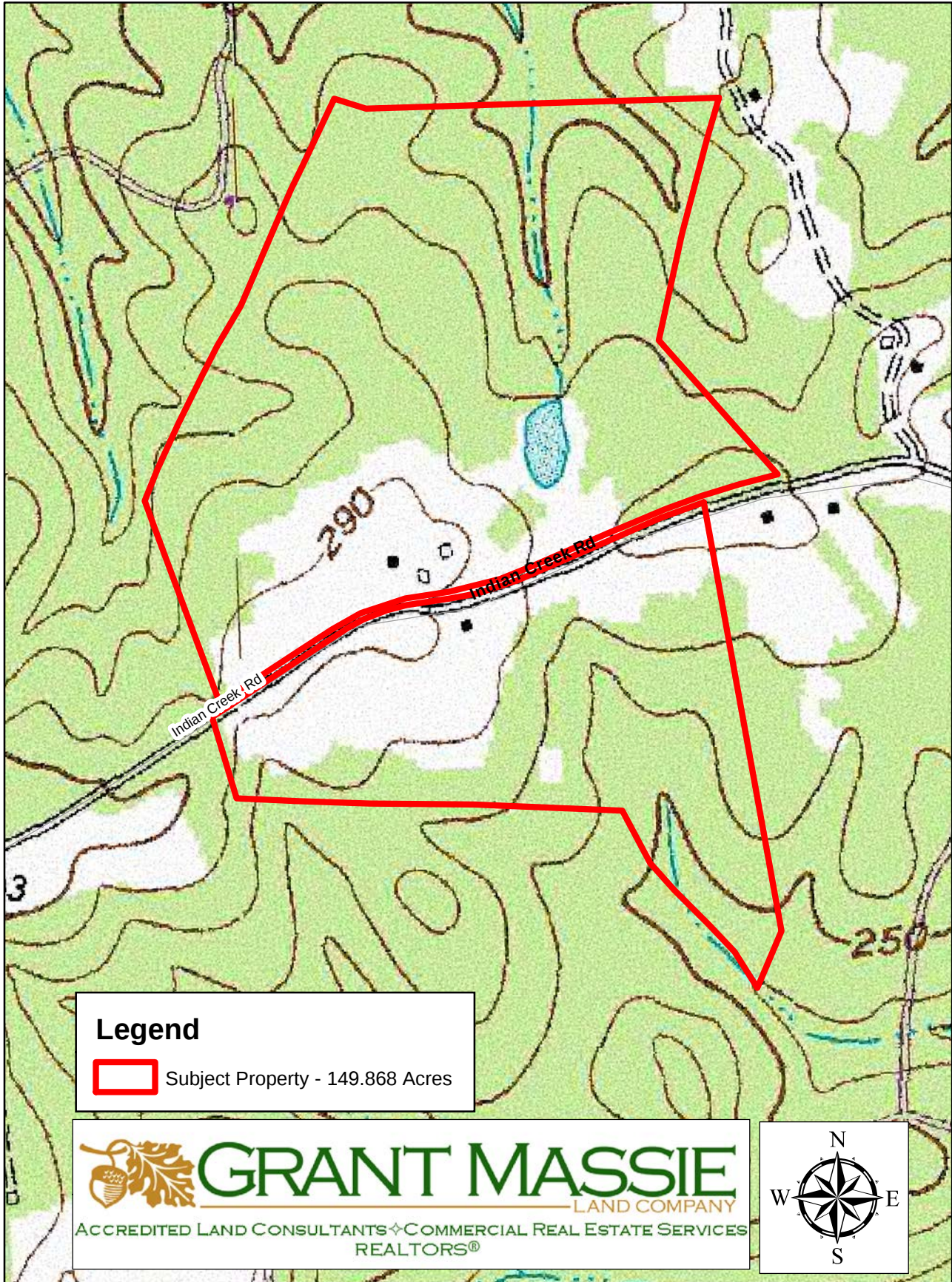
A circular professional seal for R. H. Gordon, Jr., a Land Surveyor in the Commonwealth of Virginia. The seal features a scalloped outer border. Inside the border, the text "COMMONWEALTH OF VIRGINIA" is written along the top arc, and "LAND SURVEYOR" is written along the bottom arc. In the center of the seal, the name "R. H. GORDON, JR." is printed above the license number "Lic. No. 002389".



AERIAL PHOTO

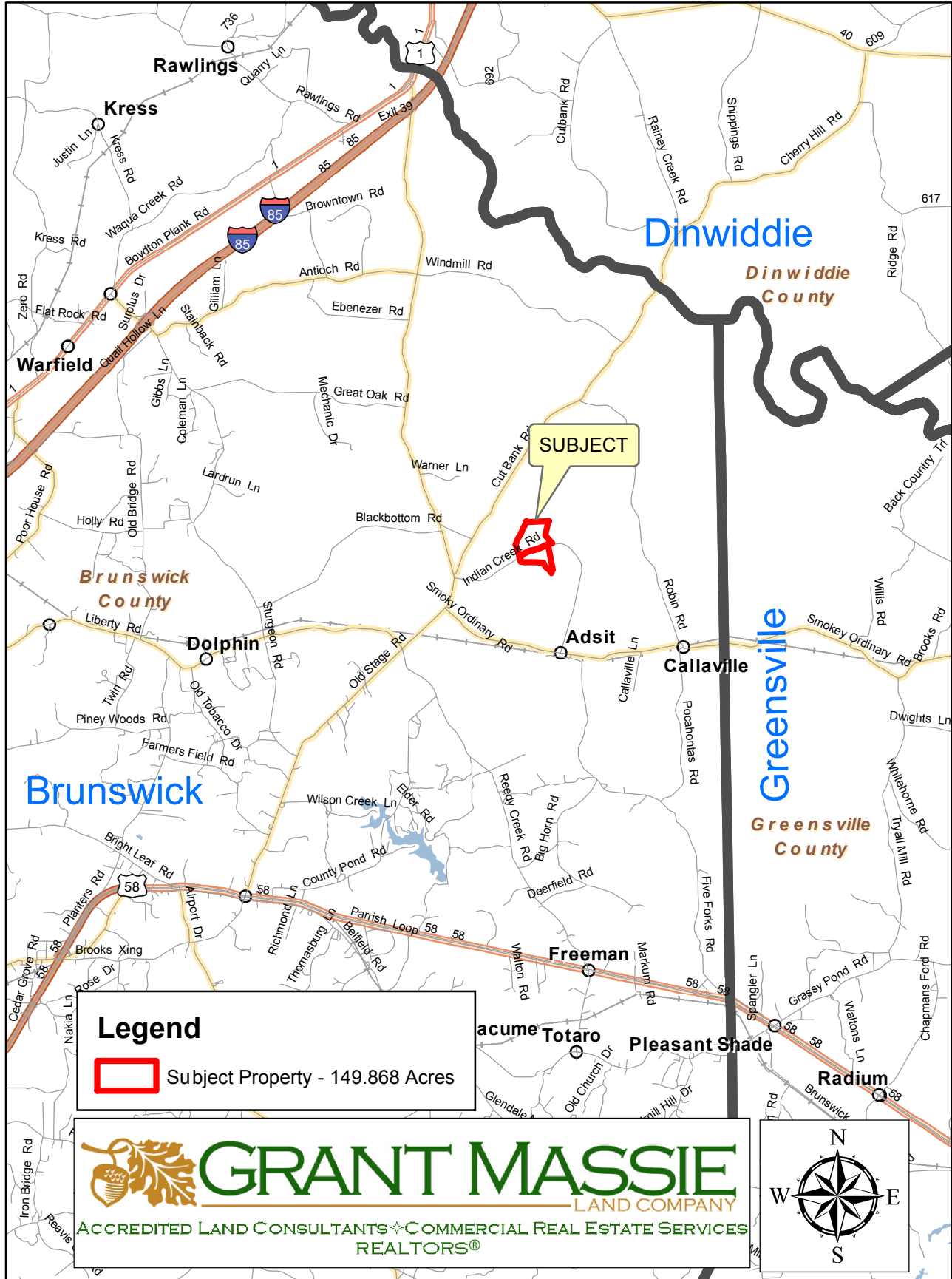


TOPO MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



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