

210 ACRES +/- DINWIDDIE COUNTY, VIRGINIA

ASKING PRICE - \$315,000



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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Dinwiddie County Tax Map records as parcel number 53-13. According to the tax records the property contains 210 acres. The deed is recorded in Deed Book 280 on Page 137. The subject property is designated as Tract Twenty-five (25) and Tract Twenty-six (26) on a 1919 survey recorded in Plat Book 1 on Page 552. A review of the Dinwiddie County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
53-13	210	\$386,000 Land Only

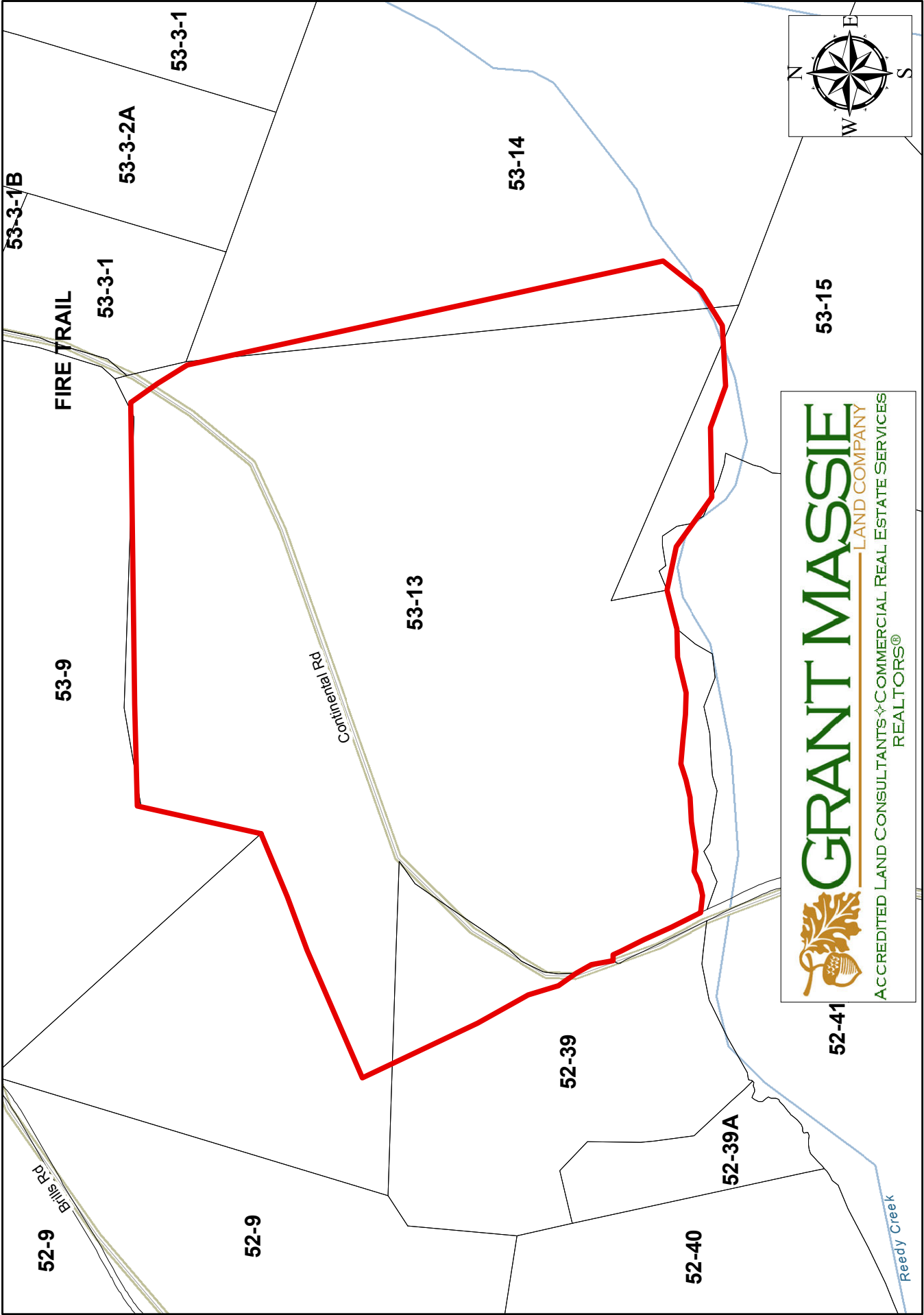
The subject property is currently zoned Agricultural. Continental Road (Route 983) dead ends into the property on the southwest side, but it continues through the property which appears to be a private or CCC road to Depot Road (Route 644) from the northside.

The total tract has been cut-over recently and re-planted in Loblolly pine. Reedy Creek runs along the southern boundary line of the property. The property has rolling topography.

PHOTOGRAPHS



TAX MAP



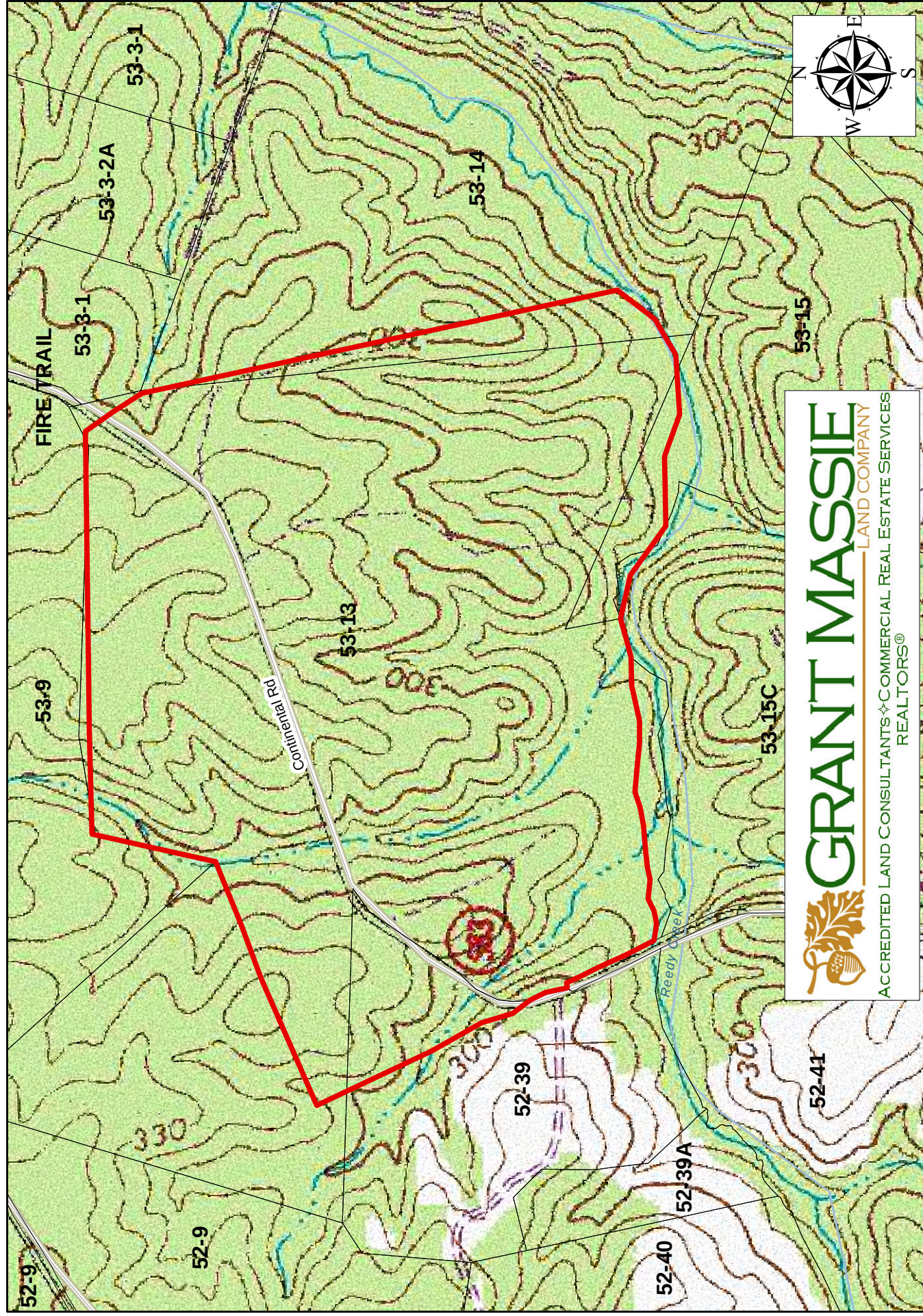
PLAT

The image is a survey plat showing land parcels with bearings and distances. A red line outlines a specific area. The map includes labels for 'REEDY CREEK', 'Cousins', and various numbered sections (24, 25, 26, 29, 30). Bearings and distances are provided for many boundaries, such as N73-45E 1320, S82-45W 315.4 FT, and N7-30W 1247 FT. A note '106.40 Acres' is present near section 26.

AERIAL PHOTO



TOPOGRAPHY MAP



LOCATION MAP

