

72 ACRES +/-*

ESSEX COUNTY, VIRGINIA

ASKING PRICE - \$99,000

* ADJACENT PARCELS (41.83 ACRES +/- : CVRMLS # 1906171)
AVAILABLE FOR SALE, SUBJECT TO AVAILABILITY. SEE
ADDITIONAL DETAILS IN PROPERTY DESCRIPTION.



REPRESENTED BY:
WILLIAM G. GRANT
ALC, VLS
804-754-3476

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

ROBERT A. WOOD
REALTOR
804-788-1325

TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

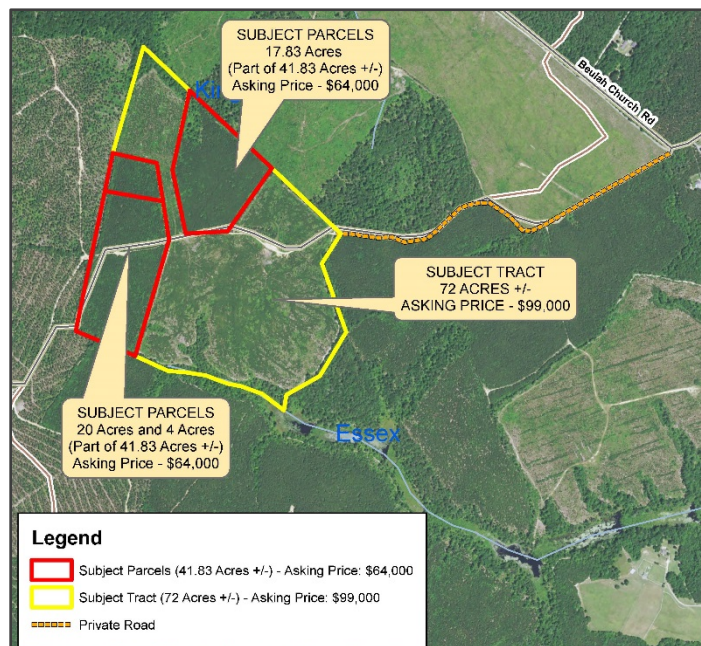
The subject property is shown on Essex County Tax Map records as parcel number 41-1. According to the tax records the property contains 72 acres. The most recent deed is recorded in Instrument # 110000662. The plat of the subject property is recorded in Plat Book 5 on Page 137. A review of the Essex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
41-1	72	\$99,400 Land Only

The subject property is currently zoned Agricultural (A-2). The subject property contains no state road frontage. Access appears to be a prescriptive easement over the existing woods road from Beulah Church Road (State Route 623) over a distance of about seven-tenth (0.7) of a mile +/- to the subject property. There was a reference to “including all easements of right-of-way...” found in the deed to the subject property; however, there wasn’t a specific description of the easement’s location spelled out in the deed or of the existing private road’s width, etc.

The subject property was completely cut-over in 2011 and has been left to naturally regenerate in pines.

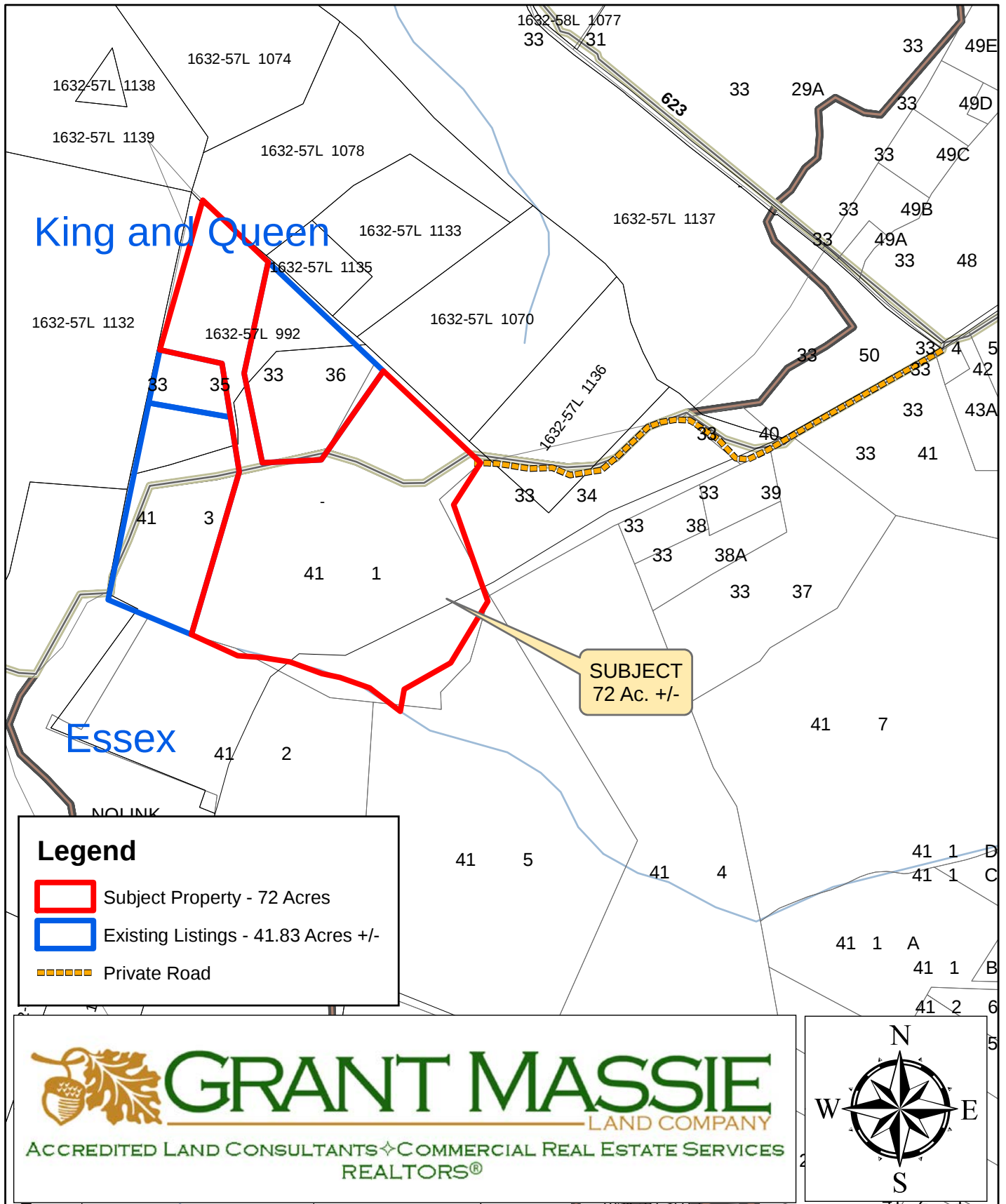
Subject to availability, additional adjacent parcels (~ total of 41.83 Acres +/-) are available separately for purchase for \$64,000 (CVRMLS # 1906171). If purchased together, the 72-acre +/- tract and the 41.83-acre +/- parcels form the following 113.83-acre +/- contiguous woodland tract:



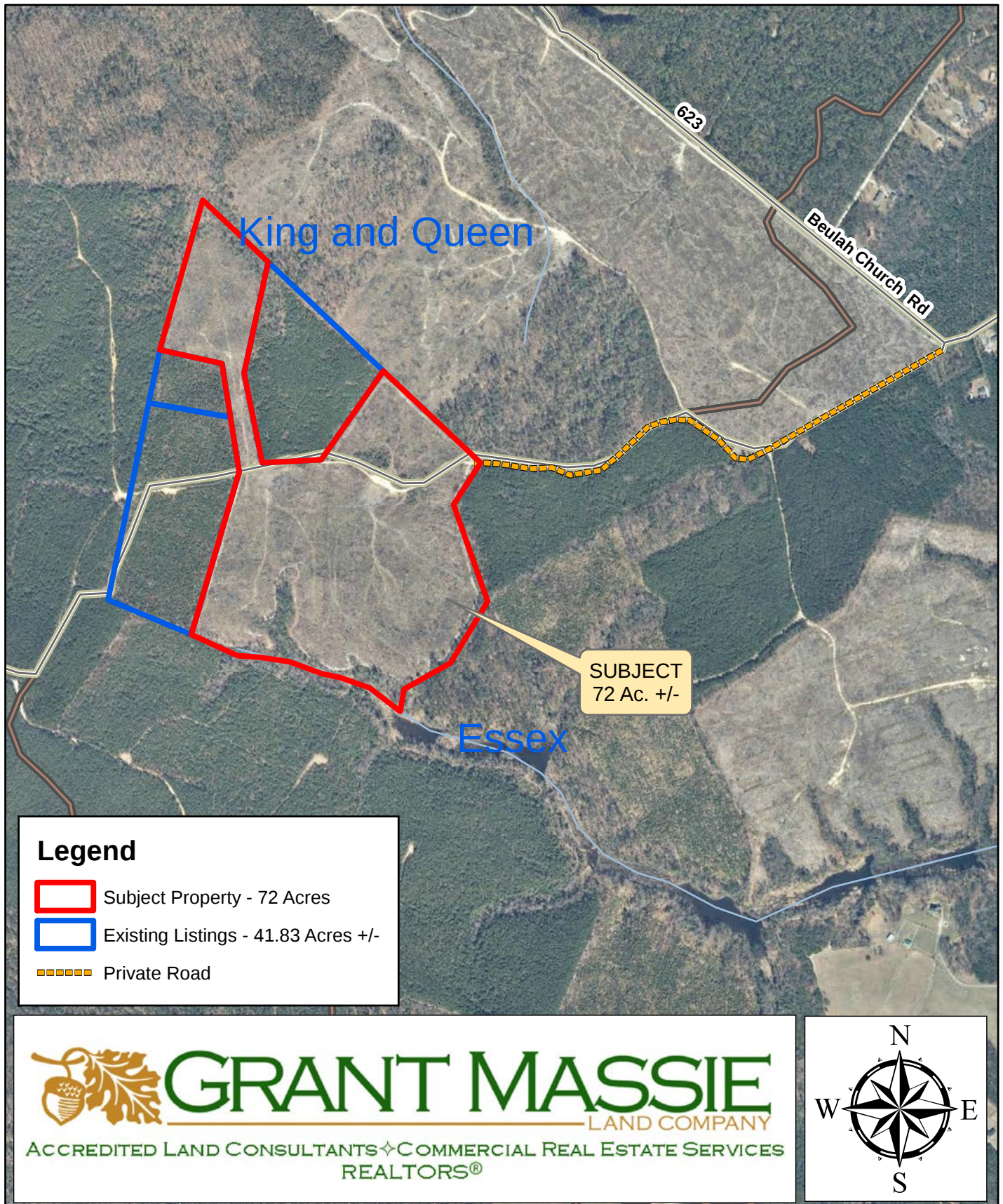
PHOTOGRAPHS



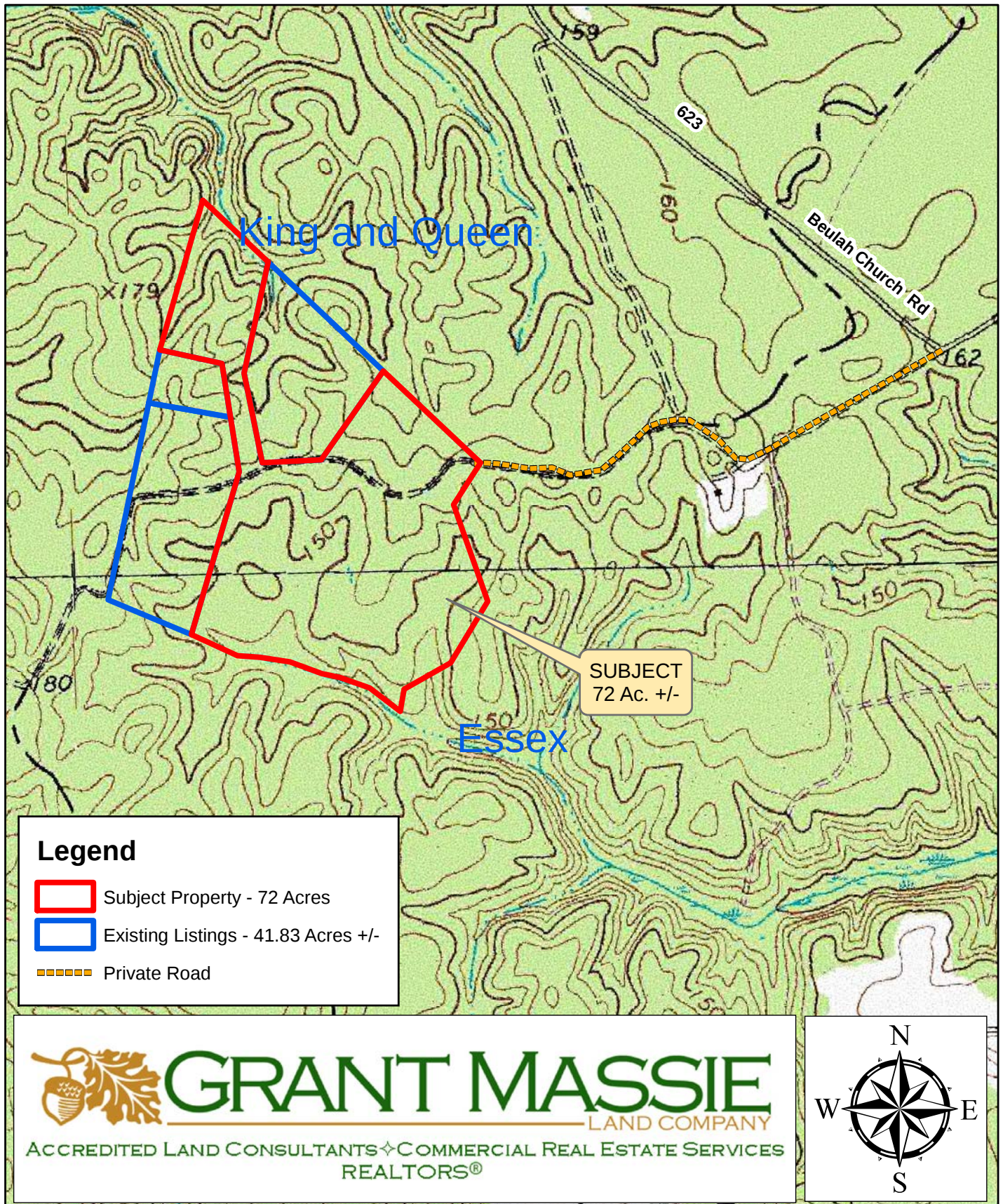
TAX MAP



AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP

