

WOODED BUILDING LOT
16.78 ACRES
AMELIA COUNTY, VA

ASKING PRICE - \$75,000



REPRESENTED BY:

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

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

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PROPERTY DESCRIPTION

The subject property is shown on Amelia County Tax Map records as parcel number 17-41A. According to the tax records the property contains 16.78 acres. The related deeds are recorded in Deed Book 275 on Page 6908, Deed Book 275 on Page 5739 and Deed Book 189 on Page 634 (Parcel # 3). The plat is recorded in Plat Cabinet C on Slide 101-F.

The subject property is currently zoned Agricultural. There are 697.58 feet of road frontage on State Route 644 (Fowlkes Bridge Road) per the recorded plat. Mill Creek meanders along the back property line of the subject property.

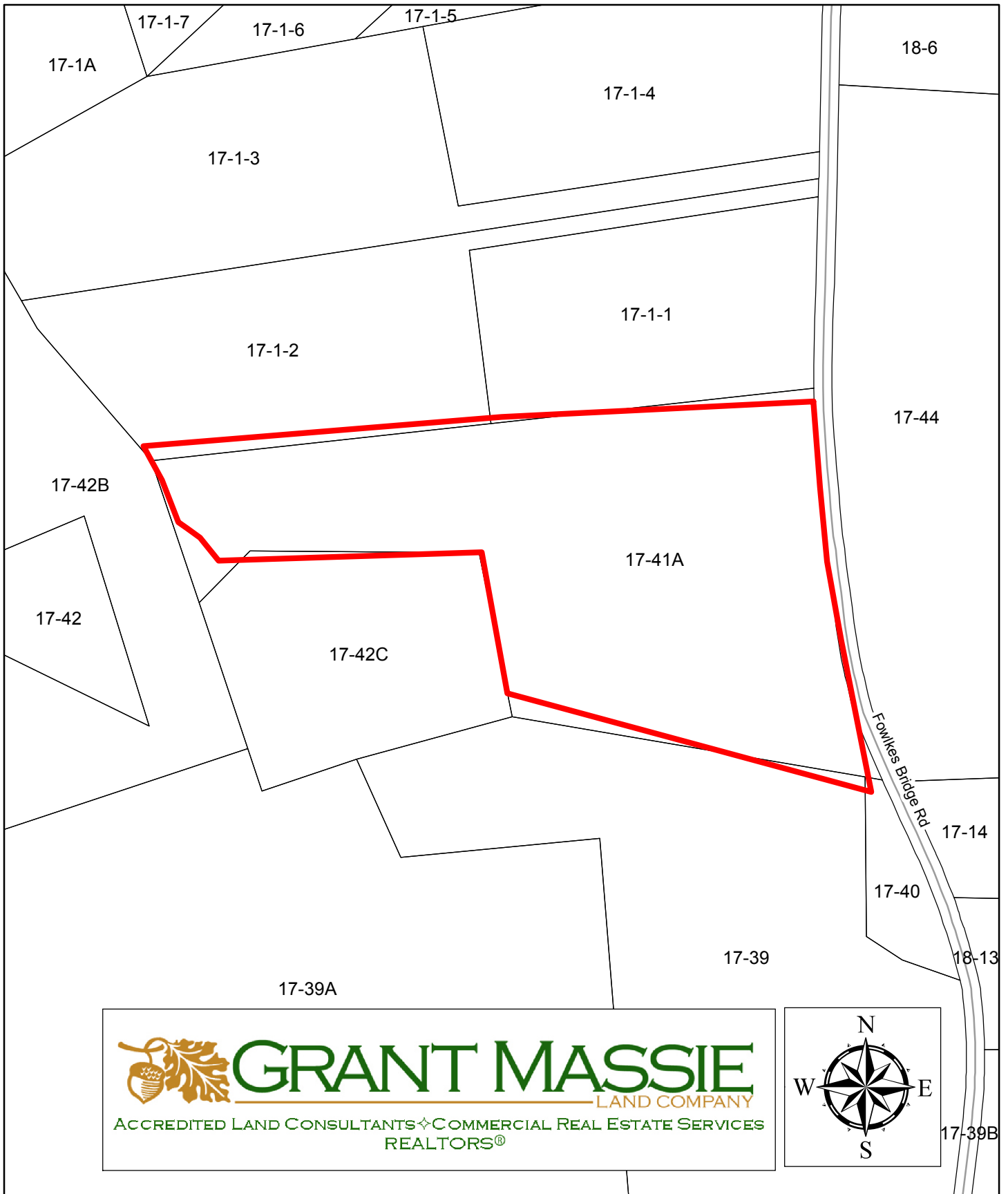
The subject property is completely wooded with natural mixed hardwoods, scattered natural pines and about 3 acres +/- of planted, old-field pines along the road.

This lot is situated about 11.6 miles +/- northwest of Amelia Courthouse, about 21.25 miles +/- northeast of Farmville and 34 miles +/- west of Route 288 at Hull Street Road.

PHOTOGRAPHS



TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LUTHER H. WOOTEN
T.M. 17-1-2
LOT #2 - P.C. "B", SLIDE #13

LUTHER H. WOOTEN
T.M. 17-1-1
LOT #1, P.C. "B", SLIDE #13

R.S. = ROD SET
R.F. = ROD FOUND
-E- = ELECTRIC LINE

R=2000.00', L=169.97'
C=501°45'26"W 169.92'

500°40'39"E
340.80'

R=969.07', L=187.15'
C=506°12'37"E
186.86'

504°16'02"E 129.44'

107°10'10" (L)
T.M. 17-1-1, P. 138 (L)
T.M. 17-1-1, P. 138 (L)
T.M. 17-1-1, P. 138 (L)

R.F.

R.F.

R.F.

16.780 ACRES
T.M. 17-41

BRANCH
IS LINE
N41°04'10.04"W
302.99'
MITCHELL SEAL
T.M. 17-42B
P.C. "C", SLIDE #774
LOT B

N03°05'22"W
444.23'
R.F.
27.0'
TO
BRANCH

MITCHELL
ET. UX.
T.M. 17-42C
P. 7912 (PLAT)
D.B. 269, P. 241 FOR MITCHELL, WJ. SEAL, ET
UX. # THOMAS H. DIXON

OLD MILL RD. TRACT LINE (SEE NOTE #1)
N64°03'29"W 323.50'
N70°43'29"W 625.00'
SEE NOTE #2
THOMAS H. DIXON
T.M. 17-39
LOT #2 - P.B. 2, P. 332

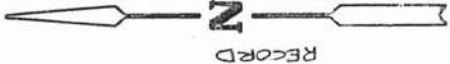
NOTES:

1. 30' R/W EXISTS ALONG OLD MILL ROAD
AS DESCRIBED IN D.B. 275, P. 5759 AND
IN D.B. 96, P. 241 FOR MITCHELL, WJ. SEAL, ET
UX. # THOMAS H. DIXON.



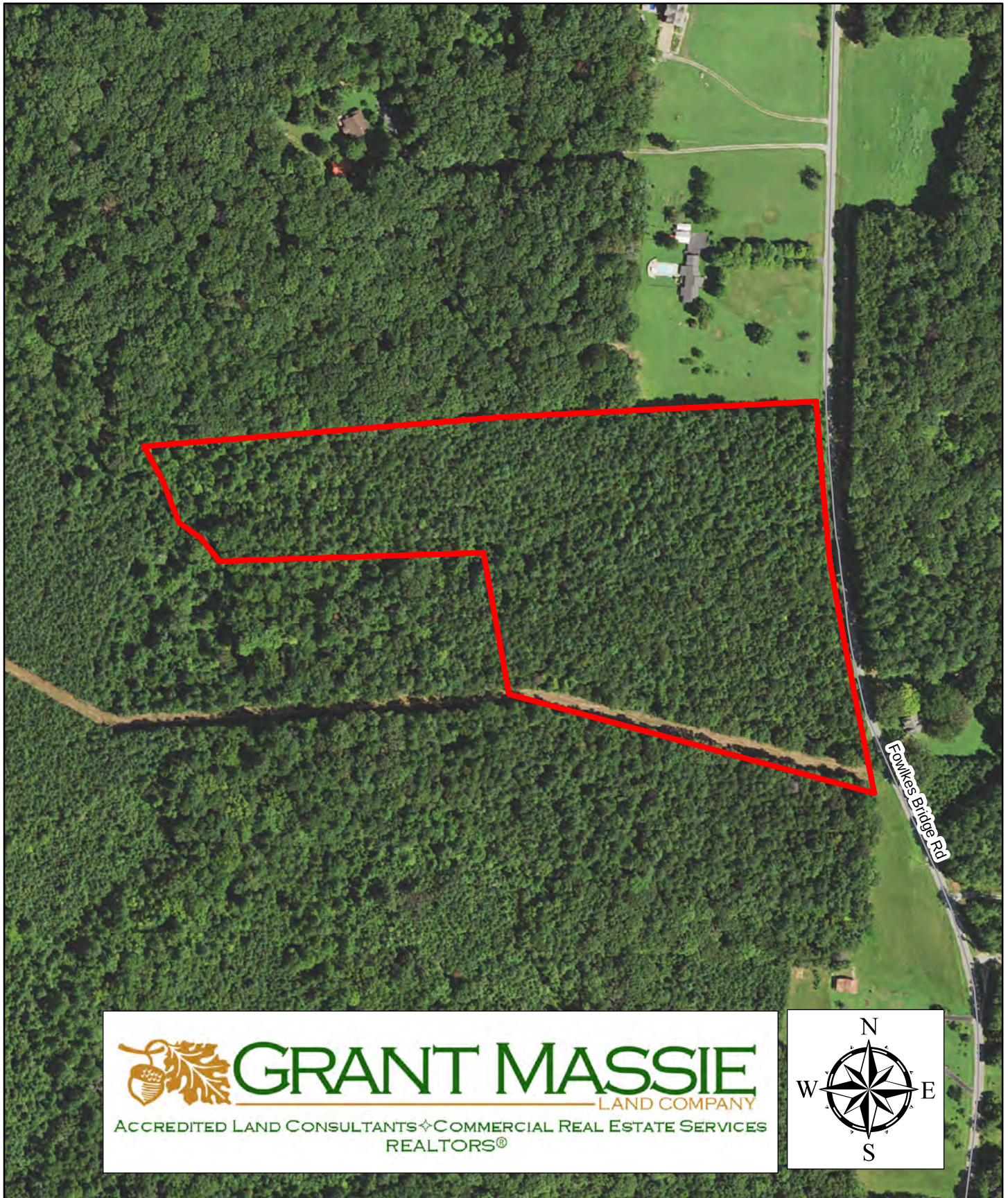
TIMBERLAKE & CO.
8773 PATRICK
HENRY HIGHWAY,
CREWE, VA. 23930
434-645-7628

PLAT OF SURVEY SHOWING
PROPERTY BELONGING TO
CHARLES R. & KATHY K. MUGLER
D.B. 275, P. 5739 AND
D.B. 189, P. 634 - PAR. #3 (D.B. 55, P. 1-1074)
T.M. 17-41
LOCATED IN LEIGH
MAGISTERIAL DISTRICT,
AMELIA COUNTY, VIRGINIA
SCALE: 1" = 200' 28 NOV. 2006



FLAN N2-S-06-36

AERIAL PHOTOGRAPH - SUMMER



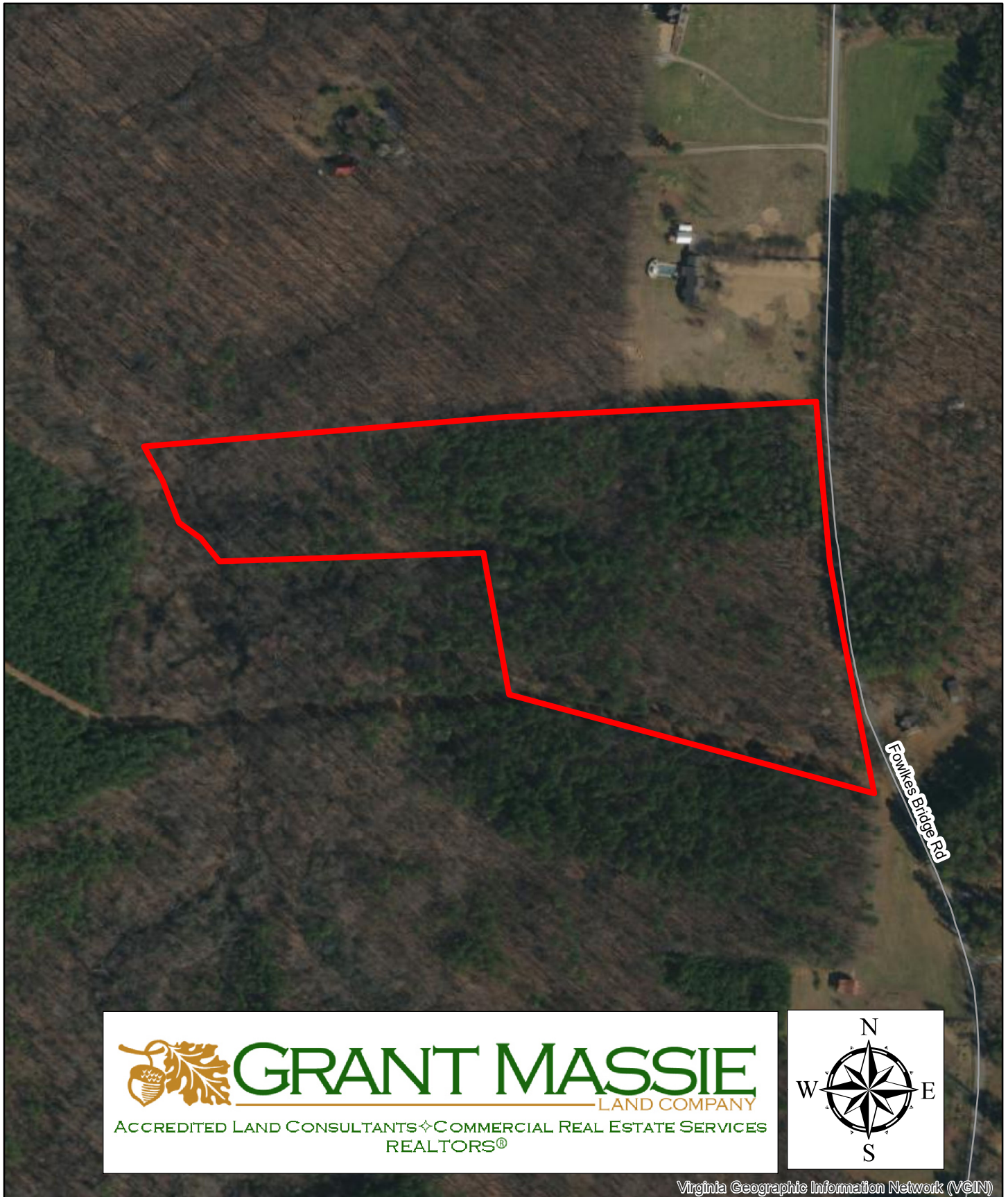
GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®



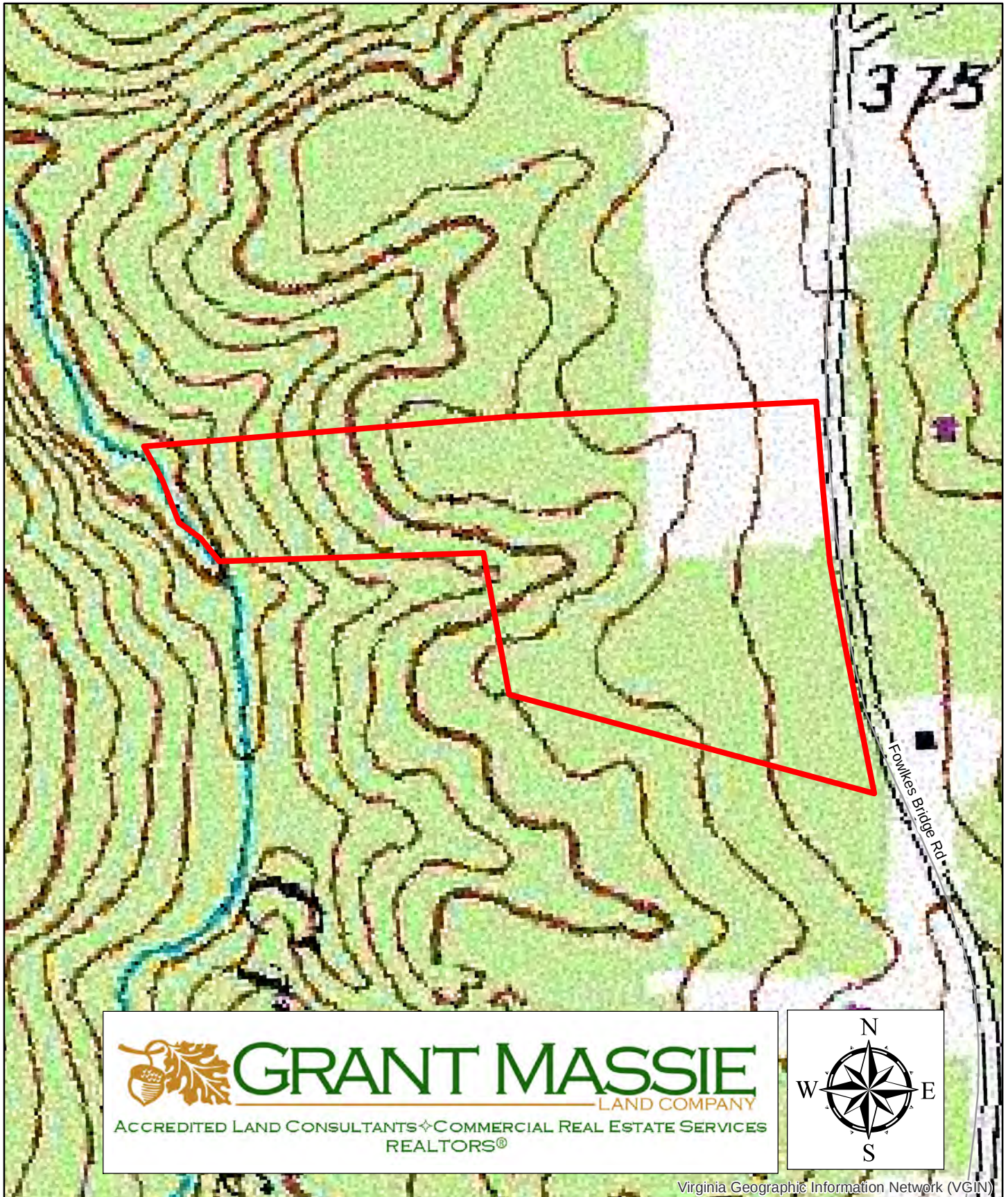
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AERIAL PHOTOGRAPH - SUMMER



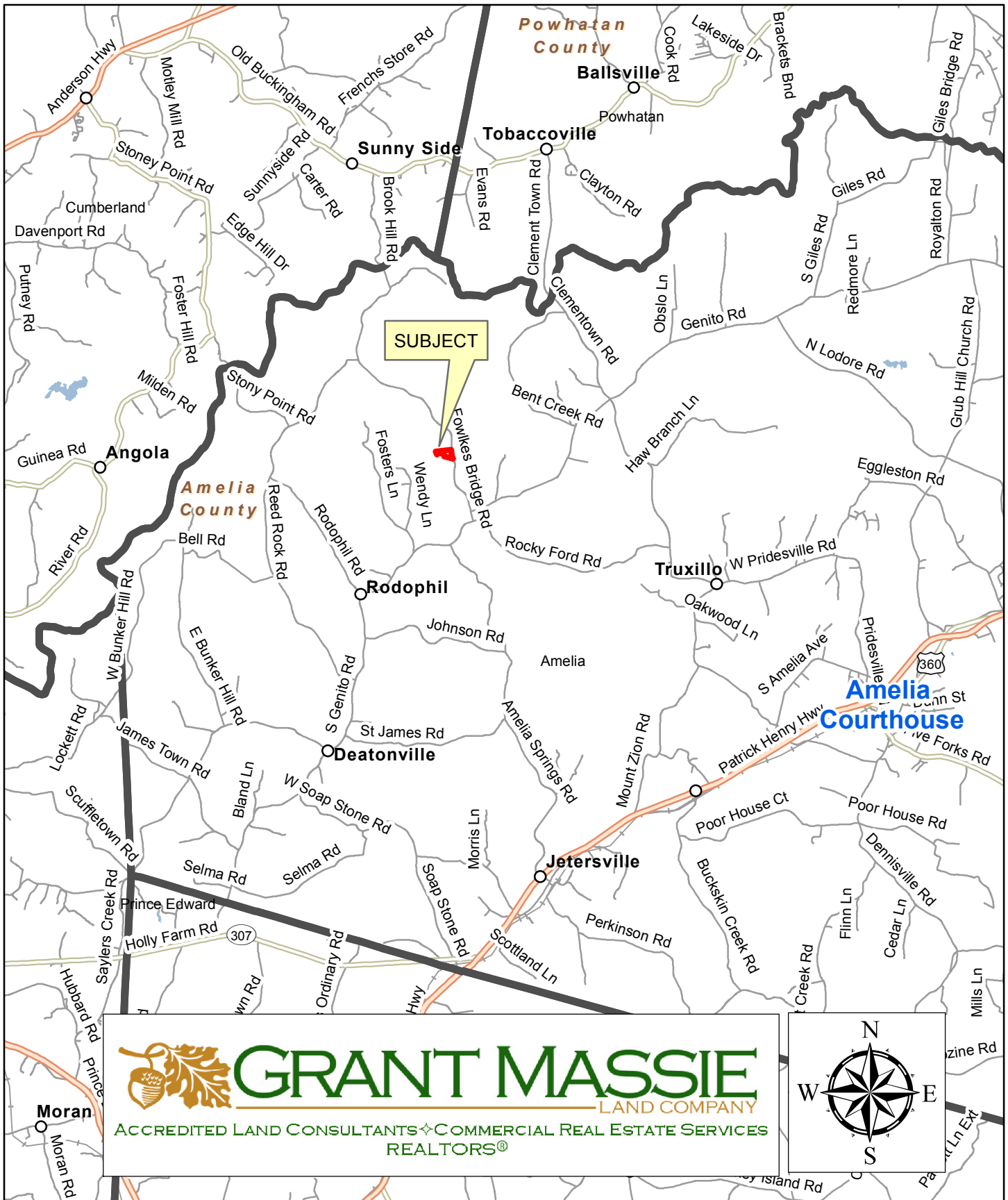
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



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