343.4 ACRES BUCKINGHAM COUNTY, VIRGINIA

REDUCED PRICE - \$627,000



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

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

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 SHOWING BOUNDARY LINE
 AGREEMENT FROM DB 278248.

PROPERTY DESCRIPTION

The subject property is shown on Buckingham County Tax Map records as parcel number 75-1. According to the tax records the property contains 343.4 acres. The deed is recorded in Deed Book 403 on Page 555. A recorded boundary line agreement for the subject property's northern boundary is found in Deed Book 278 on Page 248 and shown on plat of common boundary line and corners (point "8" & point "9") in Deed Book 166 on Page 352.

The subject property is currently zoned Agricultural. There are approximately 1,435 feet +/- (or 0.27 miles +/-) of road frontage on State Highway 56 (S. James River Highway). There are woods roads/paths throughout the subject property. There is a deeded right to use the existing roadway leading out to State Route 604 to the south from the western half of the subject property.

The subject property is completely wooded with natural mixed hardwoods (i.e., Yellow-poplar, maples, white oak, red oak, sycamores, etc.) and natural pines (i.e., Eastern white pine and Virginia pine). Bishop Creek meanders through the subject property. Per the USGS topo maps, elevations vary from around 620 feet +/- above sea level along State Highway 56 down to around 380 feet +/- along Bishop Creek and finally back up to around 660 feet of elevation above sea level on the western ridge. This change in elevation give the subject property a feeling of mountain land in the piedmont region of central Virginia.

The subject property is located approximately 0.8 miles +/- from the James River and the Wingina Boat Ramp for recreational and fishing pursuits. It is located about 16.9 miles +/- West of Dillwyn, 28.9 miles +/- East from Amherst and 47 miles +/- Northeast of Lynchburg.

PHOTOGRAPHS

















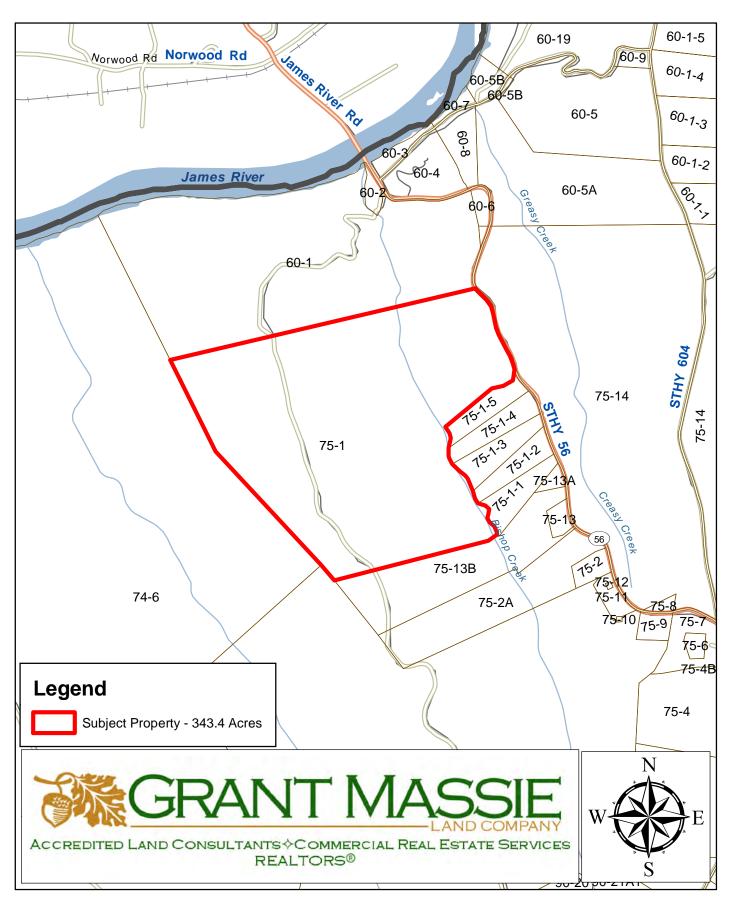




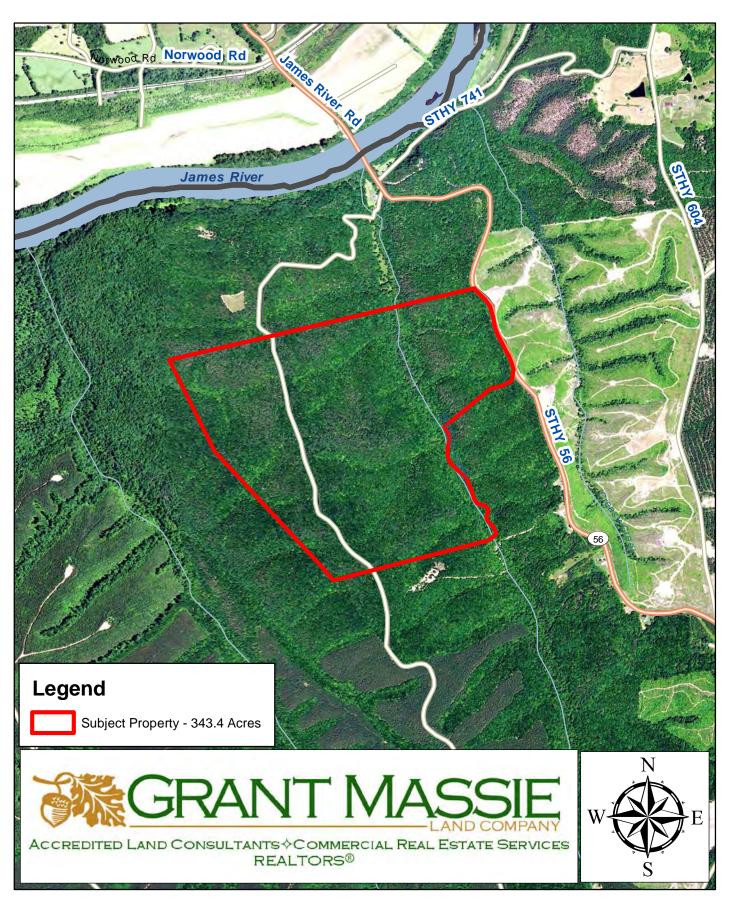




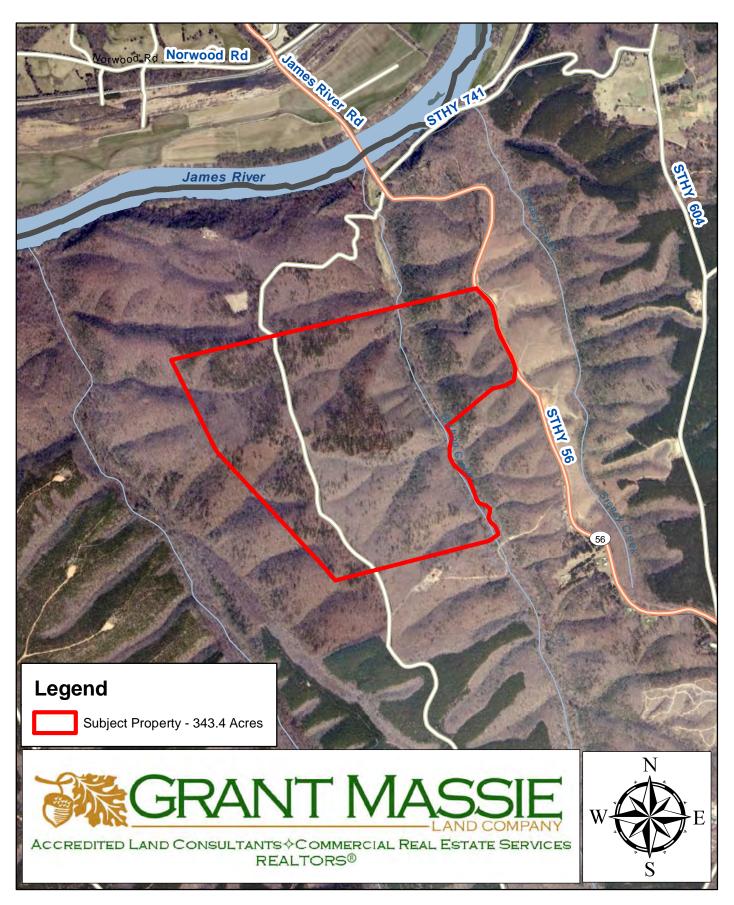
TAX MAP



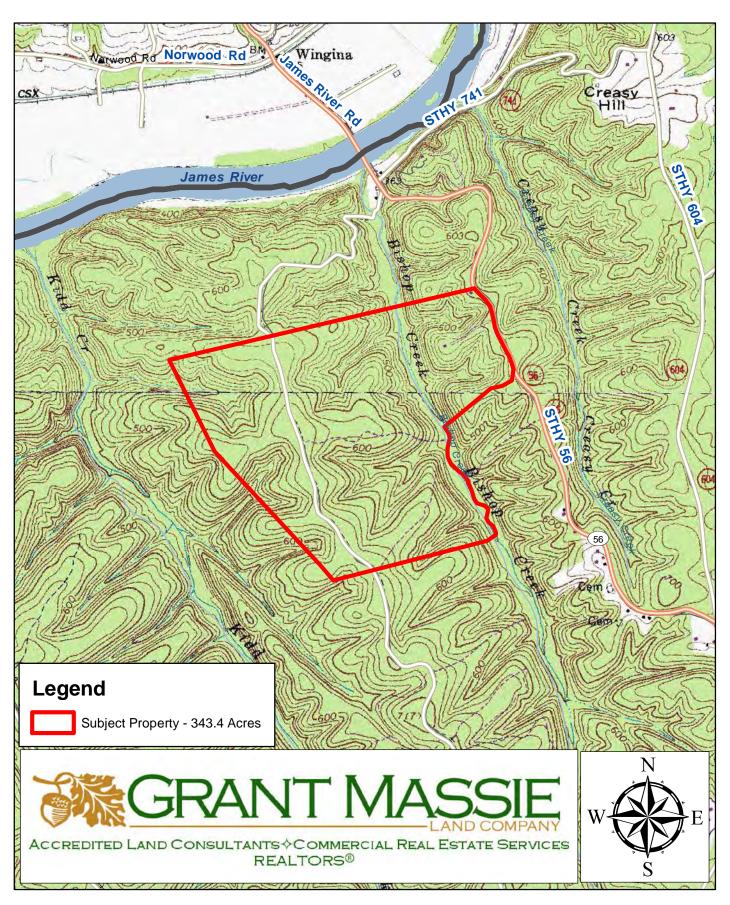
AERIAL PHOTOGRAPH



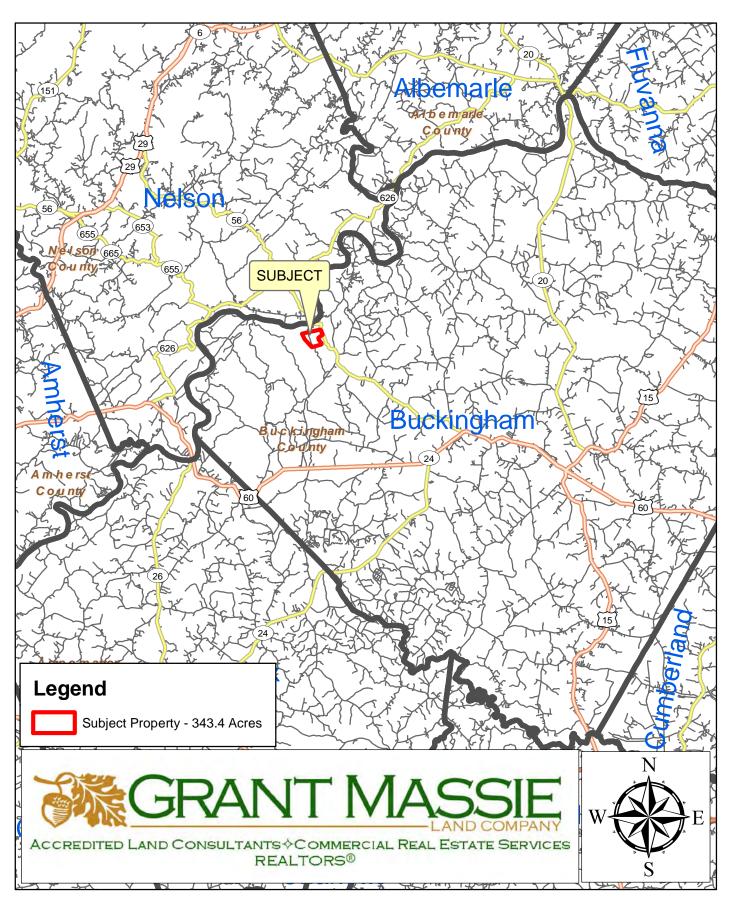
AERIAL PHOTOGRAPH



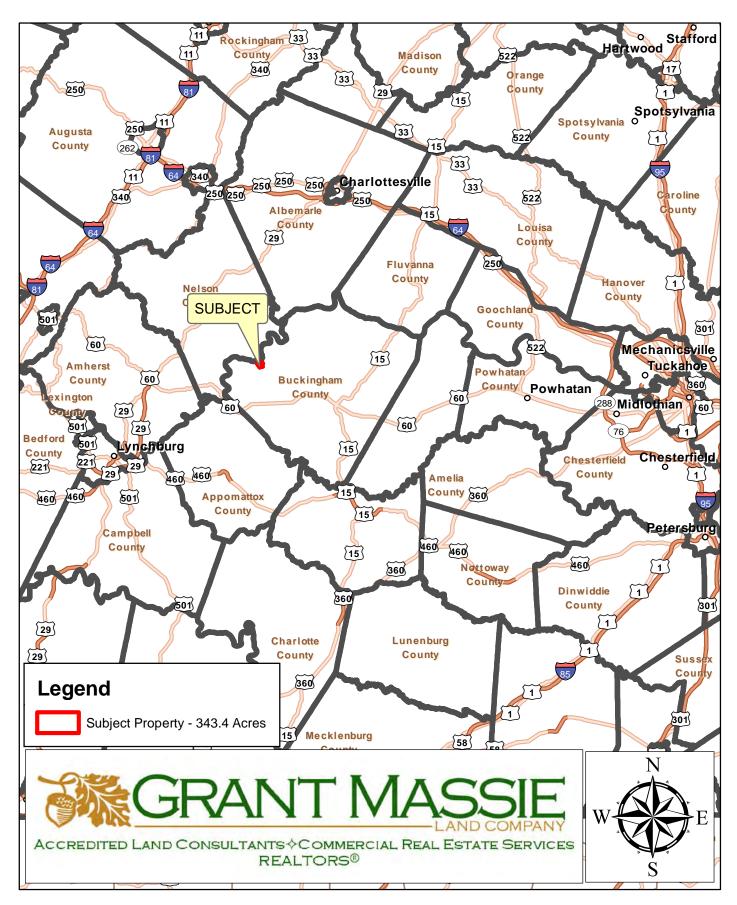
TOPOGRAPHIC MAP



LOCATION MAP



LOCATION MAP



166 att 352 STATE OF VIRGINIA CITY/COUNTY OF The foregoing deed was acknowledged before me in my jurisdiction aforesaid this the $\frac{2 \times 1}{2}$ day of $\frac{6 \times 1}{2 \times 1}$, 1990 by Jane Wood Witt and George D. Witt, her husband. My commission expires: Notary Public VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY. The foregoing instrument with acknowledgement was admitted to record on 8/13 1990, at 11:40 A M. in D.B. 166 Page(s) 348-352A EGGLESTON & THELEN P.C. ATTORNEYS-AT-LAW Co. R. Tax LOVINGSTON VA 22949 Transfer NELLYSFORD, VA 22958 Clerk Teste: MALCOLM BOOKER, JR., CLERK
BY: Oan Brachout, DEPL Grantor Tax_ _, DEPUTY CLERK 8Ht-Hb July 14.4.5.5.4.3.14 hein on an 541 7.11.95 STERMING