

343.4 ACRES BUCKINGHAM COUNTY, VIRGINIA

REDUCED PRICE - \$627,000



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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. AERIAL PHOTOGRAPHS
- V. TOPOGRAPHIC MAP
- VI. LOCATION MAPS
- VII. RECORDED PLAT (DB 166-352)
SHOWING BOUNDARY LINE
AGREEMENT FROM DB 278-
248.

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.

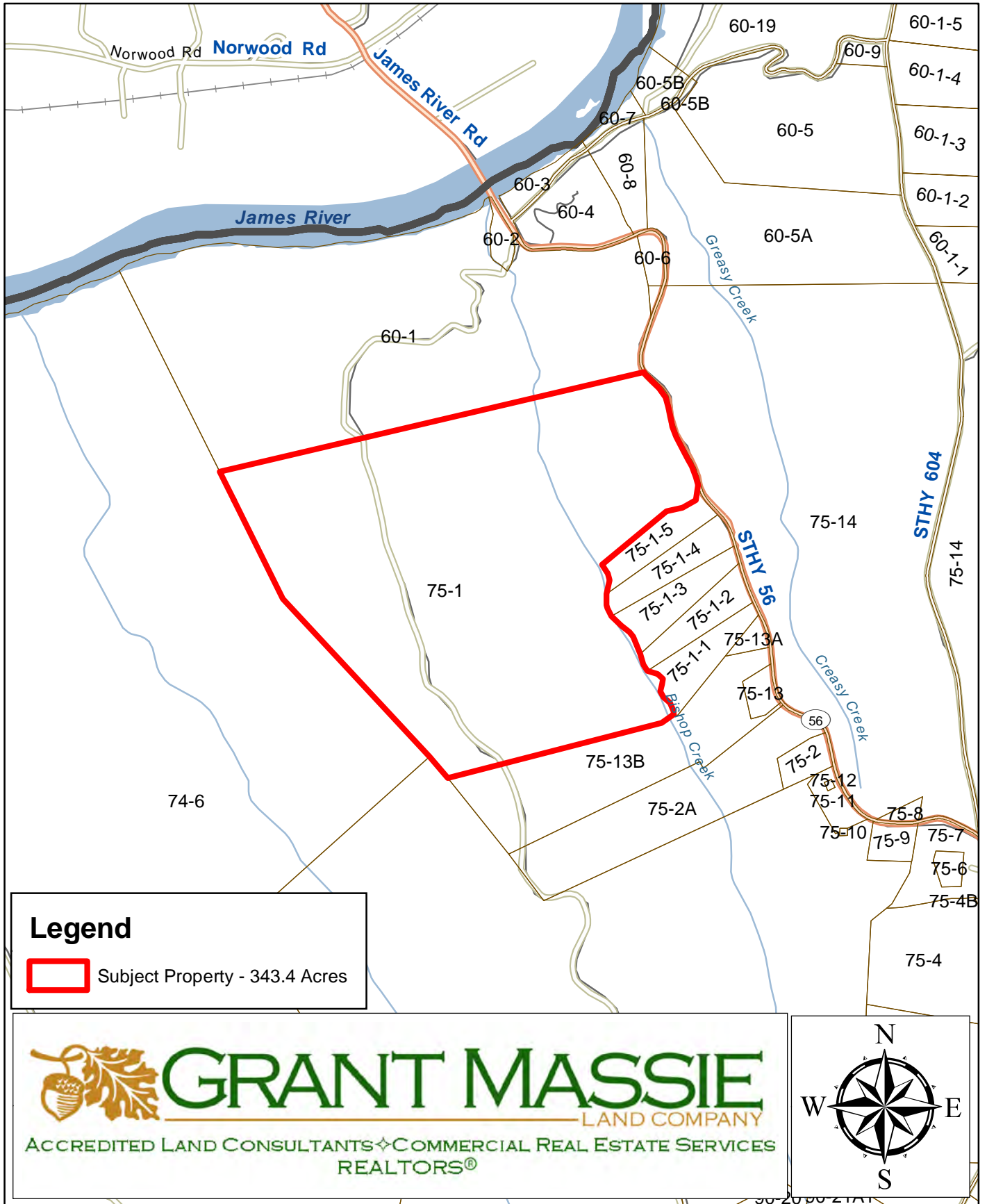
The subject property is located approximately 0.8 miles +/- from the James River and the Wingina Boat Ramp for recreational and fishing pursuits. It is located about 16.9 miles +/- West of Dillwyn, 28.9 miles +/- East from Amherst and 47 miles +/- Northeast of Lynchburg.

PHOTOGRAPHS



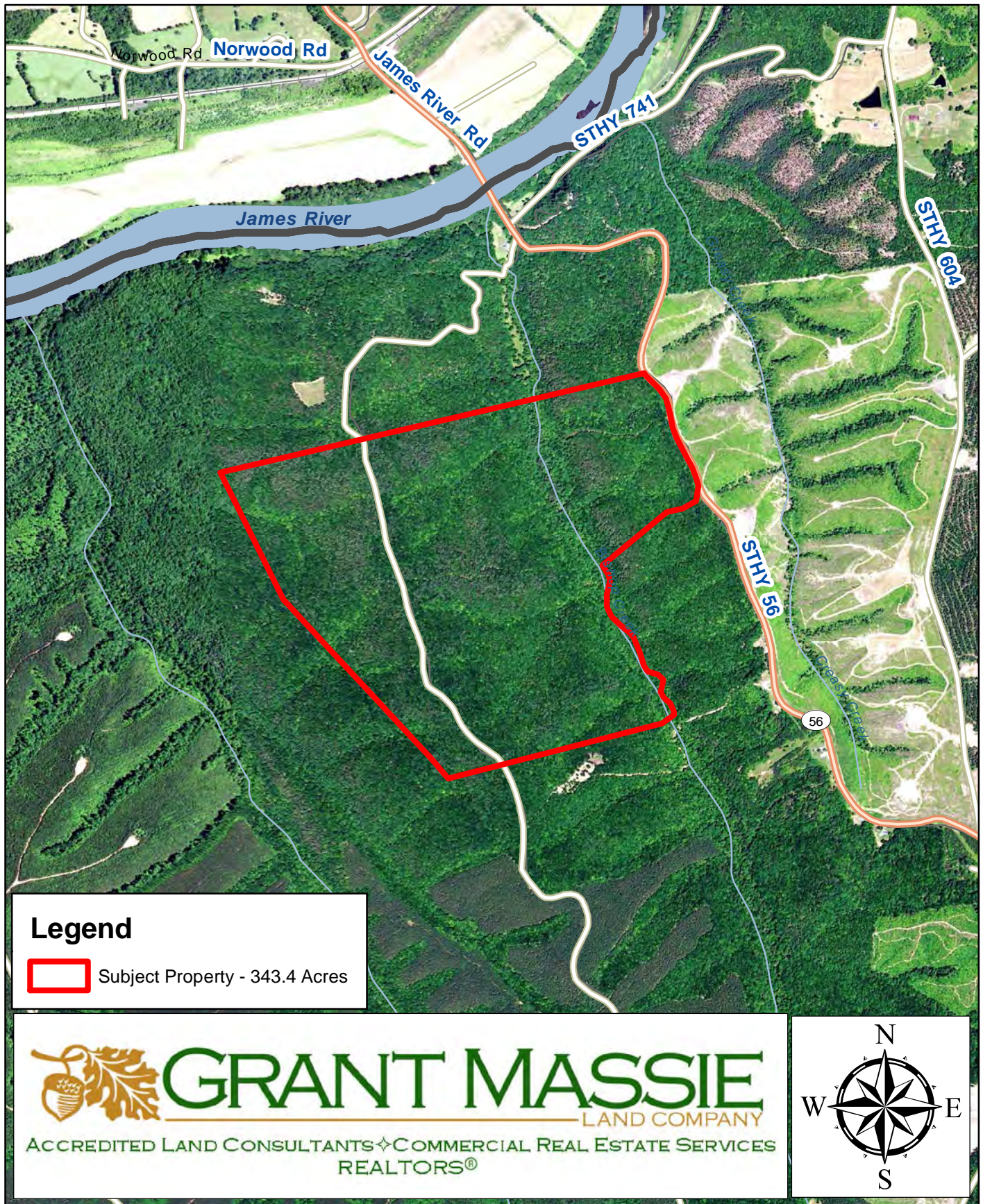


TAX MAP



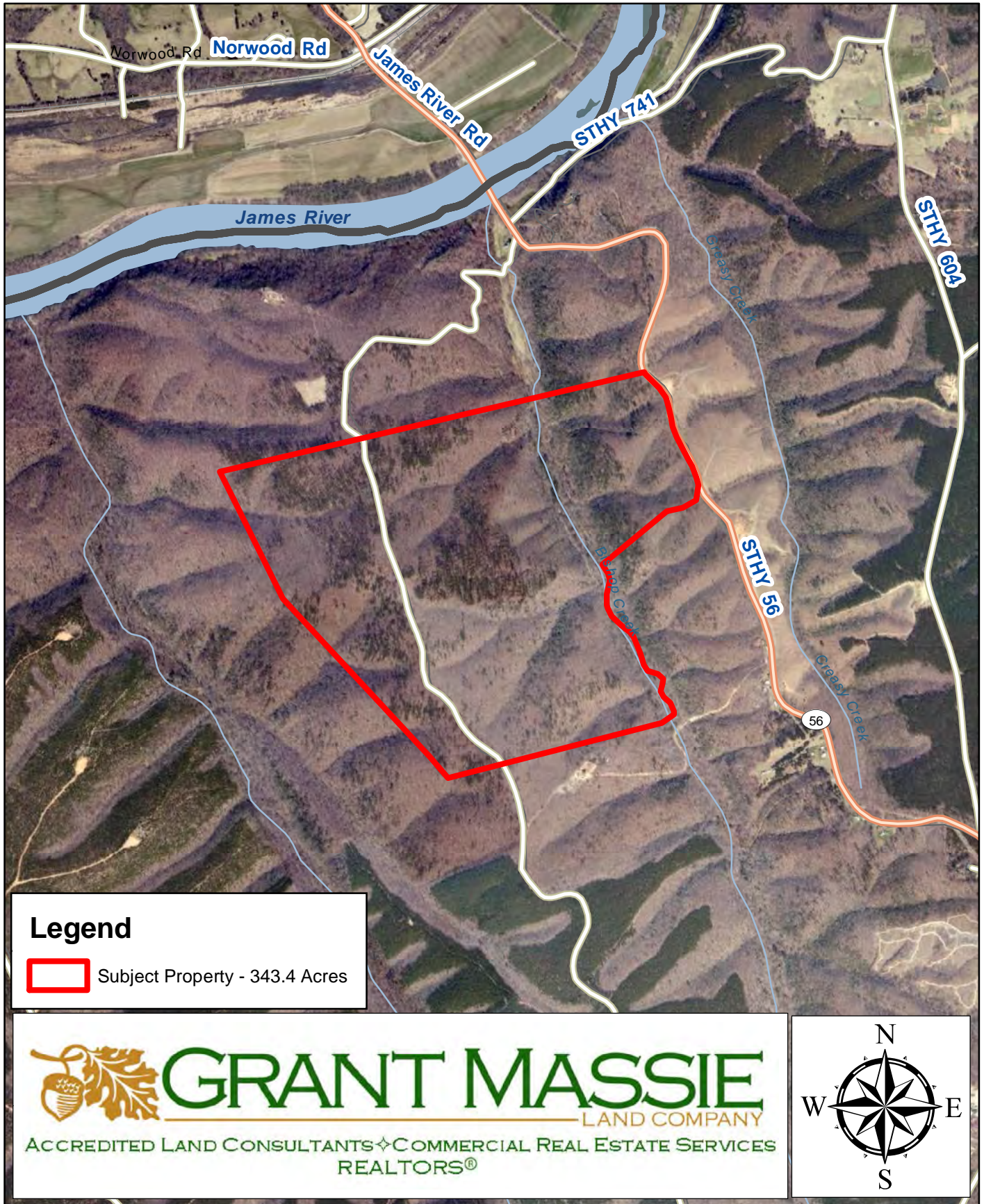
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



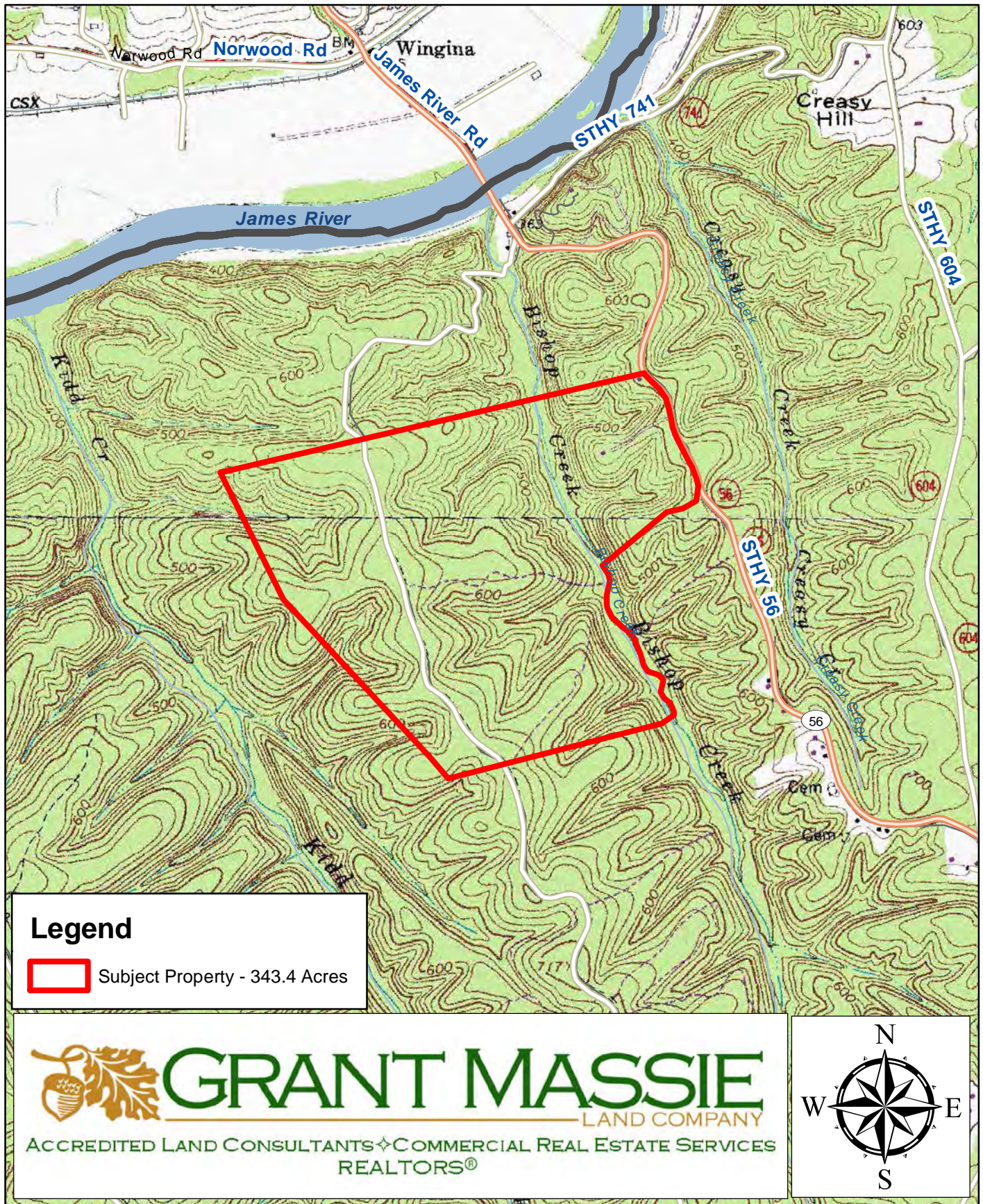
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



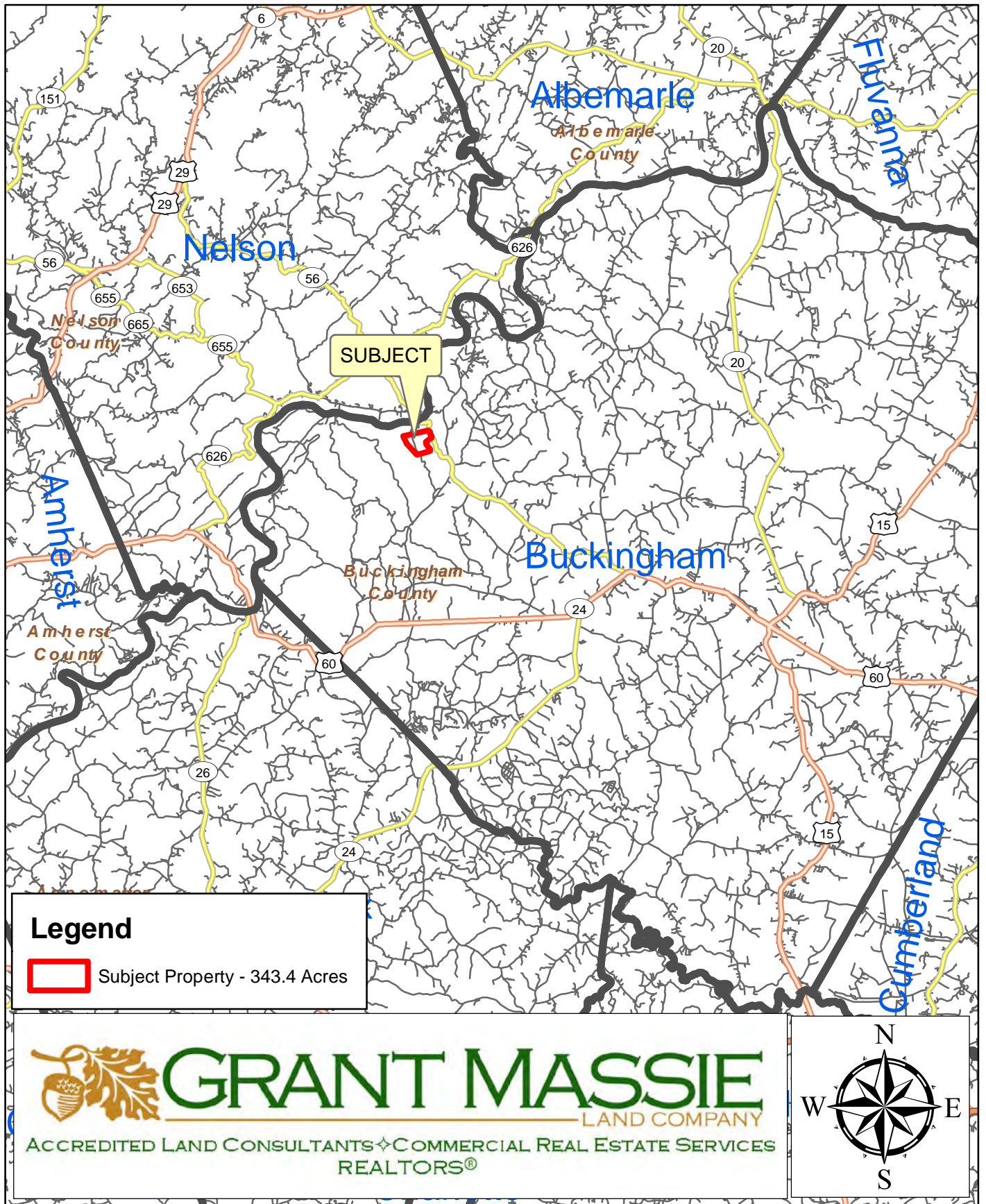
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



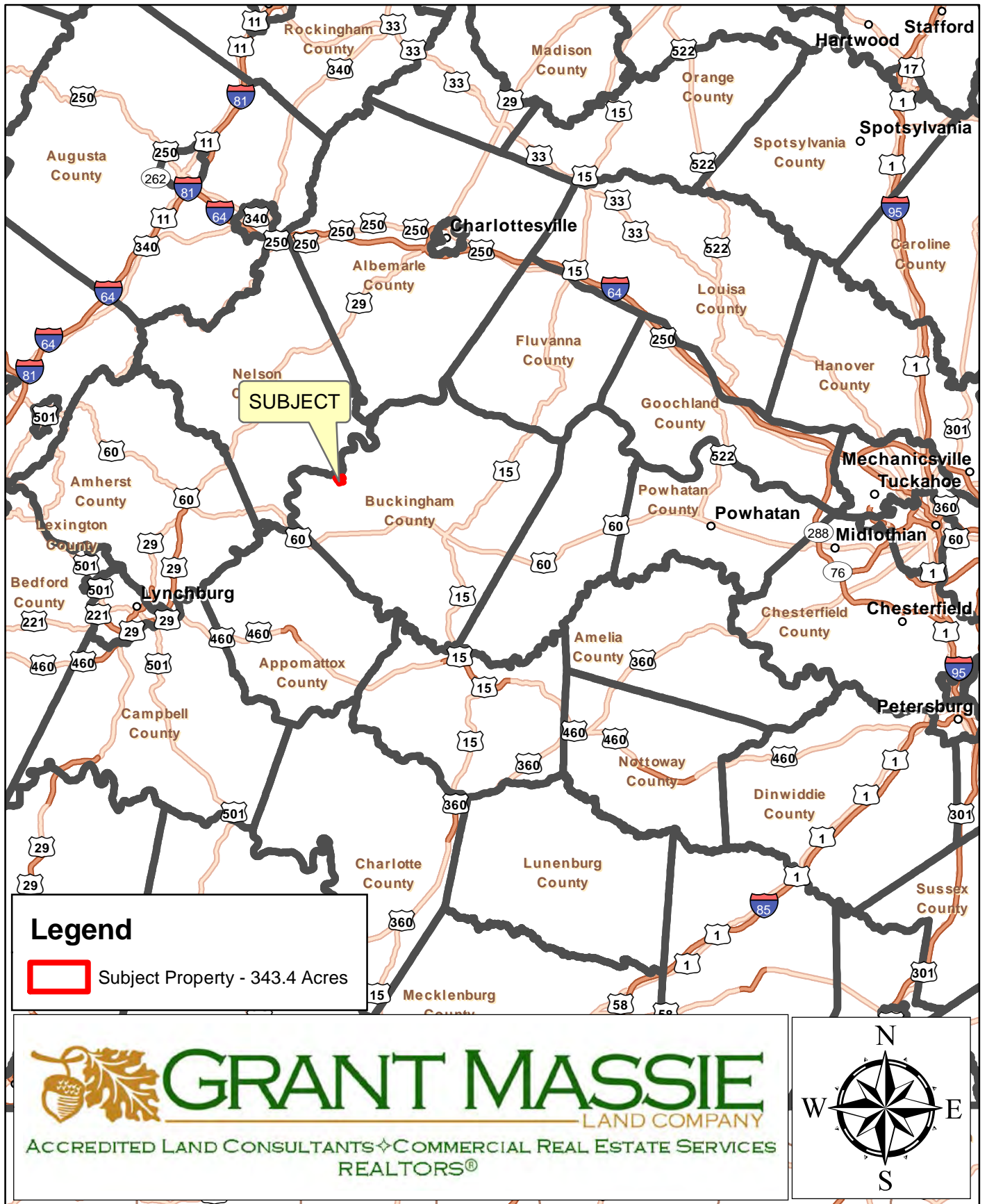
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LOCATION MAP



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LOCATION MAP



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