

166.5 ACRES CHARLOTTE COUNTY, VA

ASKING PRICE - \$210,000



REPRESENTED BY:

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JEFFREY S. HUFF
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CCC ROAD

PROPERTY DESCRIPTION

The subject property is shown on Charlotte County Tax Map records as parcel numbers 64-A-74 and 64-A-75. According to the tax records, the property contains a combined 166.5 acres +/- . The deed is recorded in Deed Book 288 on Page 821.

The subject property is currently zoned Agricultural. It is located at the end of Old CCC Road, a 40-foot easement to State Route 623 (Westpoint Stevens Road) as petitioned in Charlotte County Deed Book 245 on Page 358 and Deed Book 284 on Page 823.

The subject property consists of the following land types:

- 9 acres +/- of fallow old fields that could be cleared and re-established,
- 12.5 acres +/- of electrical transmission line easement,
- 7.25 acres +/- in unharvested mixed hardwood/pine woodland and SMZs,
- 1-Acre +/- old homesite surrounding the old cabin,
- 24.5 acres +/- of 9- to 10-year old natural regenerated woodland (harvested in 2010+/-)
- 25.25 acres +/- of 16- to 17-year old natural regenerated woodland (harvested in 2003+/-), &
- 87 acres +/- of 18- to 19-year old natural regenerated woodland (harvested in 2001+/-).

Improvements on the farm include an old cabin and old tobacco barn that are both in bad shape and don't add any appreciable value to the subject property.

The subject property is located about 4.5 miles +/- southeast of Drakes Branch, about 9 miles +/- south-southwest of Keysville, and about 24 miles +/- northwest of Staunton View Park/Boat Launch on John H. Kerr Reservoir.

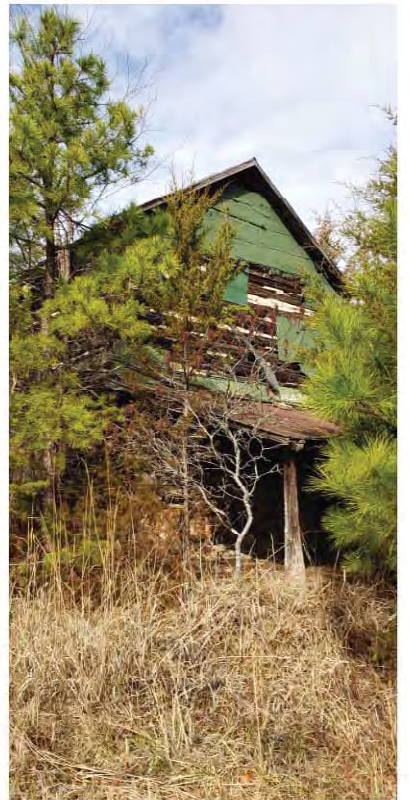
Directions to Property

From Keysville (Rt. 360/Rt. 15 and RT. 40) go southwest on Rt. 360 5.7 miles to right on West Point Stevens Rd. and go 3.2 miles (just past 4100 W. Point Stevens Rd.) to left on CCC Lane and go 0.5 miles to property

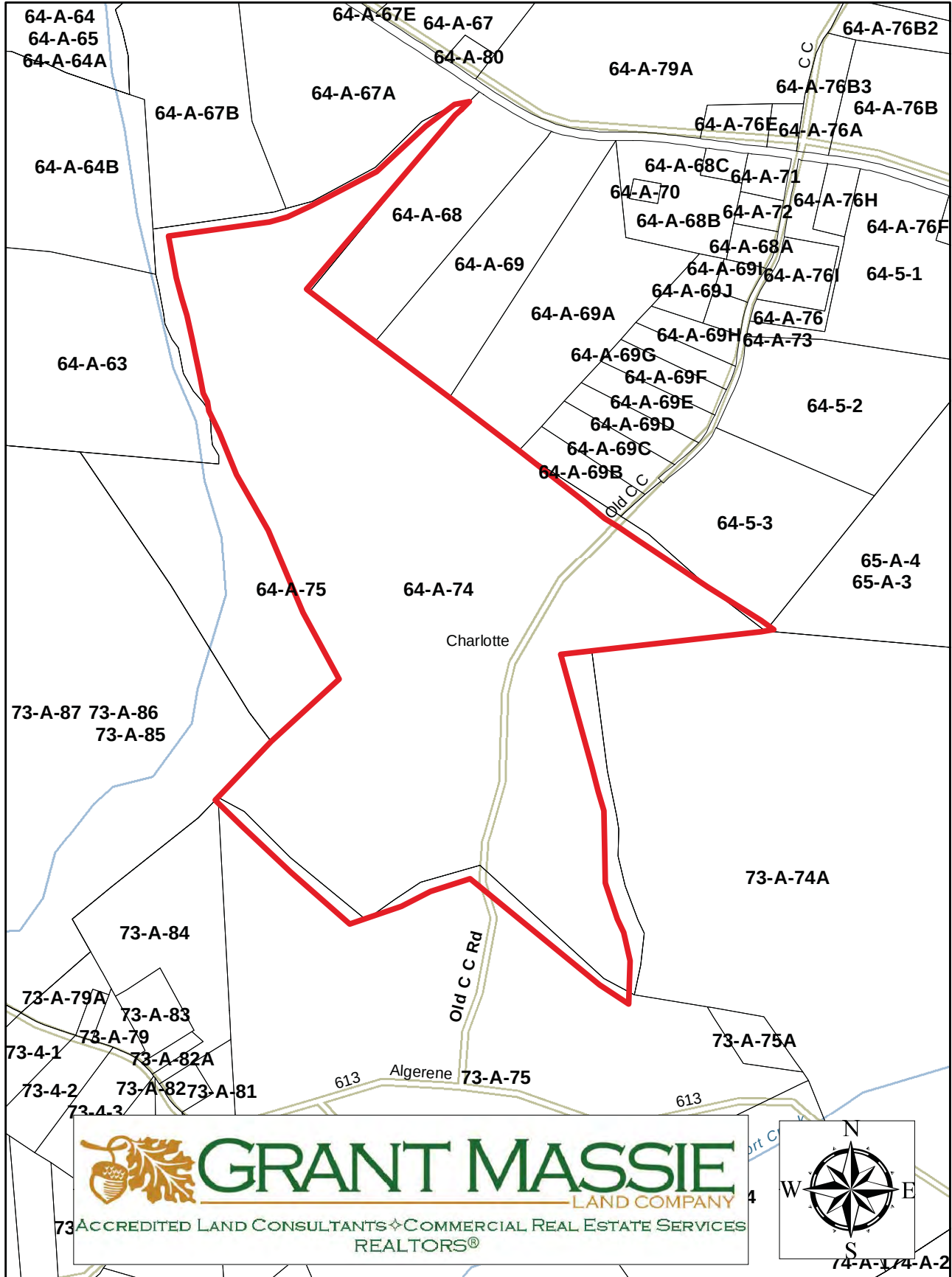
PHOTOGRAPHS



PHOTOGRAPHS



TAX MAP



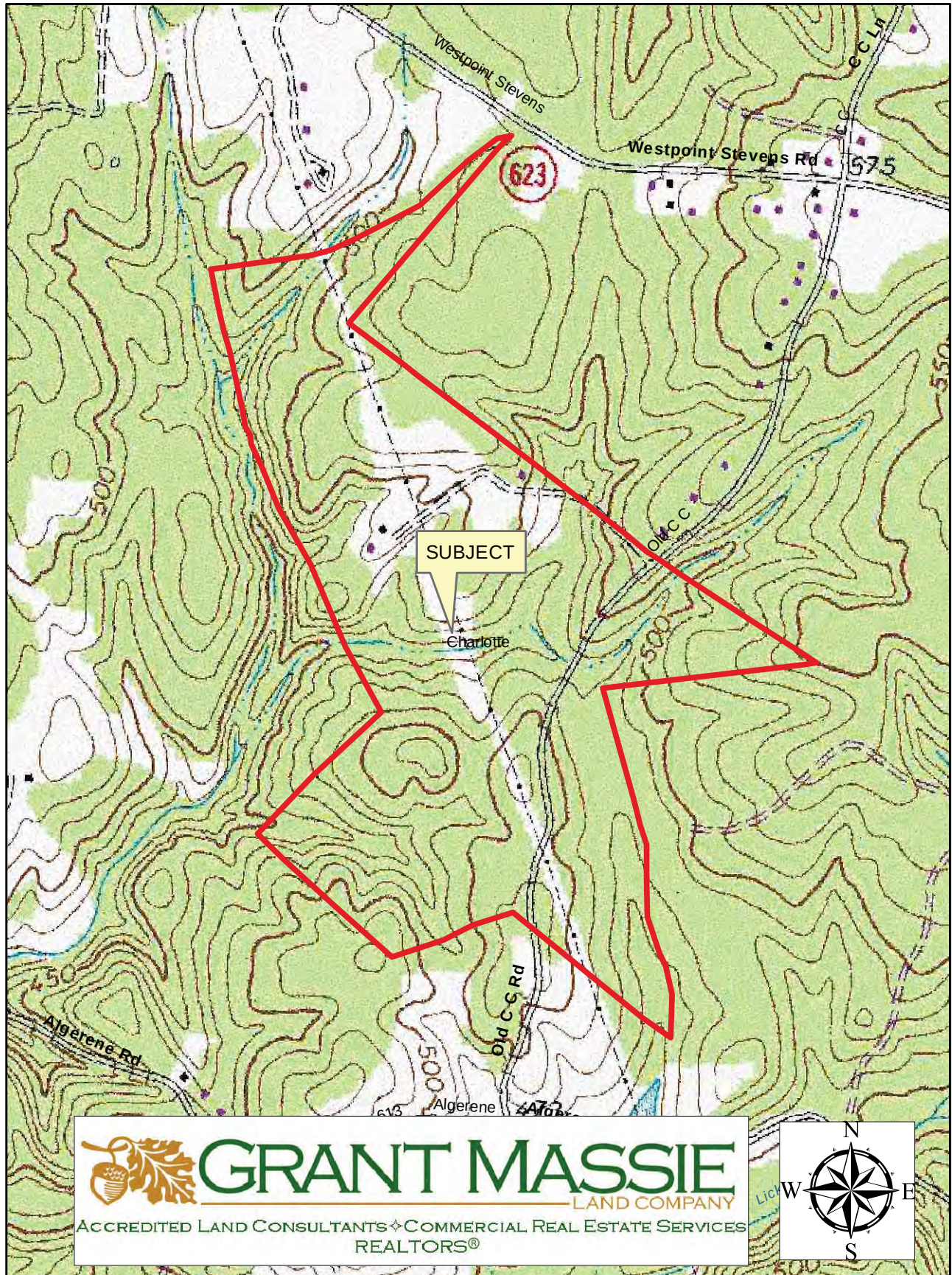
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTO - WINTER



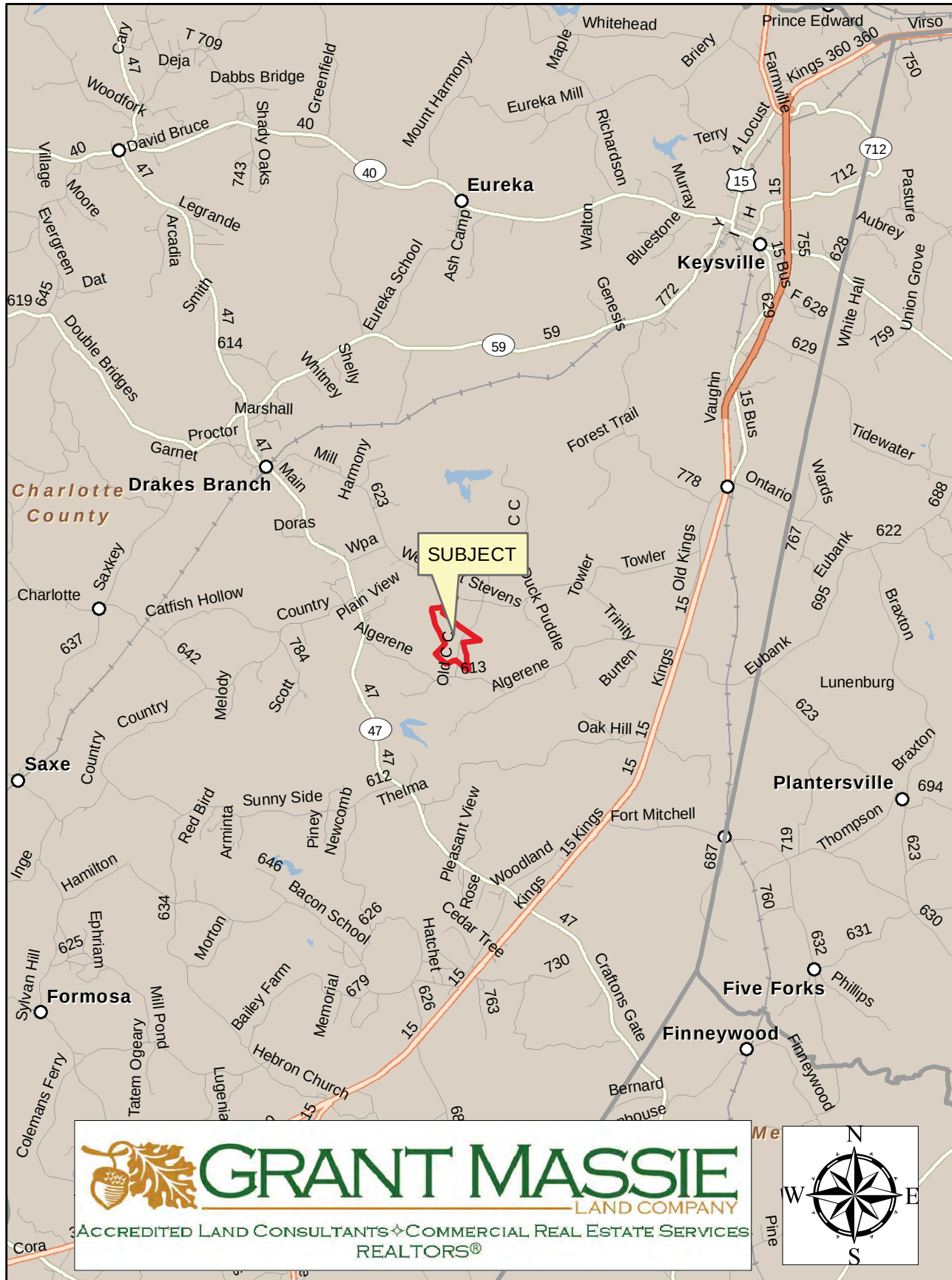
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

PETITION FOR A 40-FT EASEMENT

Recorded in Charlotte County Circuit Court

BOOK 245 PAGE 358

To the Board of Supervisors of Charlotte County:

WHEREAS, a petition has been or is being submitted to the Board of Supervisors of Charlotte County requesting the establishment of the Secondary System of State Highways of a certain road/street, said road/street beginning at a point on Route 623, about 1.6 miles east of Route 692, and thence extending in a southerly direction about .19 miles to Dead End; and

WHEREAS, the said road/street proposed to be established as a part of the Secondary System of State Highways extends or will extend along, through or over lands owned by the parties hereto;

NOW, THEREFORE, for and in consideration of the benefits accruing or to accrue to the undersigned landowners, said landowners do hereby execute their consent to give unto Charlotte County, without compensation, each as to the lands by him owned, an easement and right of way for said road/street along, through or over said lands, said easement and right of way to be 40 feet in width, together with such additional widths as may be necessary for the extension and maintenance of road slopes and/or ditches and all necessary drainage facilities, said right of way to be free from all encroachments.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of May, 19 89.

<i>Wit to make</i>	<u>Everly Z. Lacks</u> (SEAL)	<u>Stedley H. Agnew</u> (SEAL)
<i>Wit to make</i>	<u>Oral R. Lacks</u> (SEAL)	<u>Anthony H. Wilmoth</u> (SEAL)
<i>Wit to make</i>	<u>Harvey H. Lacks</u> (SEAL)	<u>Ernest Wilmoth</u> (SEAL)
<i>Wit to make</i>	<u>Oral R. Lacks</u> (SEAL)	_____ (SEAL)
	<u>Donis W. Cook</u> (SEAL)	_____ (SEAL)
	<u>Helms Boston</u> (SEAL)	_____ (SEAL)
	<u>Louise H. Benton</u> (SEAL)	_____ (SEAL)
	<u>Denise H. Agnew</u> (SEAL)	_____ (SEAL)

To the Board of Supervisors of Charlotte County:

WHEREAS, a petition has been or is being submitted to the Board of Supervisors of Charlotte County requesting the establishment of the secondary system of state highways of a certain road/street, said road/street to be an extension of Route 799, from 0.19 mile South of Route 623, to about 0.41 mile South of Route 623; and

WHEREAS, said road/street proposed to be established as a part of the secondary system of state highways extends or will extend along, through or over lands owned by the parties hereto;

NOW, THEREFORE, for and in consideration of the benefits accruing or to accrue to the undersigned landowners, said landowners do hereby execute their consent to give unto Charlotte County, without compensation, each as to the lands by him owned, an easement and right of way for said road/street along, through or over said lands, said easement and right of way to be 40 feet in width, together with such additional widths as may be necessary for the extension and maintenance of road slopes and/or ditches and all necessary drainage facilities, said right of way to be free from all encroachments.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

30th day of March, 19 96.

Lester Wilmoth (SEAL)

Diane Wilmoth (SEAL)

Doris Cook (SEAL)

Carolyn E. Wilmoth (SEAL)

William Wilmoth (SEAL)

Burke B. Wilmoth (SEAL)

Peggy Wilmoth (SEAL)

Carol Wilmoth (SEAL)

<u>Oral Roy Sacks</u>	(SEAL)	_____	(SEAL)
<u>Evelyn Zora Sacks</u>	(SEAL)	_____	(SEAL)
<u>Harvey R Sacks</u>	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)

State of VIRGINIA

City/County of CHARLOTTE

The foregoing instrument was acknowledged before me this 30th day of MARCH, 1996, by LESLIE WILMOTH / DIANE WILMOTH /
DORIS CLECK / MELVIN WILMOTH / PEGGY WILMOTH / CAROLYN
WILMOTH / HURLEY WILMOUTH

My Commission expires 2-28-99

Sinda W. Adams
Notary Public



State of VIRGINIA

City/County of CHARLOTTE

The foregoing instrument was acknowledged before me this 1st day of APRIL, 1996, by ORAL RAY LACKS / EVELYN ZOEA LACKS /
HARVEY R. LACKS

My Commission expires 2-28-99

Sinda W. Adams
Notary Public



NOTARY FOR:

STATE OF VIRGINIA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged on the 1st day of May, 1996
by CARROLL W. WILMOTH.

Sinda W. Adams - My commission expires 2-28-99

William B. McGinnis (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

State of Maryland
City/County of Baltimore

The foregoing instrument was acknowledged before me this 20th day of
June, 1996 by William G. McGinnis

My Commission expires Oct 1, 1998



Jean Shaney
Notary Public

#910

CONS. - _____

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF CHARLOTTE COUNTY

St. R. Tax
Co. R. Tax
Transfer
Clerk
Lib (145)
038ST Tax
220Loc Tax
Total \$

Est.

12.00
1.00

13.00

MAIL TO: Harris Hall
DELIVER TO: _____

The foregoing instrument with acknowledgment
was admitted to record on 6-26-96 1996
at 11:45a M. in D.B. 284 Page(s) 823-826

Teste: Stuart B. Tallent CLERK

verified:
7/9/96