

99 ACRES +/- DINWIDDIE & SUSSEX COUNTY, VA

ASKING PRICE - \$259,000



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PROPERTY DESCRIPTION

The subject property is shown on Dinwiddie & Sussex County Tax Map records as Dinwiddie parcel numbers 87-4 and 87-5 & Sussex parcel numbers 48-A-5A & 48-A-5B. According to the tax records the property contains 103.16 acres; however, the acreage may be closer to 99 Acres +/- . The deed is recorded in Deed Book 515 on Page 259 (Dinwiddie). A review of the Dinwiddie & Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment (2020)</u>	
87-4 Dinwiddie	19.36	\$48,400	Land
87-5 Dinwiddie	50.8	\$127,000	Land
48-A-5A Sussex	18	\$35,000	Land
48-A-5B Sussex	<u>15</u>	<u>\$32,200</u>	<u>Land</u>
	103.16+/-	\$242,600	Total

The subject property is currently zoned Agricultural. There are approximately 1,950 feet of road frontage on N. Halifax Road and 3,330 feet of frontage on Troublefield Road. An existing powerline easement crosses the subject property.

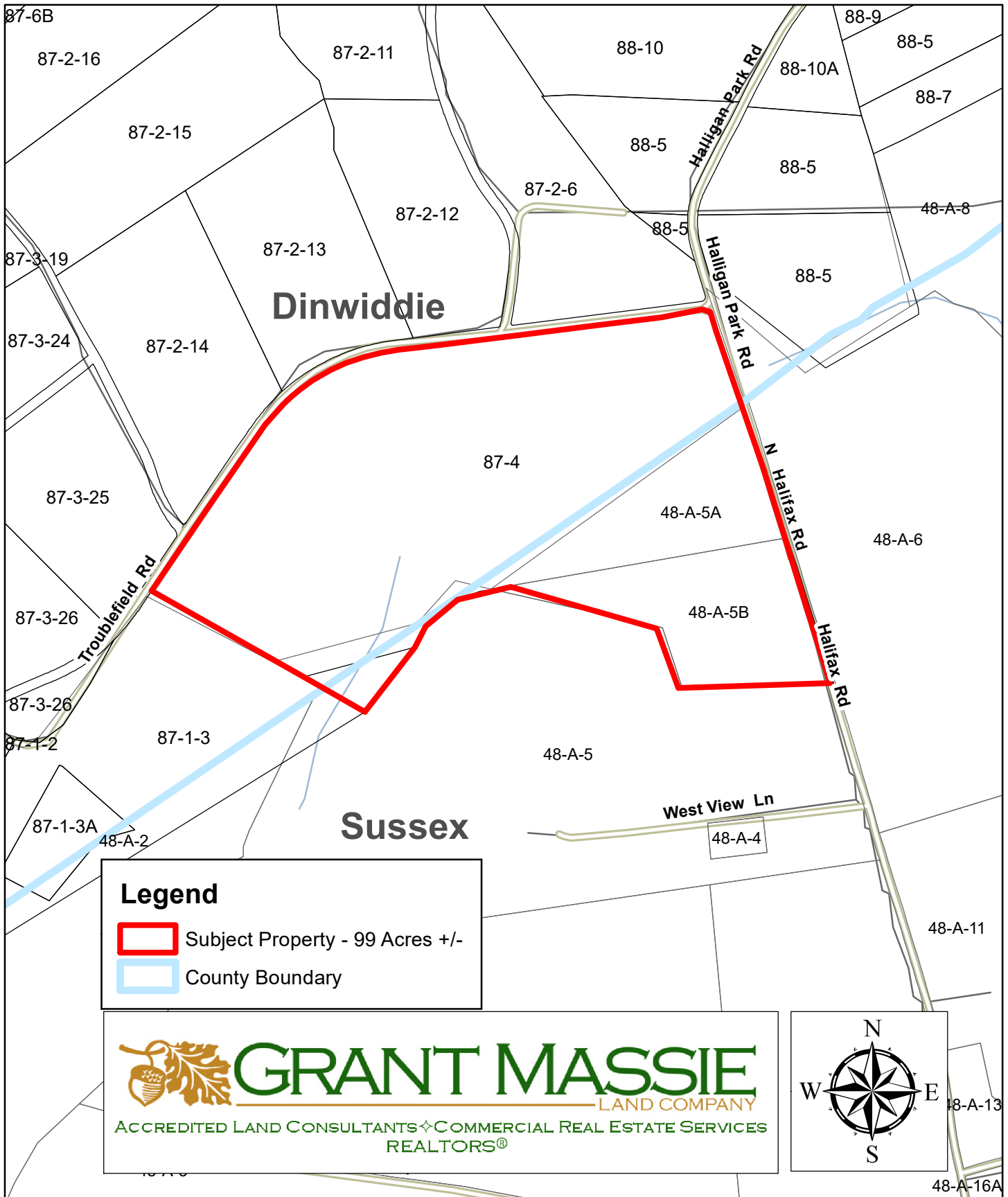
Approximately 47 acres +/- was cut-over in 2013 and left to naturally regenerate in natural pines and mixed hardwoods. The balance of the property is in older mixed pines and natural mixed hardwoods with some merchantable value.

The property is located 1.75 miles West of Exit #33 of I-95.

PHOTOGRAPHS

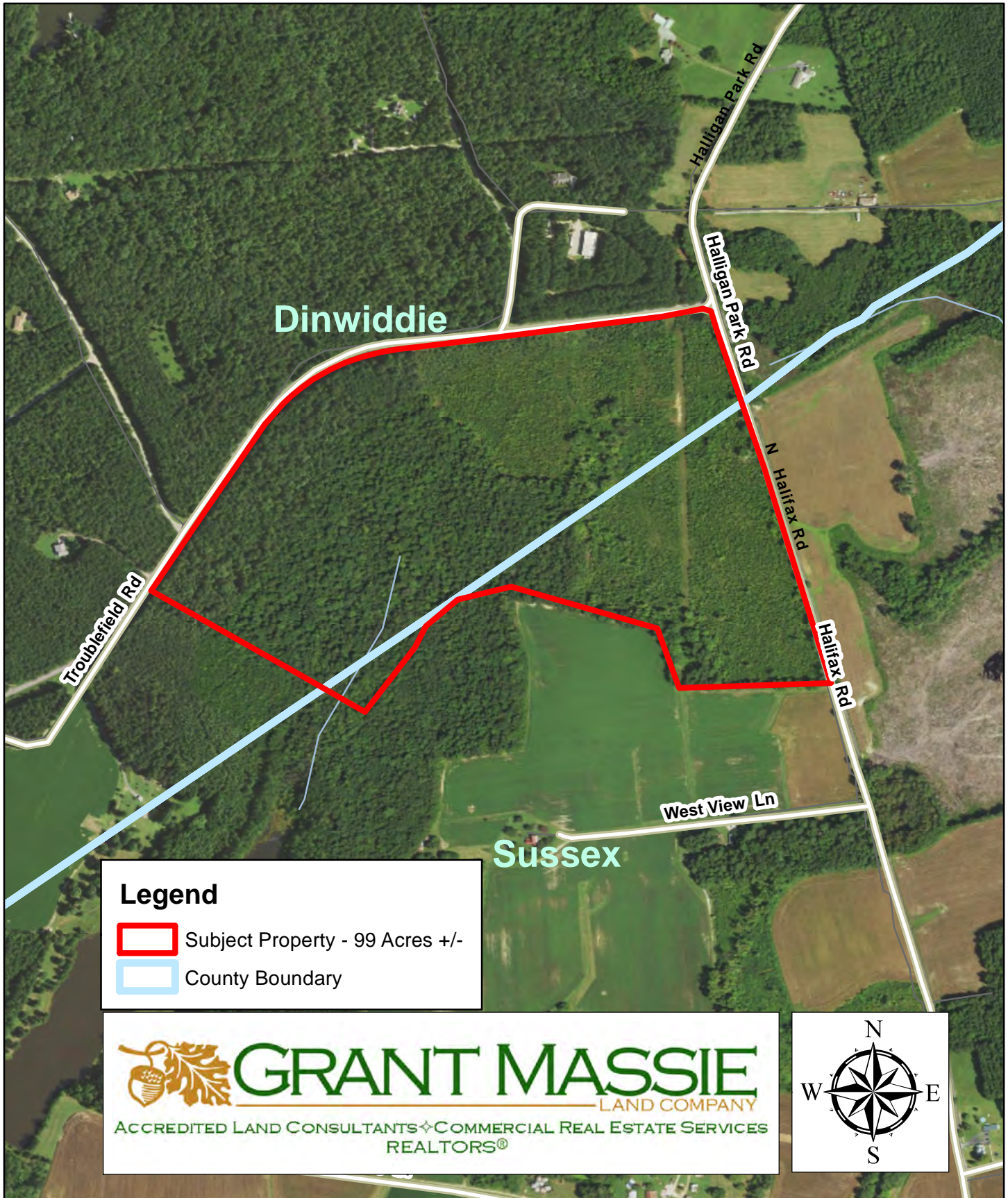


TAX MAP



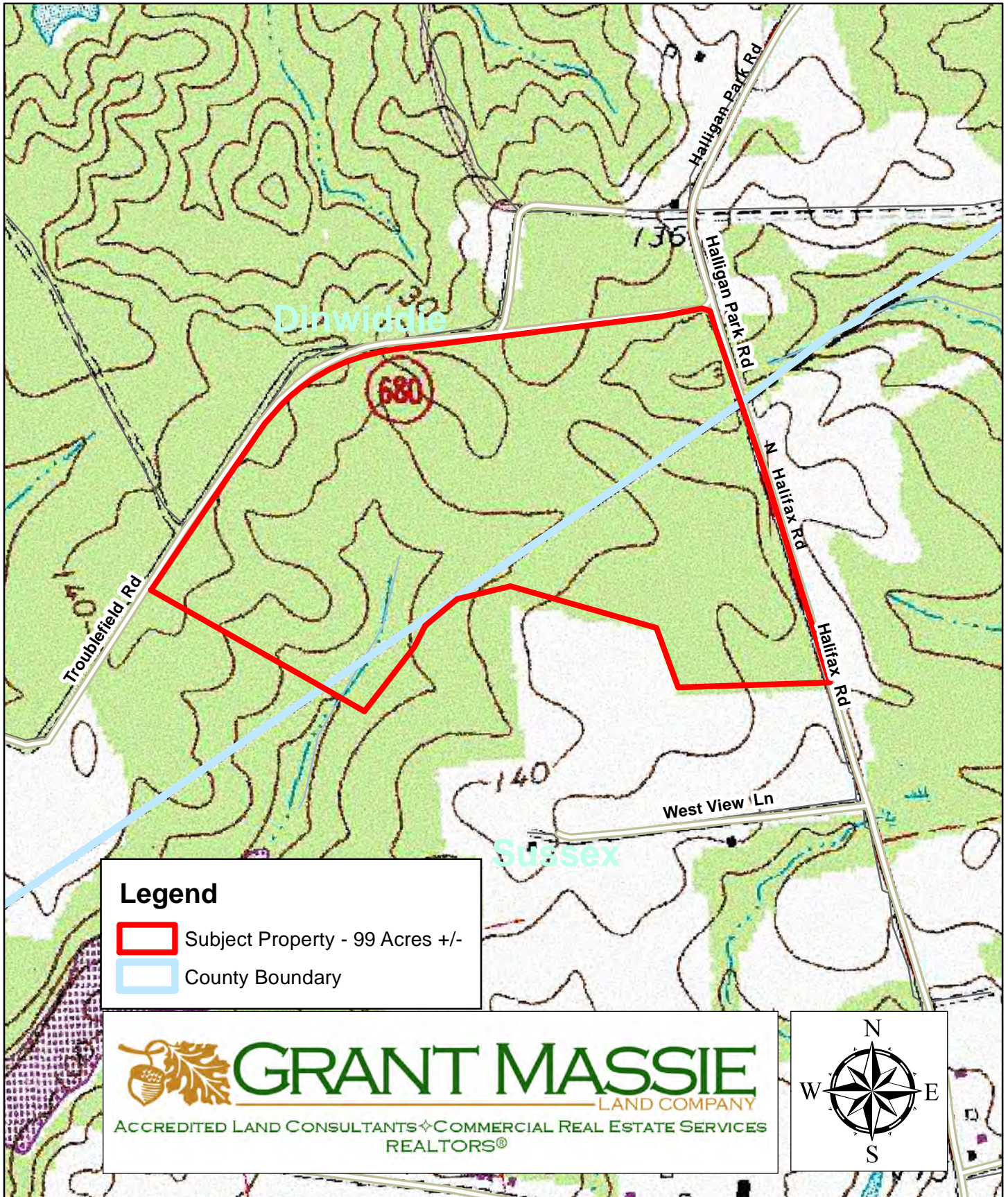
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



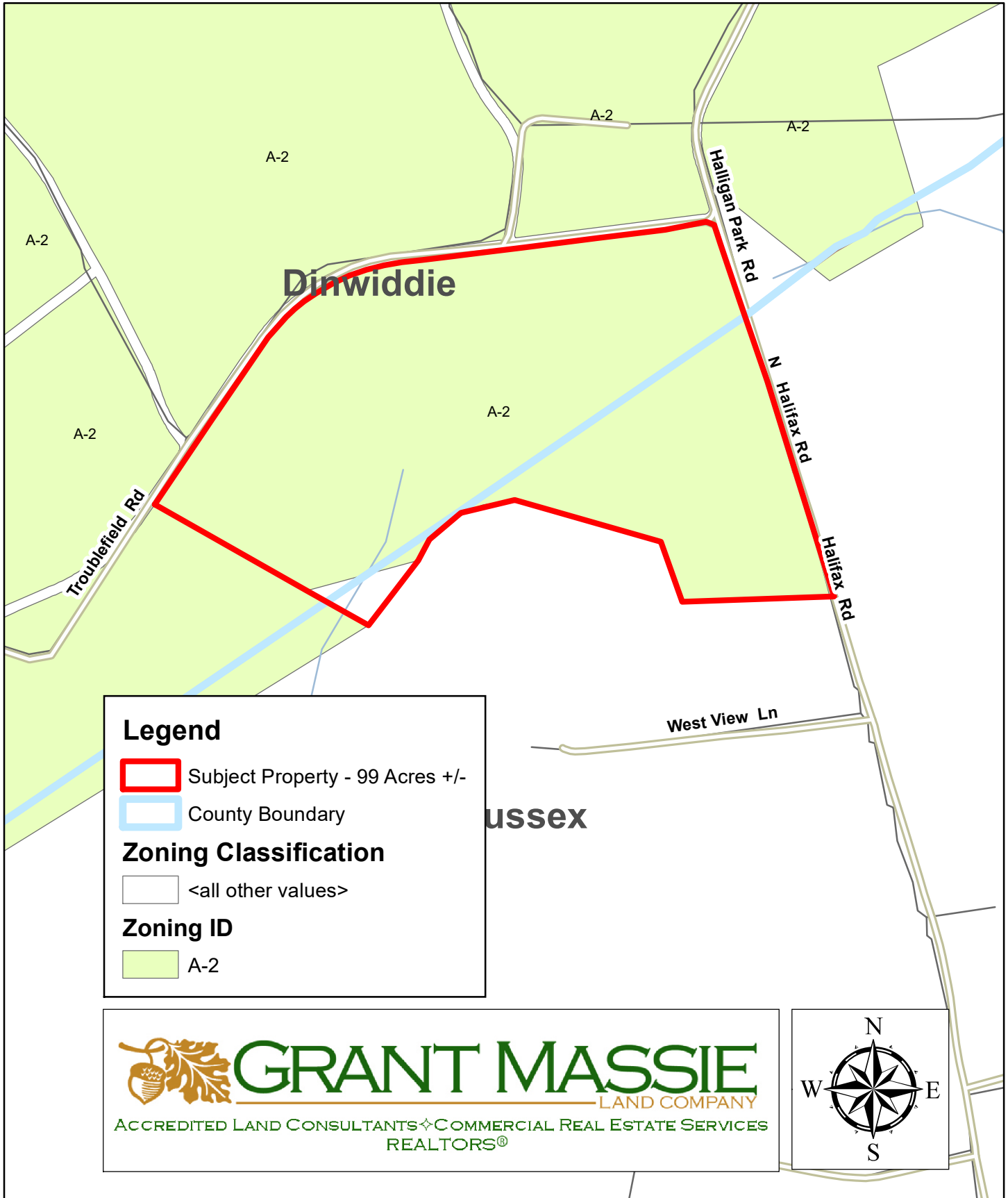
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



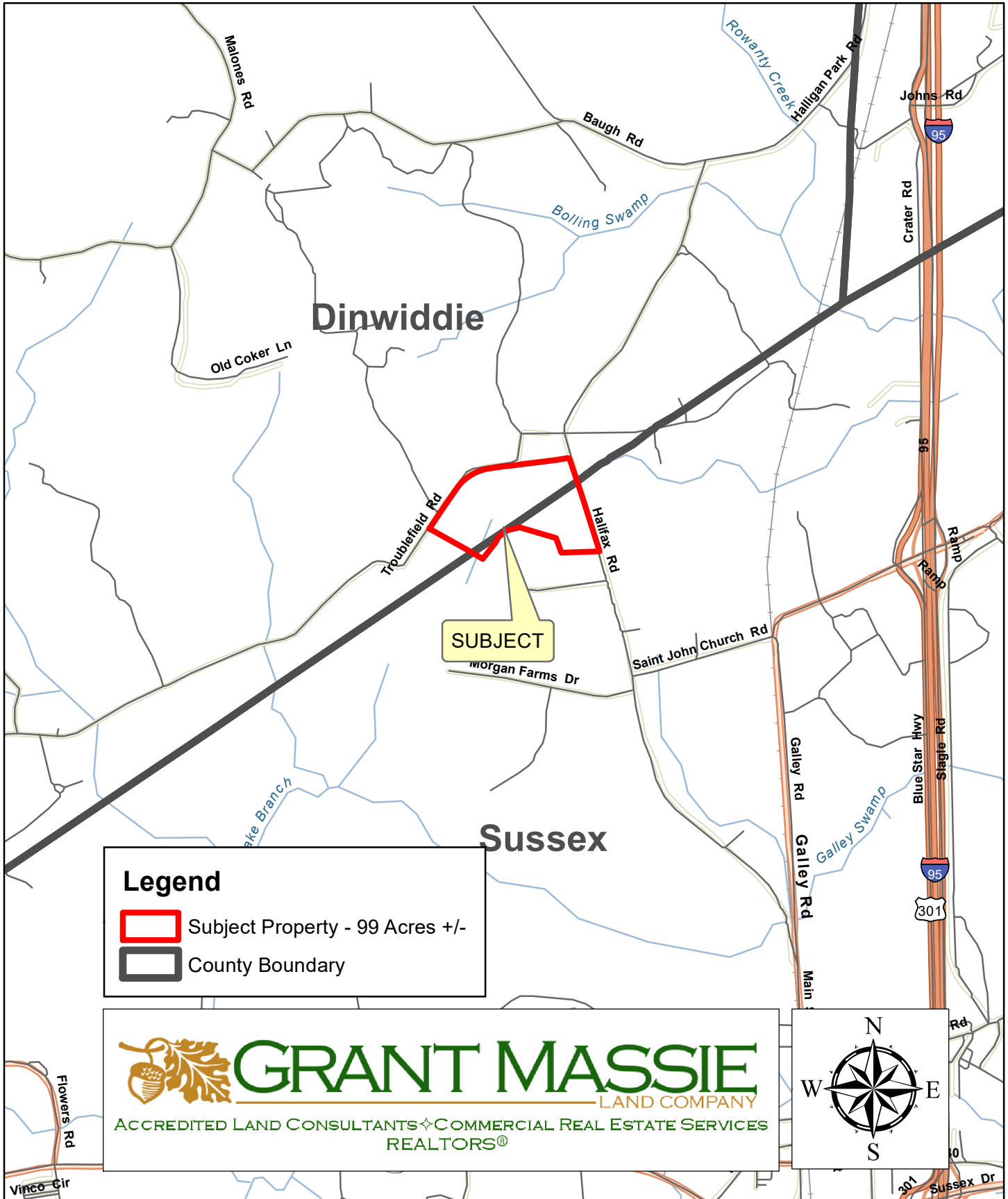
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP



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LOCATION MAP



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