

27.25 ACRES CITY OF EMPORIA, VIRGINIA

PRICE - \$76,000



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PROPERTY DESCRIPTION

The subject property is shown on City of Emporia Tax Map records as parcel number 81-A-0-1. According to the tax records the property contains 27.25 acres. The deed is recorded in Deed Book 199 on Page 806. A review of the Emporia County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
81-A-0-1	27.25

The subject property is currently zoned R-1. There are two 50 foot wide access points to Purdy Road. There are approximately 6.3 acres of open land with the balance in mixed pine and hardwood timber.

The property is located 0.3 miles north of Route 58 and 0.6 miles from I-95. The Future Land Use Plan has the property designated as Low Density Residential.

The city indicates that public water and sewer are available to the site.

ADDRESS: 234 PURDY ROAD, EMPORIA, VA

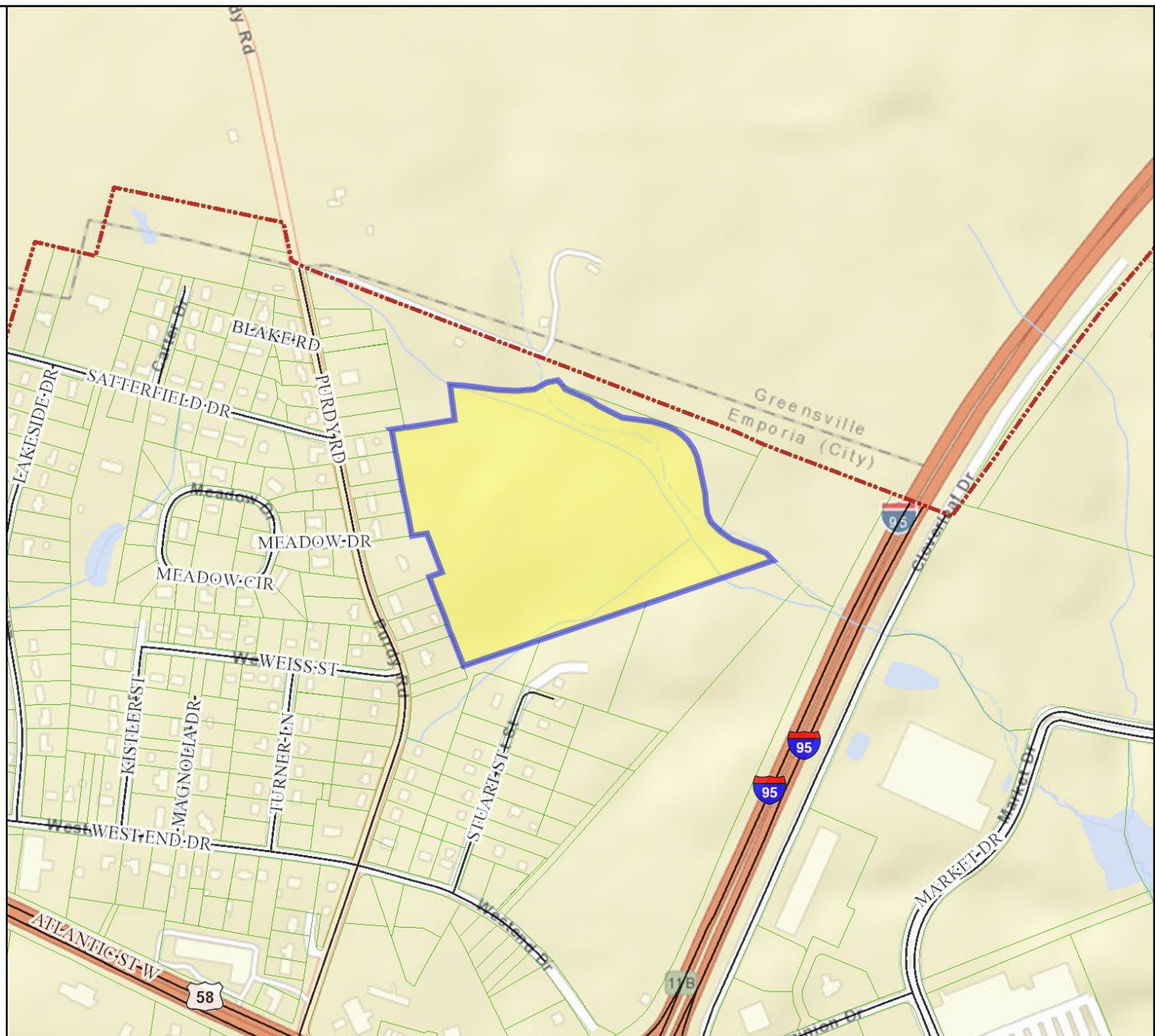
PHOTOGRAPHS



City of Emporia, Virginia

Legend

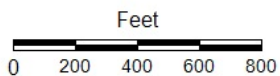
- City Boundary
- Parcels
- Road Centerlines
- Streams and Rivers
- Water Bodies



Title: 81-A-1

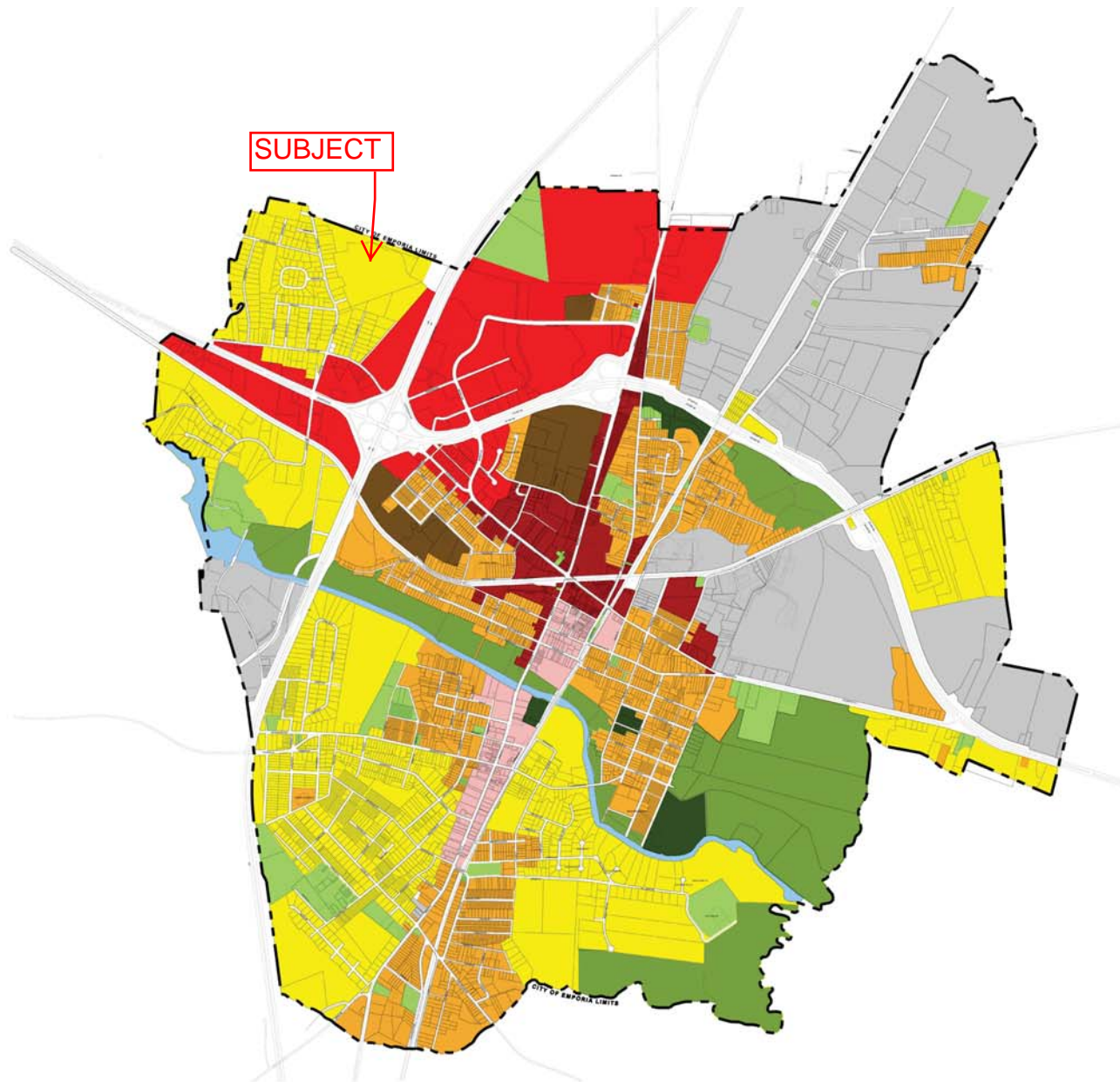
Date: 7/24/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Emporia is not responsible for its accuracy or how current it may be.



FUTURE LAND USE

COMPREHENSIVE PLAN STUDY
CITY OF EMPORIA, VIRGINIA

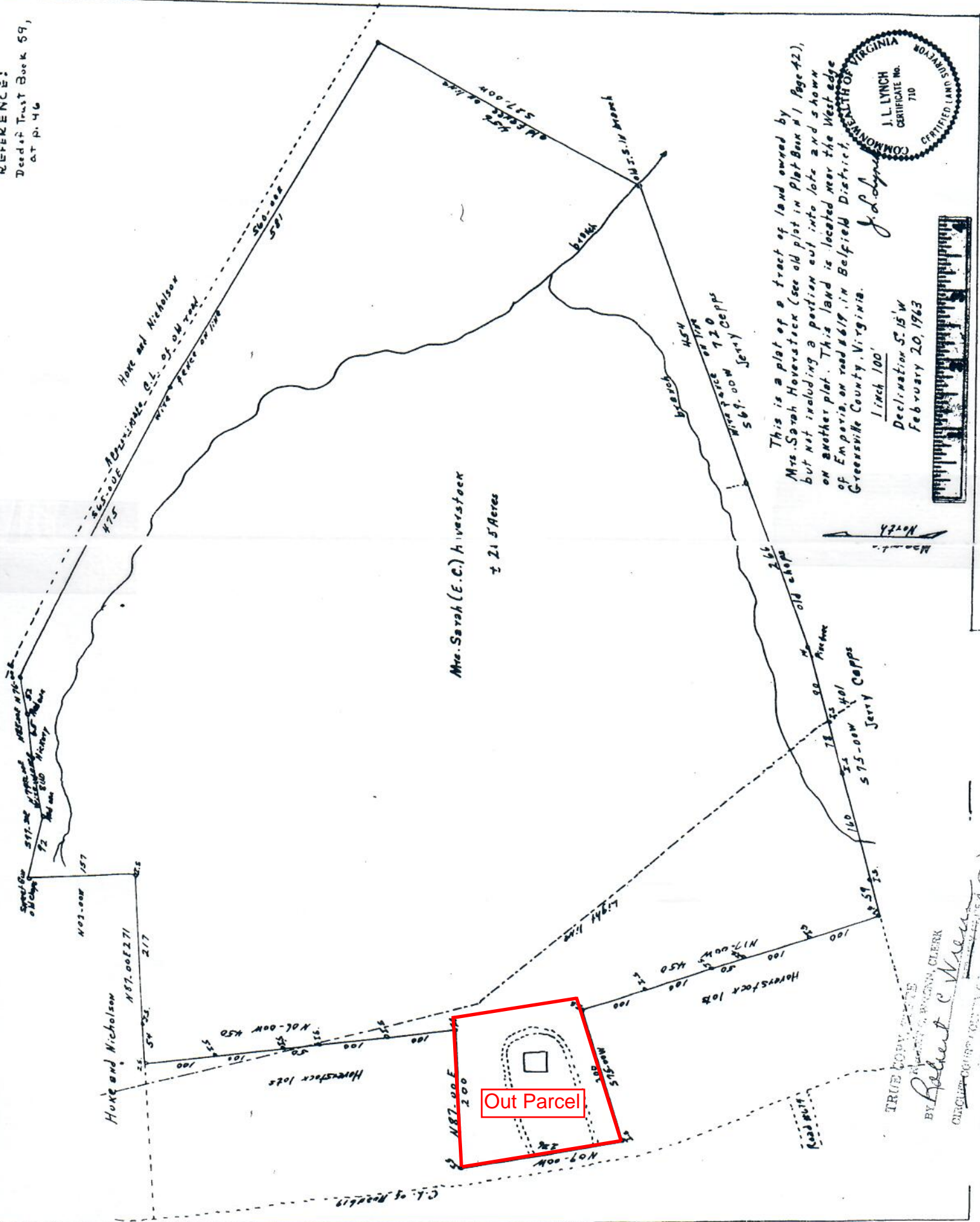


- LEGEND**
- Residential**
 - LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
 - Commercial**
 - GENERAL COMMERCIAL
 - RETAIL & SERVICE
 - DOWNTOWN / MIXED-USE
 - Industrial**
 - INDUSTRIAL
 - Public & Open Space**
 - COMMUNITY FACILITIES
 - CONSERVATION / OPEN SPACE
 - PARKS & RECREATION



COMMUNITY PLANNING PARTNERS, INC.
Community Development Consultants
Richmond, Virginia

REFERENCE:
Deed of Trust Book 59,
at p. 46



Mrs. Sarah (E.C.) Hoverstock
± 21.5 Acres

This is a plot of a tract of land owned by Mrs. Sarah Hoverstock (see old plot in Plat Book #1 Page 42), but not including a portion cut into lots and shown on another plot. This land is located near the West edge of Emporis, on road 6619, in Belfield District, Greensville County, Virginia.

J. L. Lynch

Declination S. 15° W
February 20, 1923



TRUE COPY
BY Robert C. Wren
CLERK

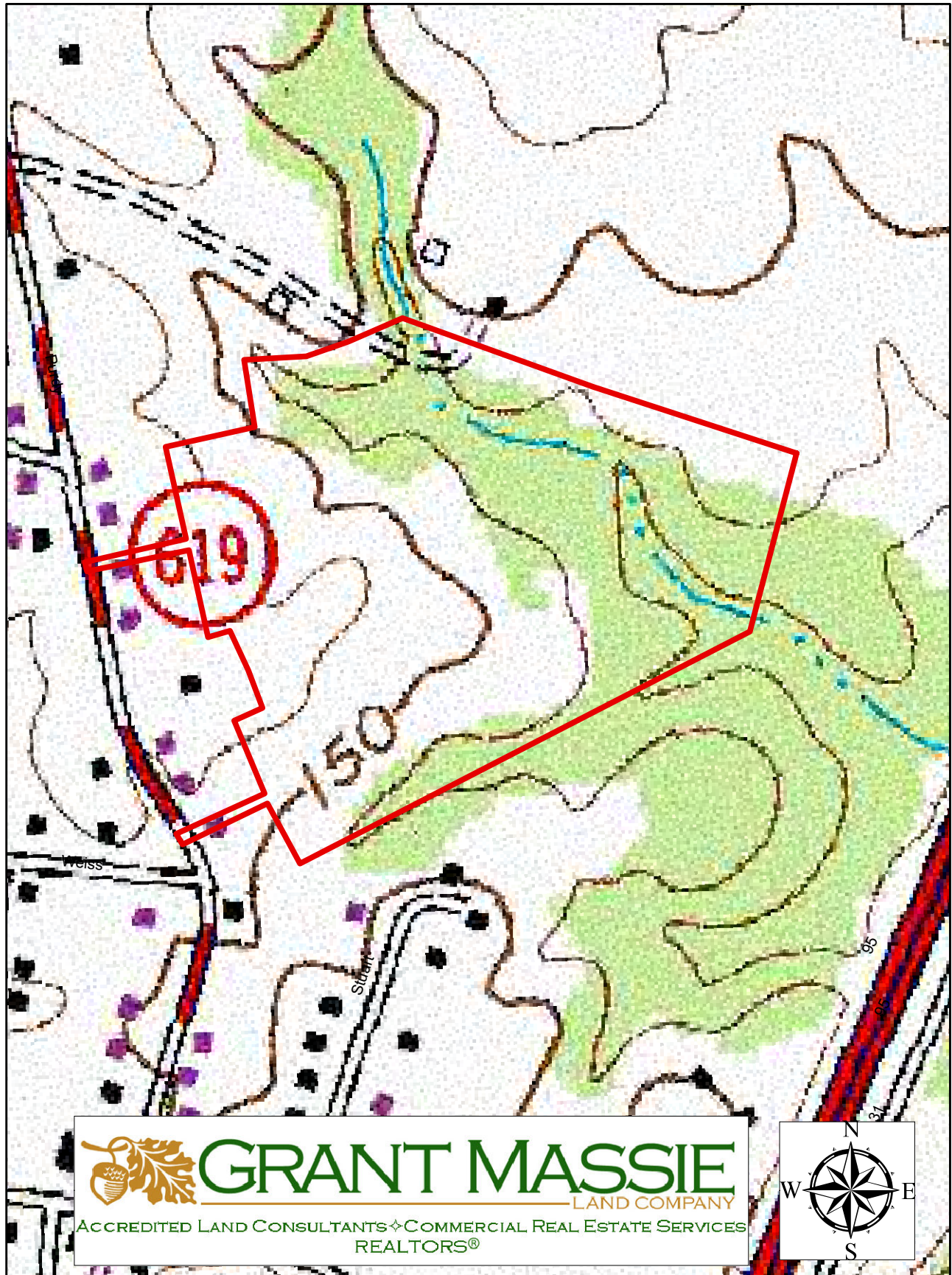
VIRGINIA: In the Clerk's Office of the Circuit Court of Greensville County, the foregoing instrument was lodged in said office on the day of February, 1923, and duly admitted to record at 11:55 A.M.

SUMMER AERIAL PHOTO



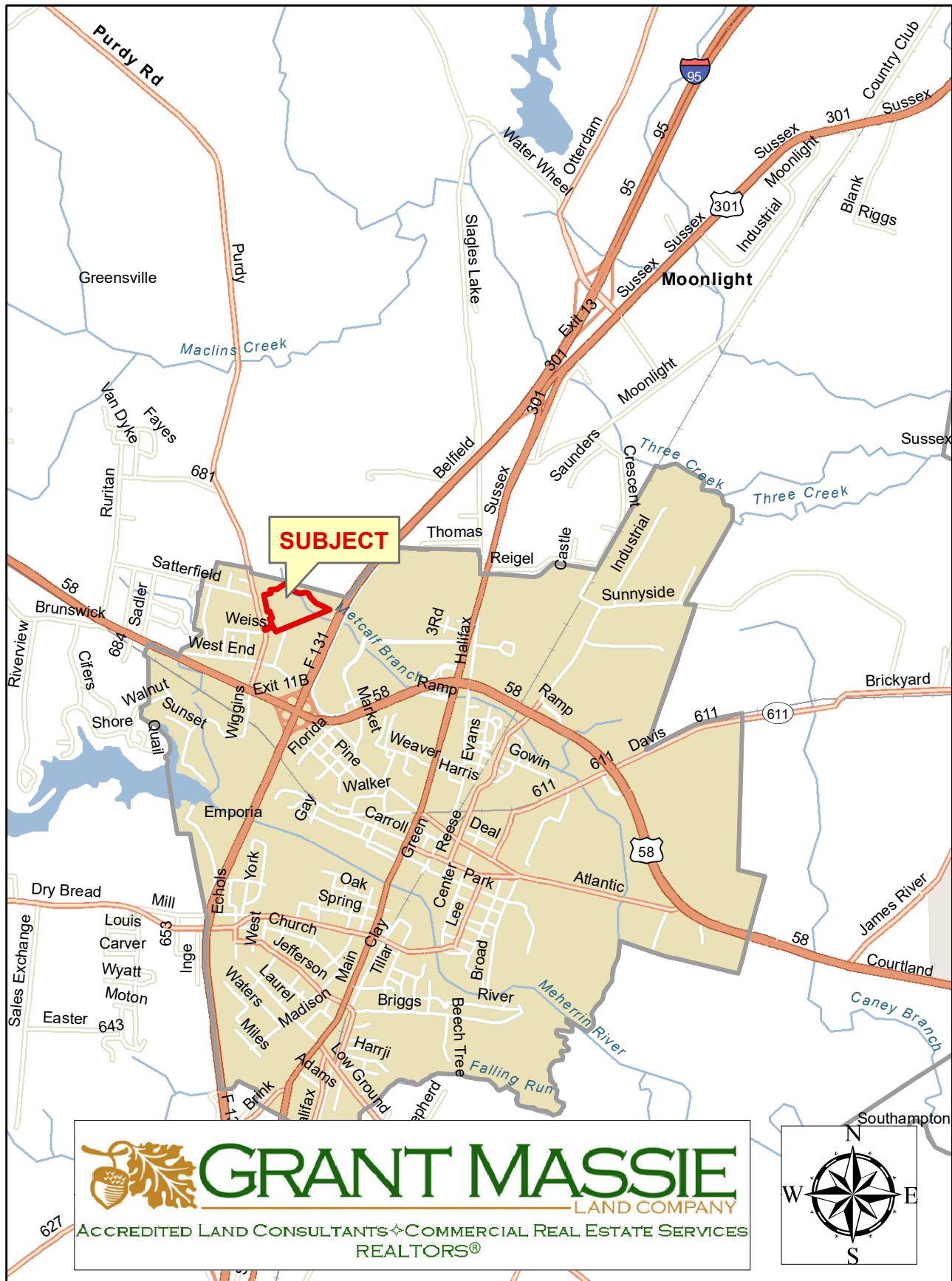
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHY MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED