

# LAKEFRONT FARM

414.76+/- ACRES

PRINCE EDWARD COUNTY,  
VIRGINIA

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PRICE - \$995,000



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

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

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# PROPERTY DESCRIPTION

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The subject property is shown on Prince Edward County Tax Map records as parcel numbers 033-A-4, -5, -6, -7, -8, -9, -10 & -11. According to the tax records the property contains 408.3 acres; however, the recorded plat (Inst # 200703030) shows the acreage at 414.76 Acres. The deeds are recorded in Deed Book 331 on Page 791 and Instrument # 201101477. A review of the Prince Edward County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
033-A-4, etc.	408.3

The subject property is currently zoned Agricultural. There are approximately 2,300 feet +/- of road frontage on the east side of Route 693 (Campbell Hill Road) and 1,630 feet +/- of frontage on the west side. Route 693 is a gravel-surfaced, 30-foot-wide public right-of-way.

There are approximately 164 acres +/- of open land/crop land which includes approximately 15.5 acres +/- of powerline right-of-way. There is a 29-acre +/- lake known as "Grand View Lake" that is situated along the eastern side of the farm. Approximately 16.6 acres +/- of Grand View Lake is part of the subject property, and it contains about 2,500 lineal feet +/- of shoreline on the lake. There is also a half-acre +/- pond with a breached dam onsite.

The farm's woodland consists of about 114.6 acres +/- of 10- to 11-year old planted Loblolly Pines. The balance (119 acres +/-) of the farm is wooded in upland and bottomland mature mixed hardwood stands and scattered mature natural pines with some timber value.

The subject property is located about 1 mile south of Prospect and U.S. Highway 460 (Prince Edward Highway). It is situated between Farmville (about 10 miles +/- to the East) and Appomattox (about 17.5 miles +/- to the West).

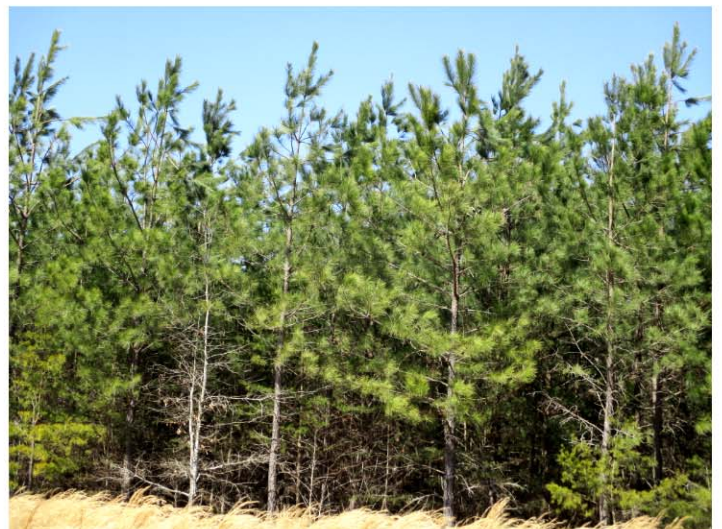
**Address - Just South of 1499 Campbell Hill Rd., Prospect, VA 23960**

# PHOTOGRAPHS



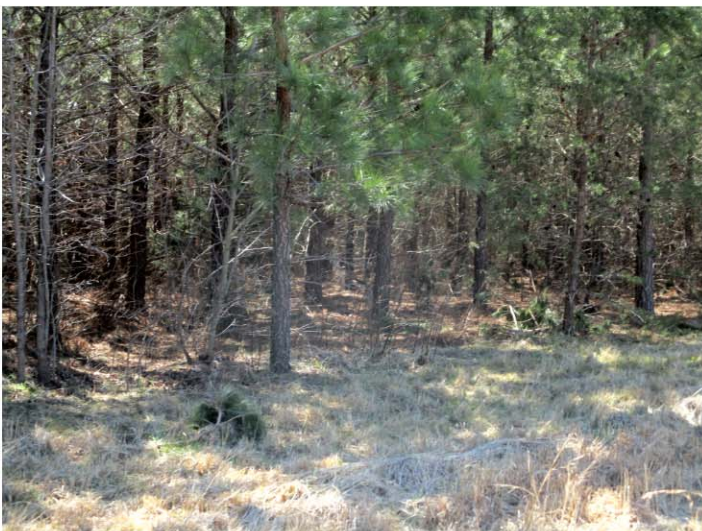


# PHOTOGRAPHS



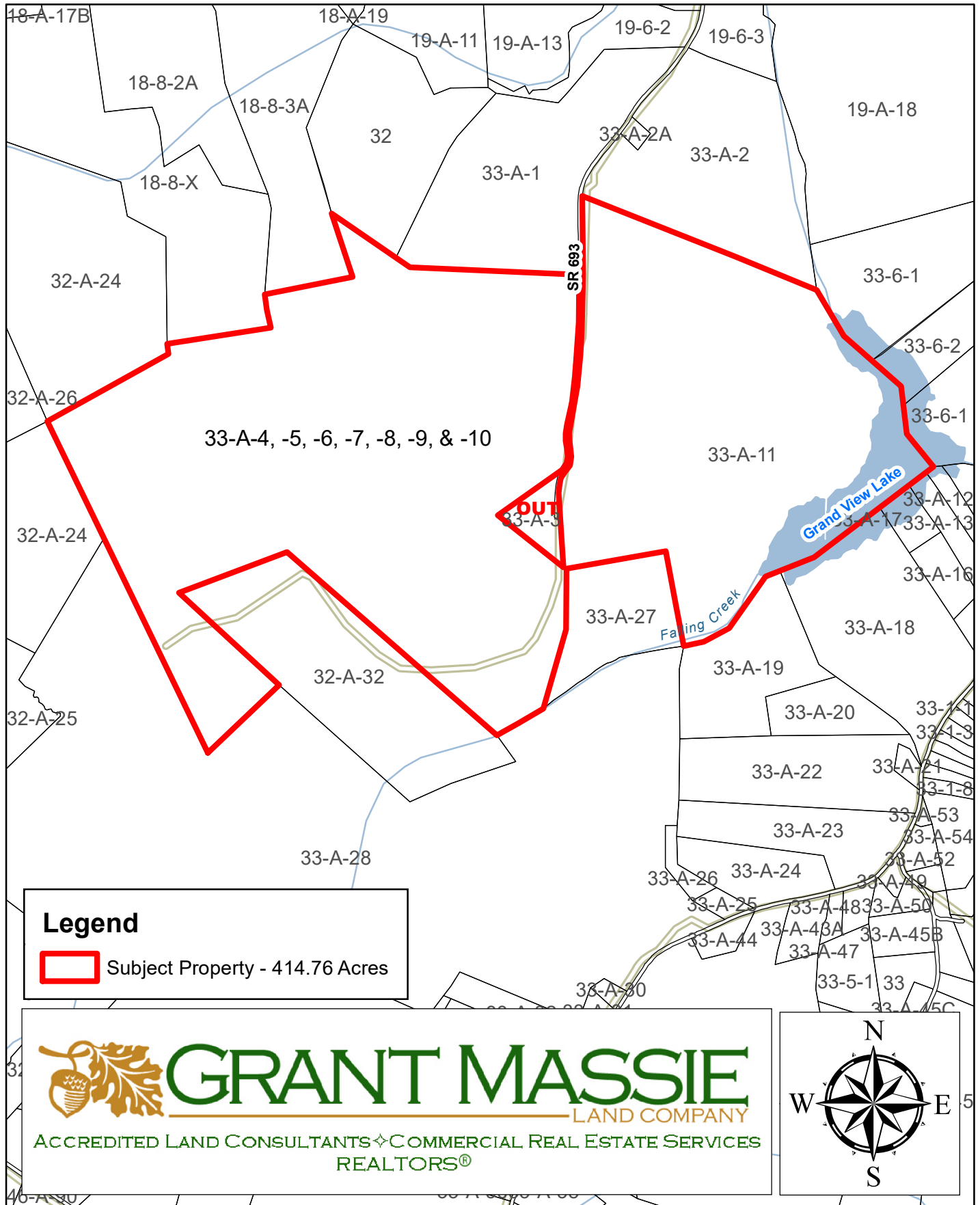


# PHOTOGRAPHS





# TAX MAP



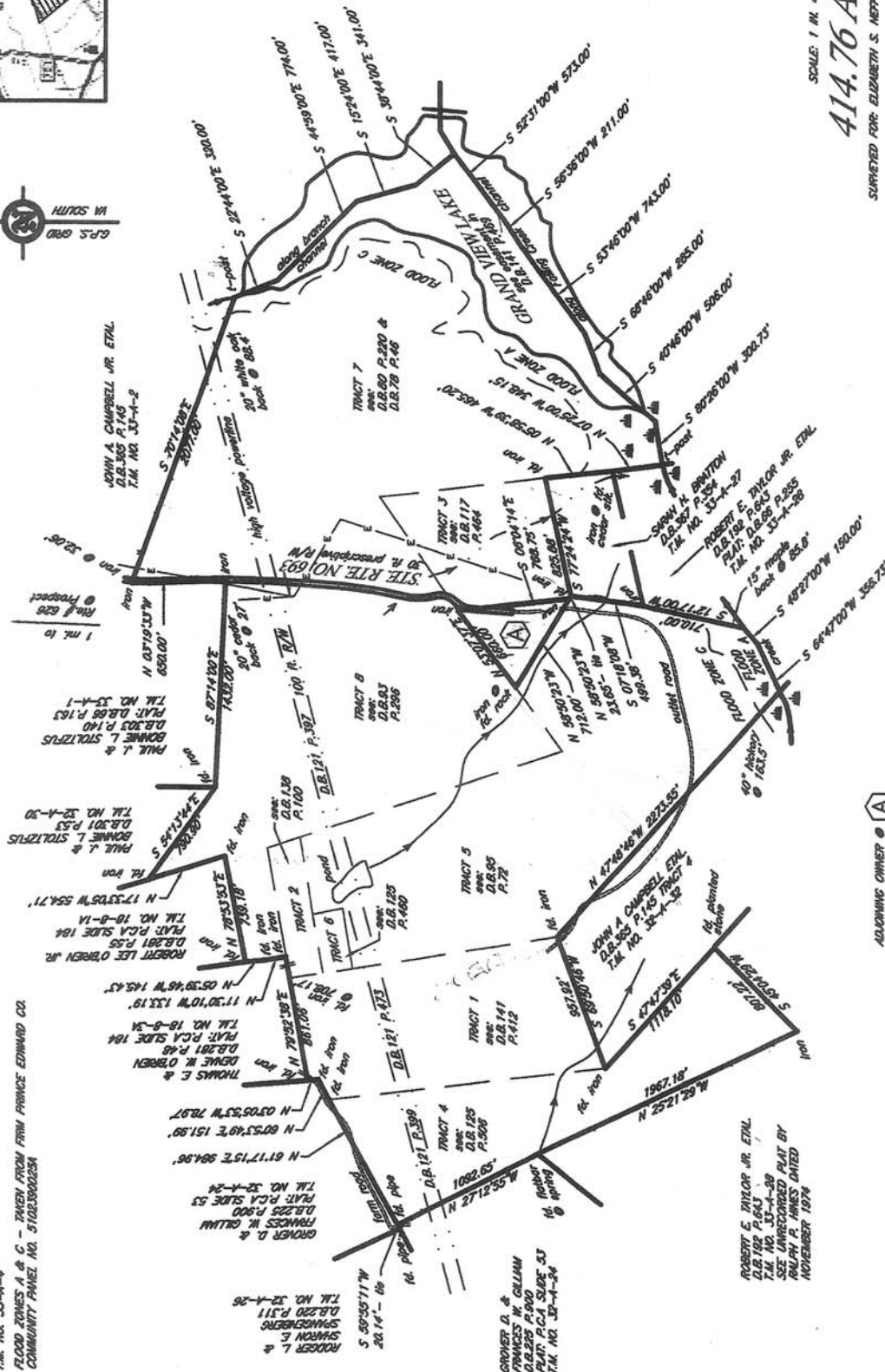
WILLIAM W. DICKERSON, JR.

LAND SURVEYOR  
500 Court Street, P.O. Box 112  
Appomattox, Virginia 24522

THIS IS TO CERTIFY THAT ON FEBRUARY 19, 2007  
I MADE AN ACCURATE SURVEY OF THE PREMISES  
SHOWN HEREON AND THAT THERE ARE NO  
ENCUMBRANCES OR ENCROACHMENTS VISIBLE ON  
THE SURFACE OF THE LAND SHOWN HEREON.  
UNDERGROUND UTILITIES ARE NOT SHOWN.

T.M. NO. 33-A-4  
FLOOD ZONES A & C - TAKEN FROM PRINCE EDWARD CO.  
COMMUNITY PANEL NO. 5102300234

LOCATION MAP



SCALE: 1 IN. = 500 FT.

414.76 ACRES

SURVEYED FOR: ELIZABETH S. HEFFNER & MARGARET S. GRIFFIN  
SOURCE OF TITLE: ELIZABETH S. HEFFNER & MARGARET S. GRIFFIN  
D.B. 331 P. 701

PROSPECT DISTRICT PRINCE EDWARD COUNTY  
VIRGINIA

FEBRUARY 19, 2007



ADJOINING OWNER @  
JOHN A. CAMPBELL JR. ETAL.  
D.B. 303 P. 143  
PLAT: D.B. 307 P. 240  
T.M. NO. 33-A-3

ROBERT E. TAYLOR JR. ETAL.  
D.B. 186 P. 643  
T.M. NO. 33-A-38  
SEE UNRECORDED PLAT BY  
RALPH P. HINES DATED  
NOVEMBER 1974

GROVER D. &  
FRANCES W. GILLIAM  
D.B. 220 P. 311  
PLAT: P.C.A. SLIDE 33  
T.M. NO. 33-A-24

ROBERT L. &  
SPARKS  
D.B. 220 P. 311  
T.M. NO. 33-A-24

FRANCES W. GILLIAM  
D.B. 220 P. 311  
PLAT: P.C.A. SLIDE 33  
T.M. NO. 33-A-24

THOMAS E. &  
DENISE W. O'BRIEN  
D.B. 201 P. 48  
PLAT: P.C.A. SLIDE 184  
T.M. NO. 18-B-34

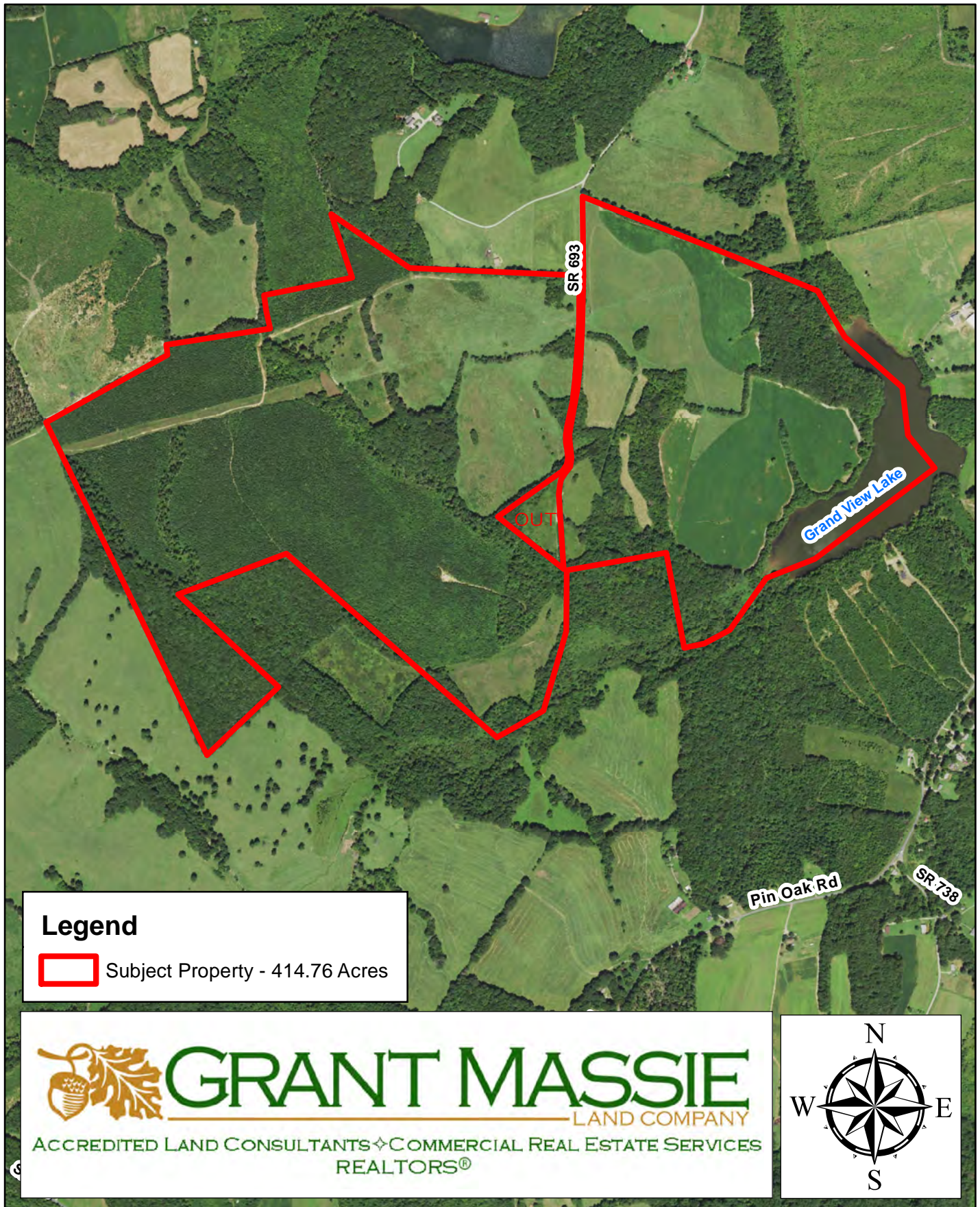
PAUL &  
DOMINE L. STOLTZFUSS  
D.B. 301 P. 53  
T.M. NO. 32-A-30

PAUL &  
DOMINE L. STOLTZFUSS  
D.B. 301 P. 53  
T.M. NO. 32-A-30

PAUL &  
DOMINE L. STOLTZFUSS  
D.B. 301 P. 53  
T.M. NO. 32-A-30



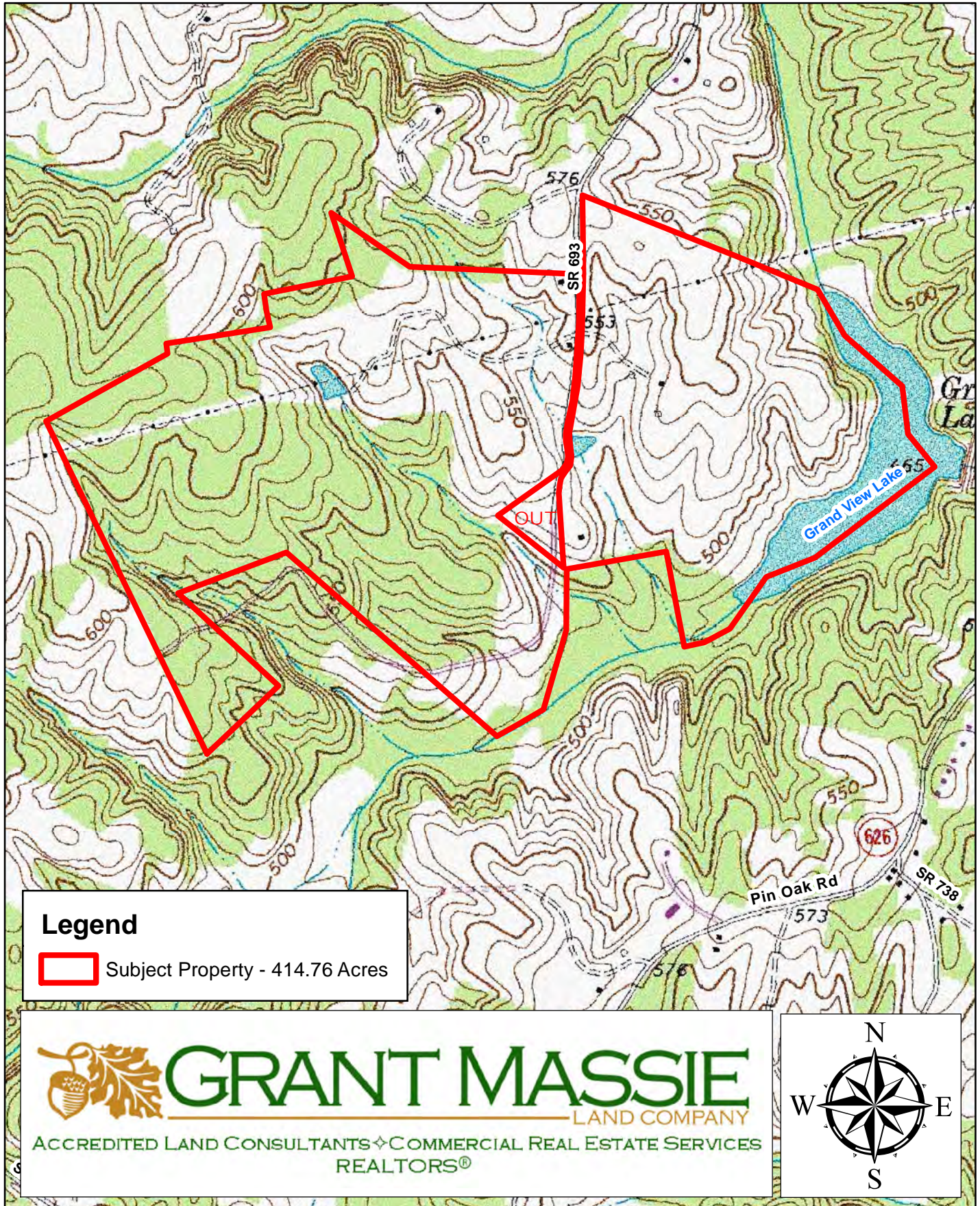
# AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



# TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



# LOCATION MAP

