

155.74 ACRES NEAR WINDSOR ISLE OF WIGHT COUNTY, VA

ASKING PRICE ~ \$298,000



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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. PLAT
- V. LOCATION MAP
- VI. AERIAL PHOTOGRAPH
- VII. TOPOGRAPHIC MAP
- VIII. WINSOR DSD LAND USE
MAP

PROPERTY DESCRIPTION

The subject property is shown on Isle of Wight County Tax Map records as parcel # 53-01-052. According to the tax records, the property contains 152.65 acres +/- . However, a 2015 boundary survey by Canada Land & Marine Surveying shows the actual acreage at **155.74 Acres**. The deeds of distribution are recorded in Deed Instrument # 100002096 and # 100006029. The plat of the 30-foot Right of Way to State Route 646 (Stave Mill Road) was recorded in Deed Book 146 on Page 300. A review of the Isle of Wight County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
53-01-052	152.65	\$229,000 Land Only

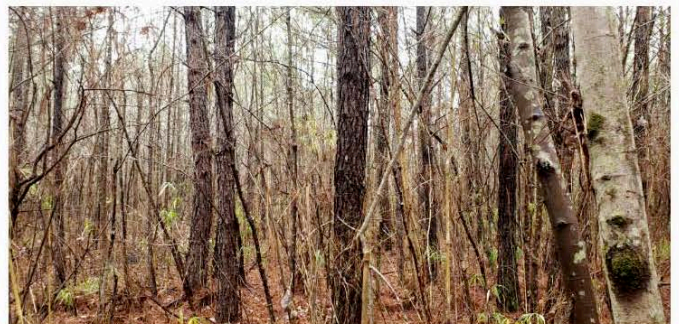
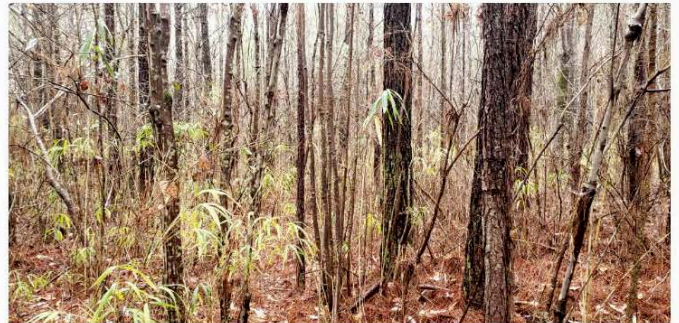
The subject property is currently zoned Agricultural. It is designated as Environmental Conservation (EC) on the Windsor DSD Land Use Map within the current Isle of Wight Comprehensive Plan. The subject property doesn't have state road frontage. There is a 30-foot easement to Stave Mill Road to the northwest corner of the subject property.

The subject property was cut-over in the late 1990s and left to naturally regenerate after the harvest. There is a mixture of pine pulpwood, small pine Chip-N-Saw and hardwood pulpwood.

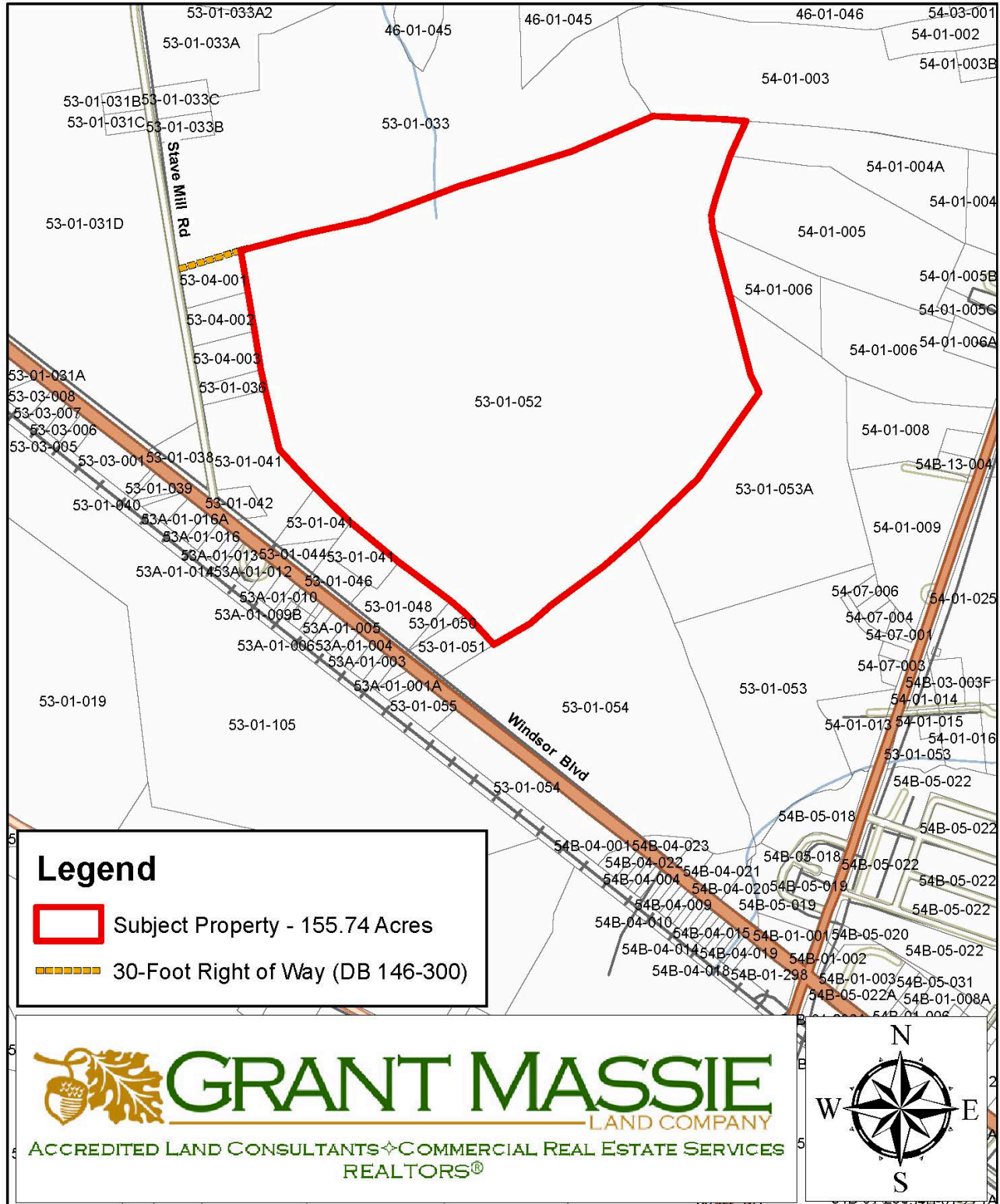
The subject property is located about 0.6 miles from the Route 460/Highway 258 interchange and about 1 mile +/- from Windsor.

The subject property is an ideal long-term timberland investment and recreational property with convenient access to Virginia Beach, Norfolk, and Hampton.

PHOTOGRAPHS



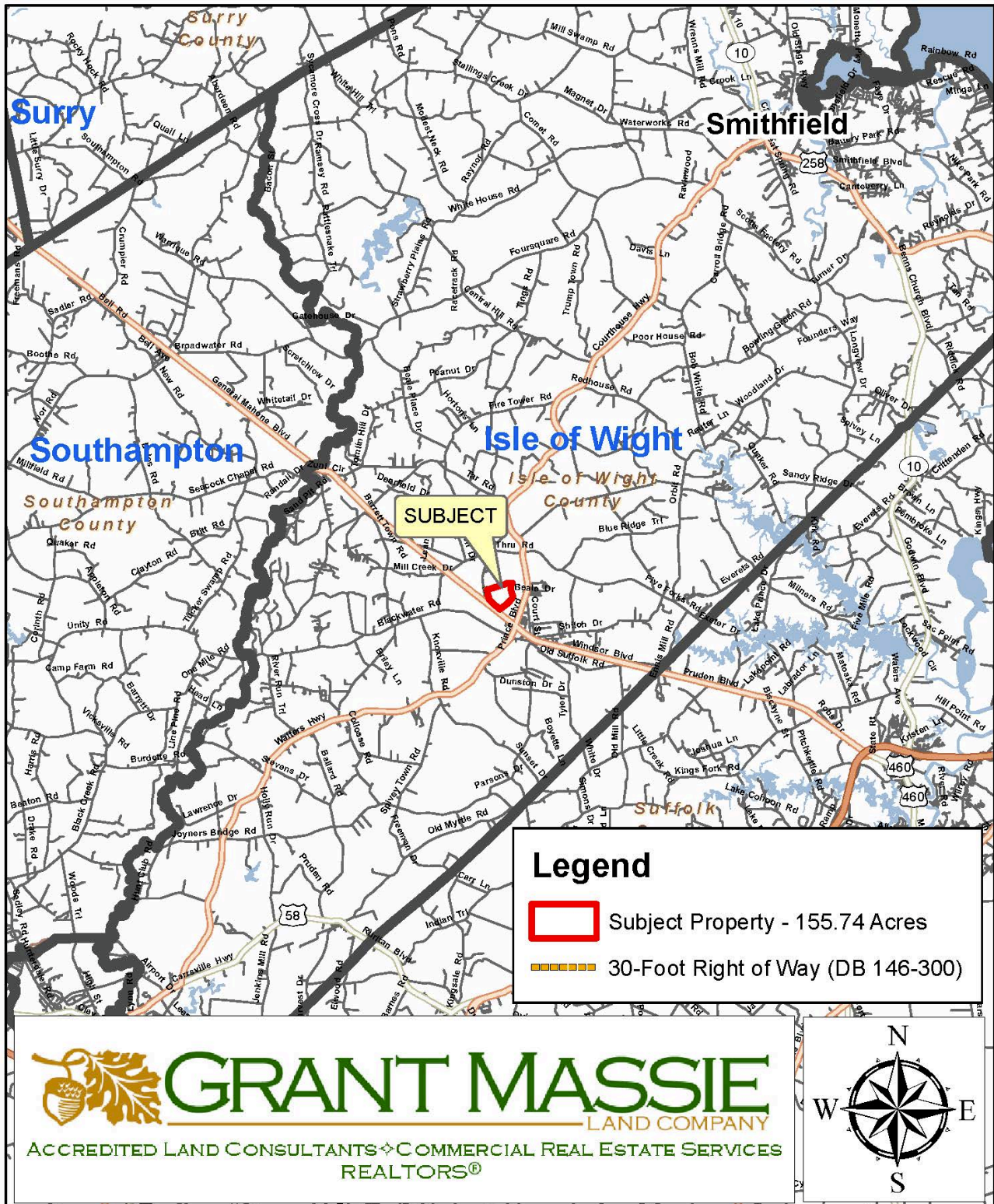
TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

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LOCATION MAP



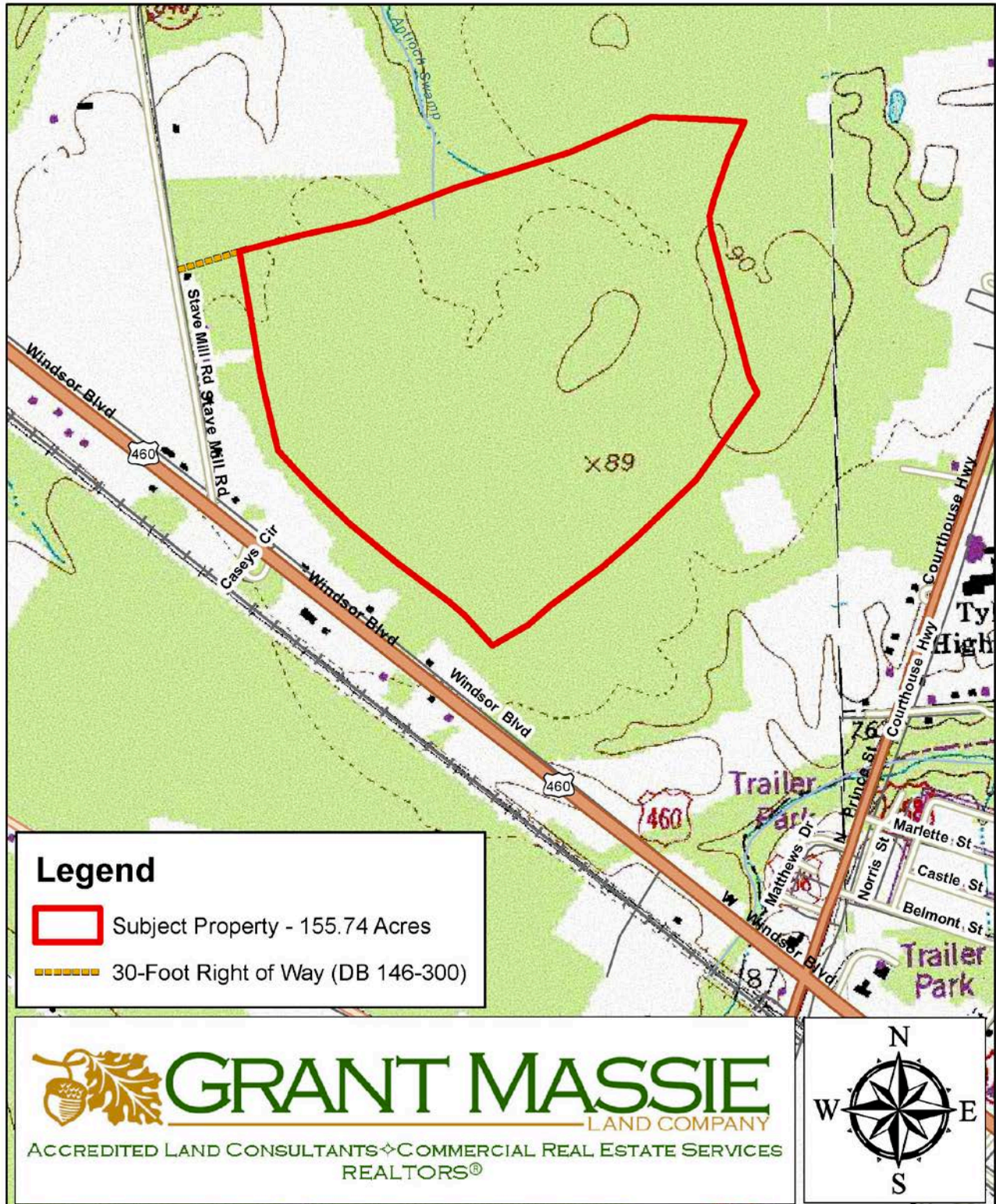
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

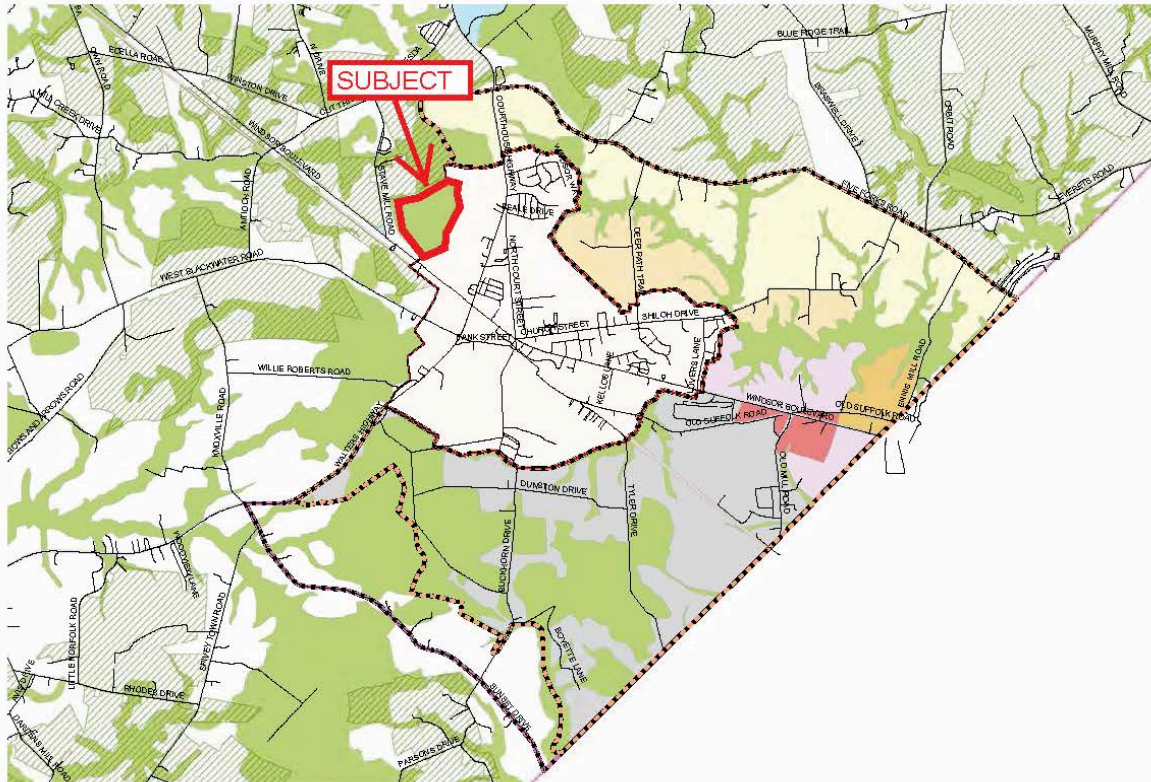
TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

WINDSOR DSD LAND USE MAP

MAP 17 WINDSOR DSD LAND USE MAP



Land Use Designation - Windsor	Acreage	%
Environmental Conservation	3,201.76	40.25
Rural Agricultural Conservation	0.00	0.00
Conservation Development	0.00	0.00
Suburban Estate	1,517.09	19.07
Suburban Residential	574.84	7.23
Urban Residential	178.03	2.24
Mixed-Use	411.23	5.17
Business & Employment	120.13	1.51
Planned Industrial	1,816.59	22.84
Civic	0.00	0.00
Road Right of Way	113.71	1.43
Railroad Right of Way	21.84	0.27
Village Center	0.00	0.00
Town	0.00	0.00
Total	7,955.22	

Legend

- Roads
- Village Centers
- Town Borders
- 2008 Plan Future Expansion DSD
- Camptown DSD
- Newport DSD
- Rushmere
- Windsor DSD

Land Use

- Environmental Conservation
- Rural Agricultural Conservation
- Conservation Development
- Suburban Estate
- Suburban Residential
- Urban Residential
- Mixed Use
- Business & Employment
- Planned Industrial
- Civic
- Road
- Rail
- Town
- County Boundary

