

153.3 ACRES +/- POWHATAN COUNTY, VA

ASKING PRICE ~ \$1,100,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Powhatan County Tax Map records as parcel number 043-10. According to the tax records the property contains 153.3 acres +/- . The deed for the parent tract was recorded in Deed Book 400 on Page 292.

The subject property is currently zoned Agricultural (A-10). It is located in the Rural Preservation area on the Countywide Future Land Use Plan Map # 6, about 1.2 miles +/- north of the Special Area Plans boundaries. There are approximately 2,325 feet +/- of non-contiguous road frontage on State Route 635 (Manakintown Ferry Road).

The subject property is completely wooded except for about 17.5 acres +/- in high-voltage powerline easement and fiber optic cable easement. The woodland consists of the following:

- 110.5 Acres +/- of 5- to 6-year old pines;
- 19.75 Acres +/- of 16- to 17-year old unthinned pines;
- 5 Acres of mature mixed natural hardwoods and natural pines; and
- Half-acre (0.5 acres +/-) of cutover wooded lowgrounds.

The subject property is located 1.5 miles +/- from U.S. Highway 60 (Anderson Highway) and the Powhatan/Chesterfield County line. It is also located about 4.25 miles +/- to Route 288.

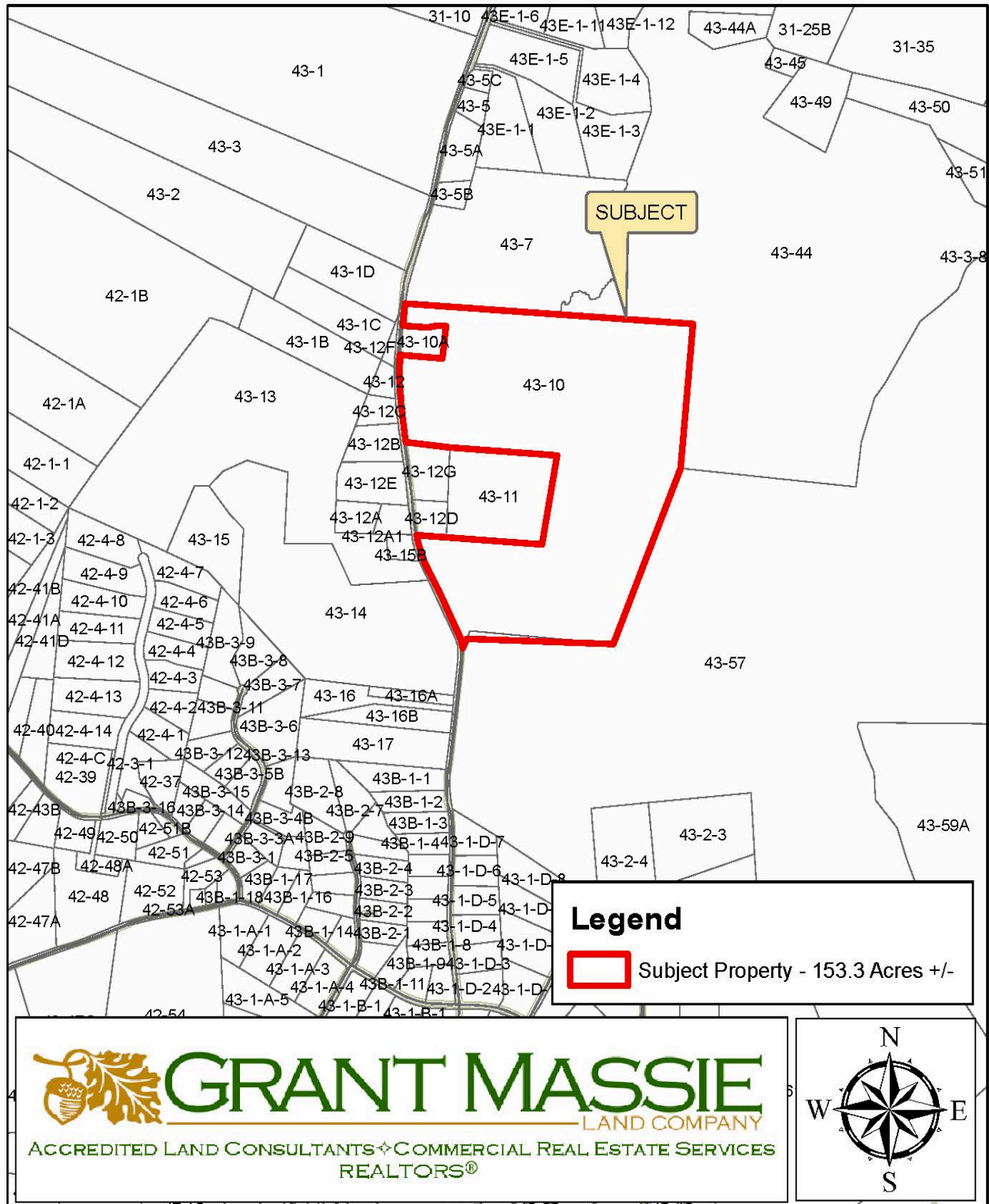
PHOTOGRAPHS



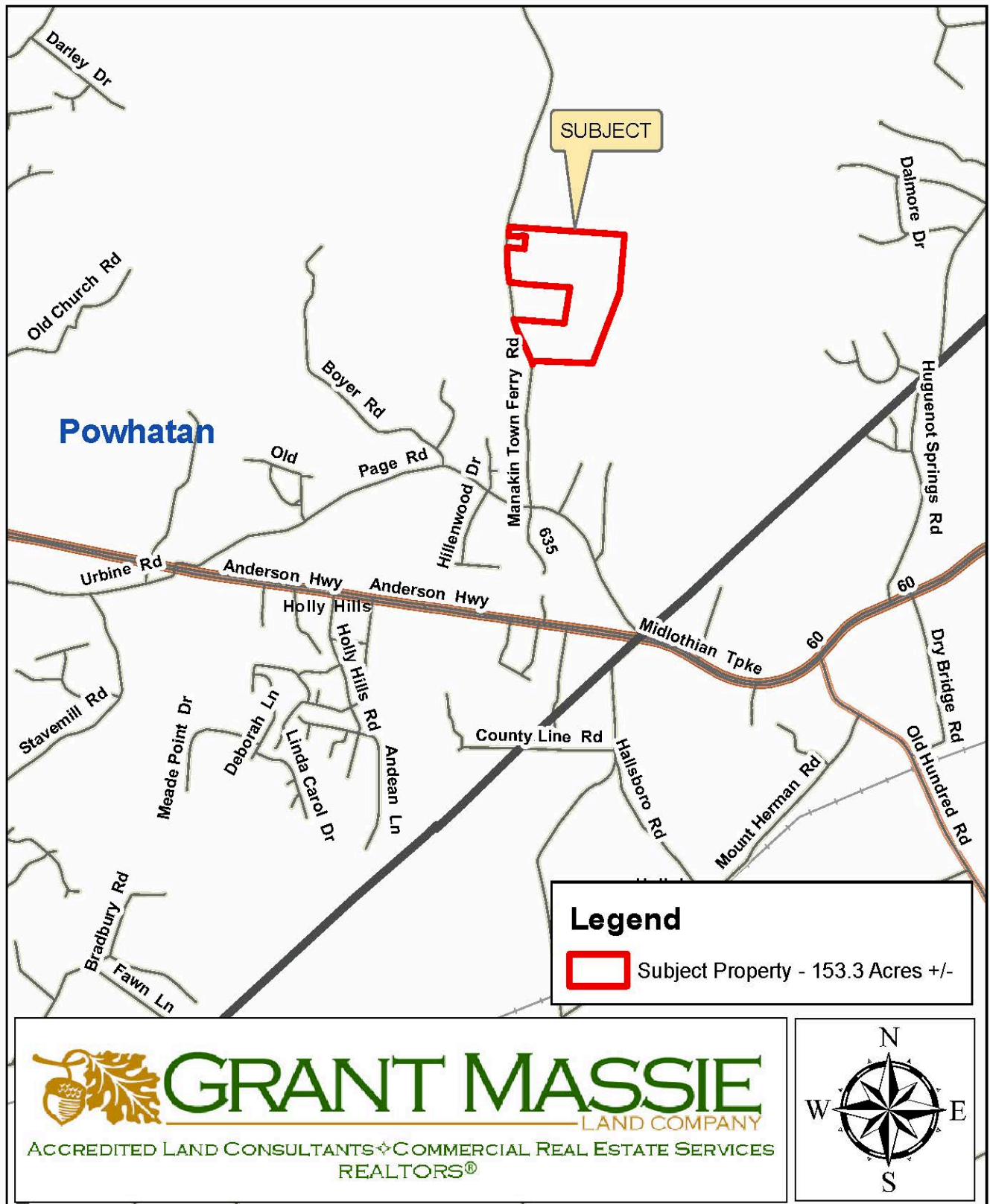
PHOTOGRAPHS



TAX MAP

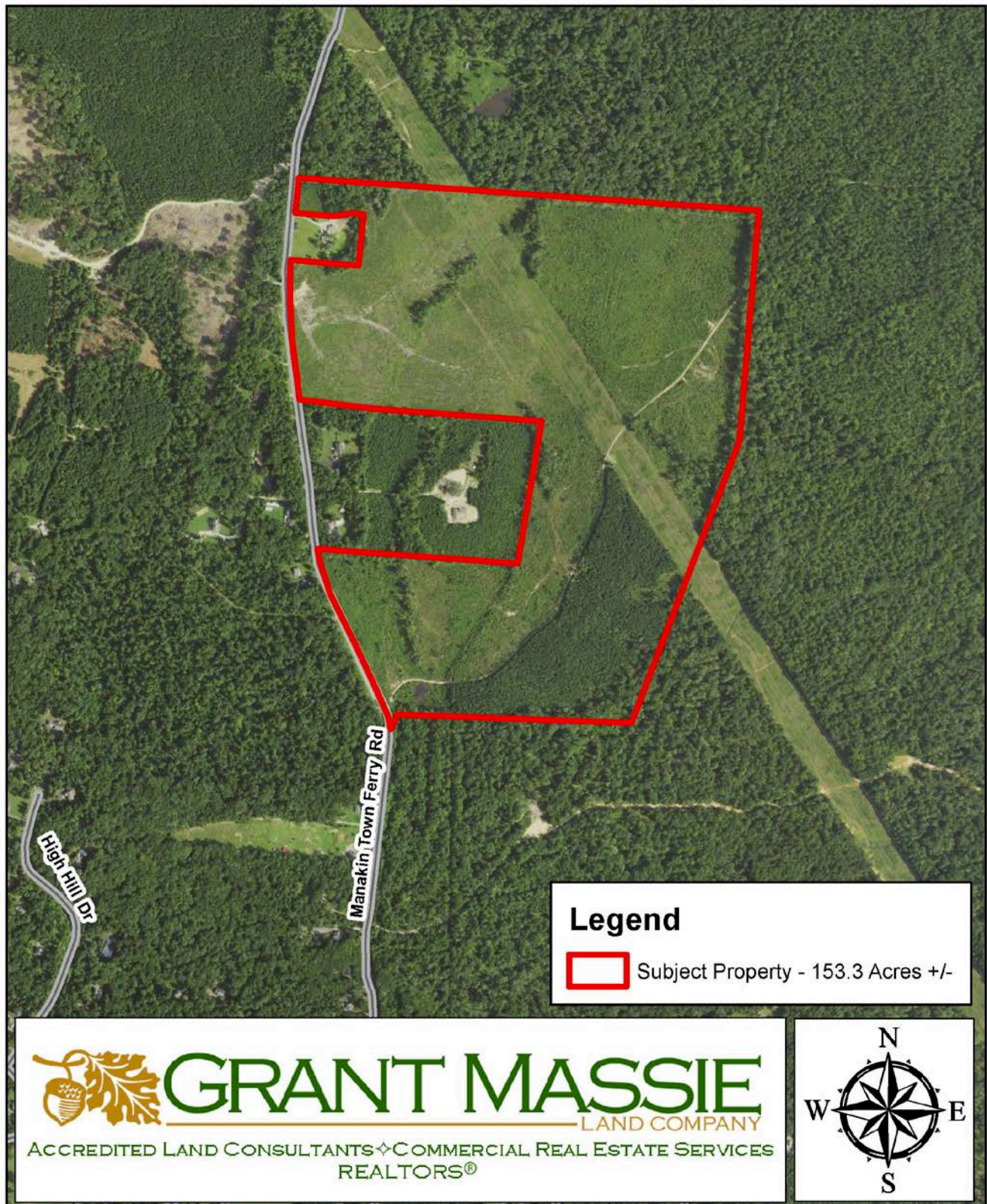


LOCATION MAP



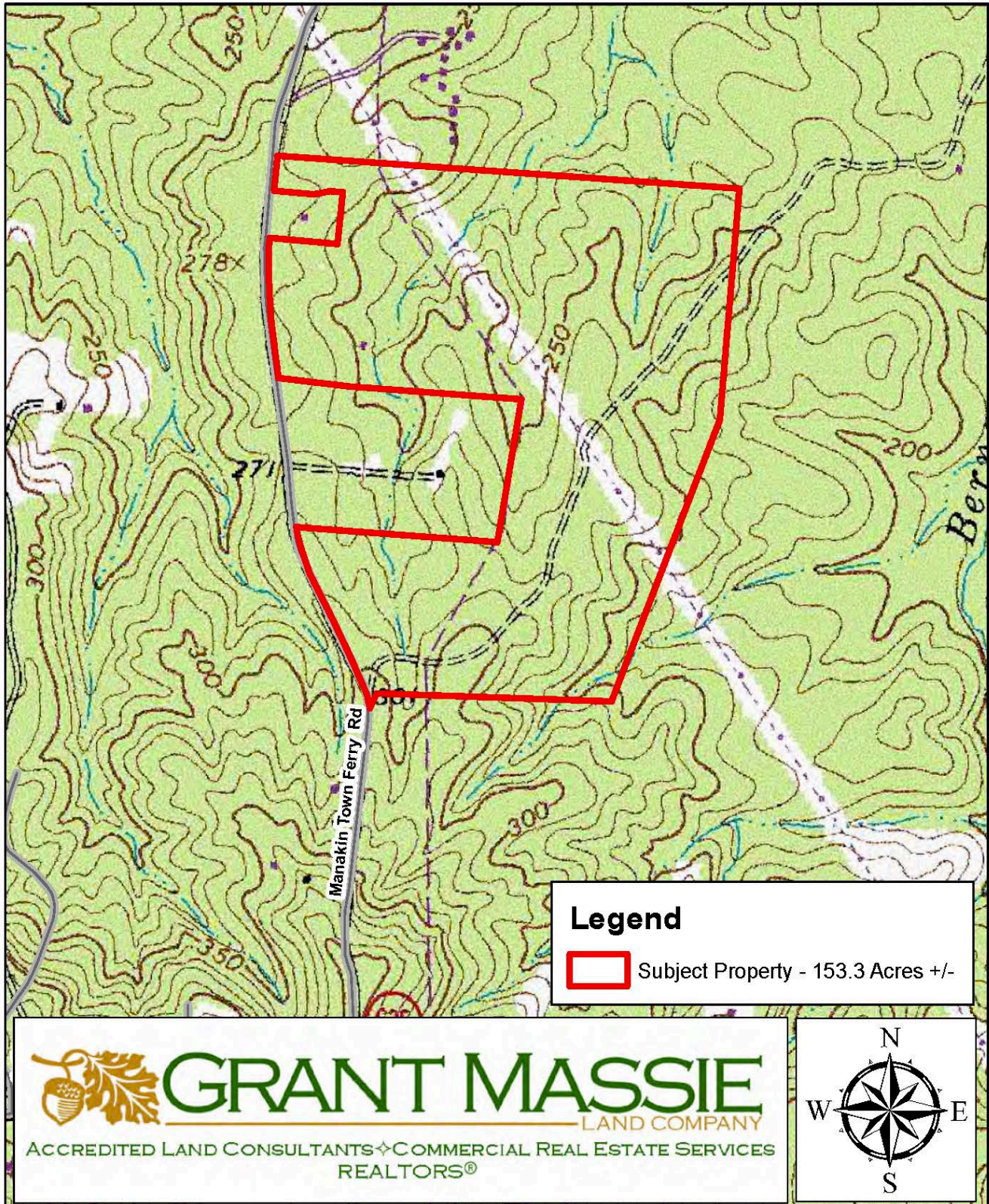
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



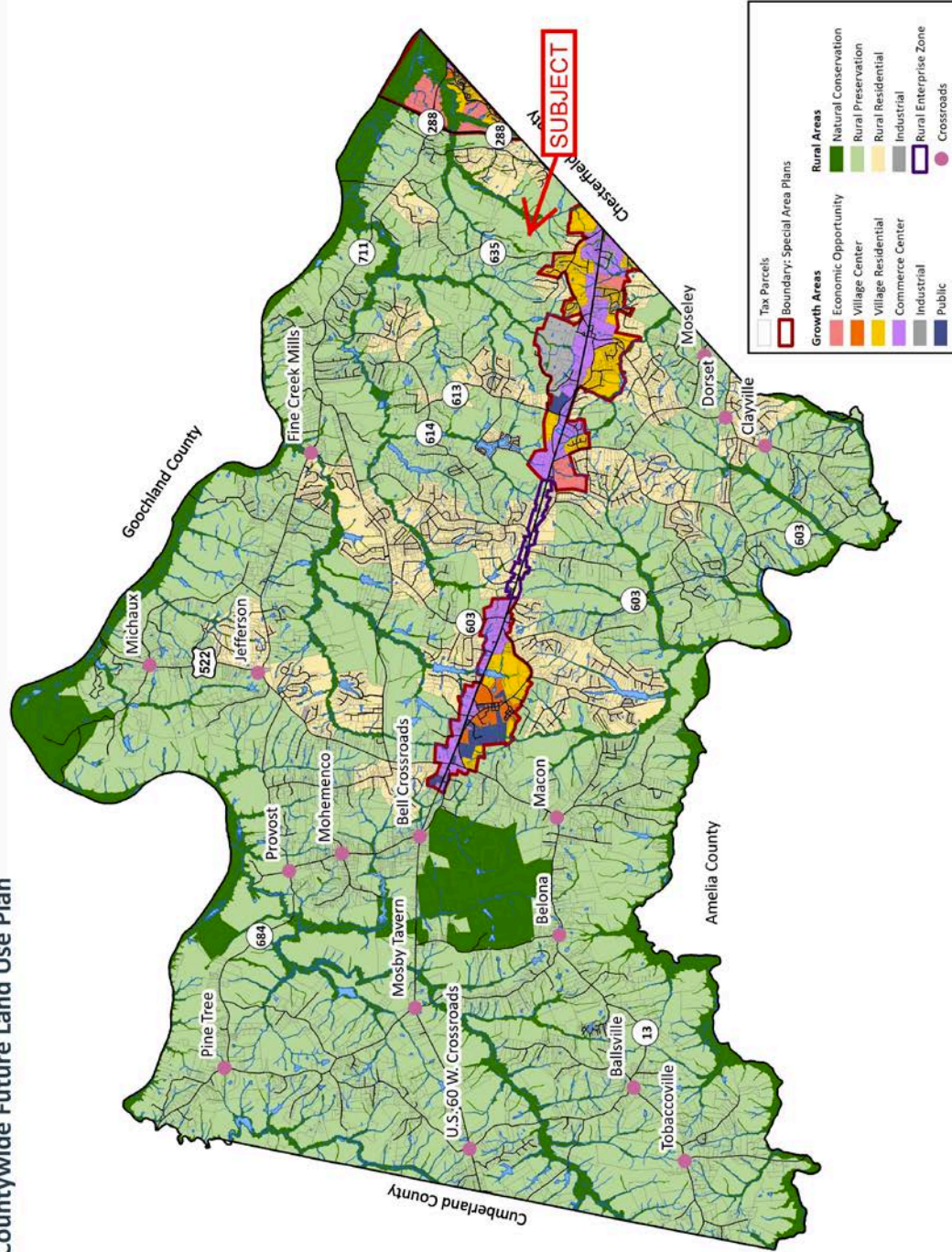
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

**Map 5:
Existing Land Use**

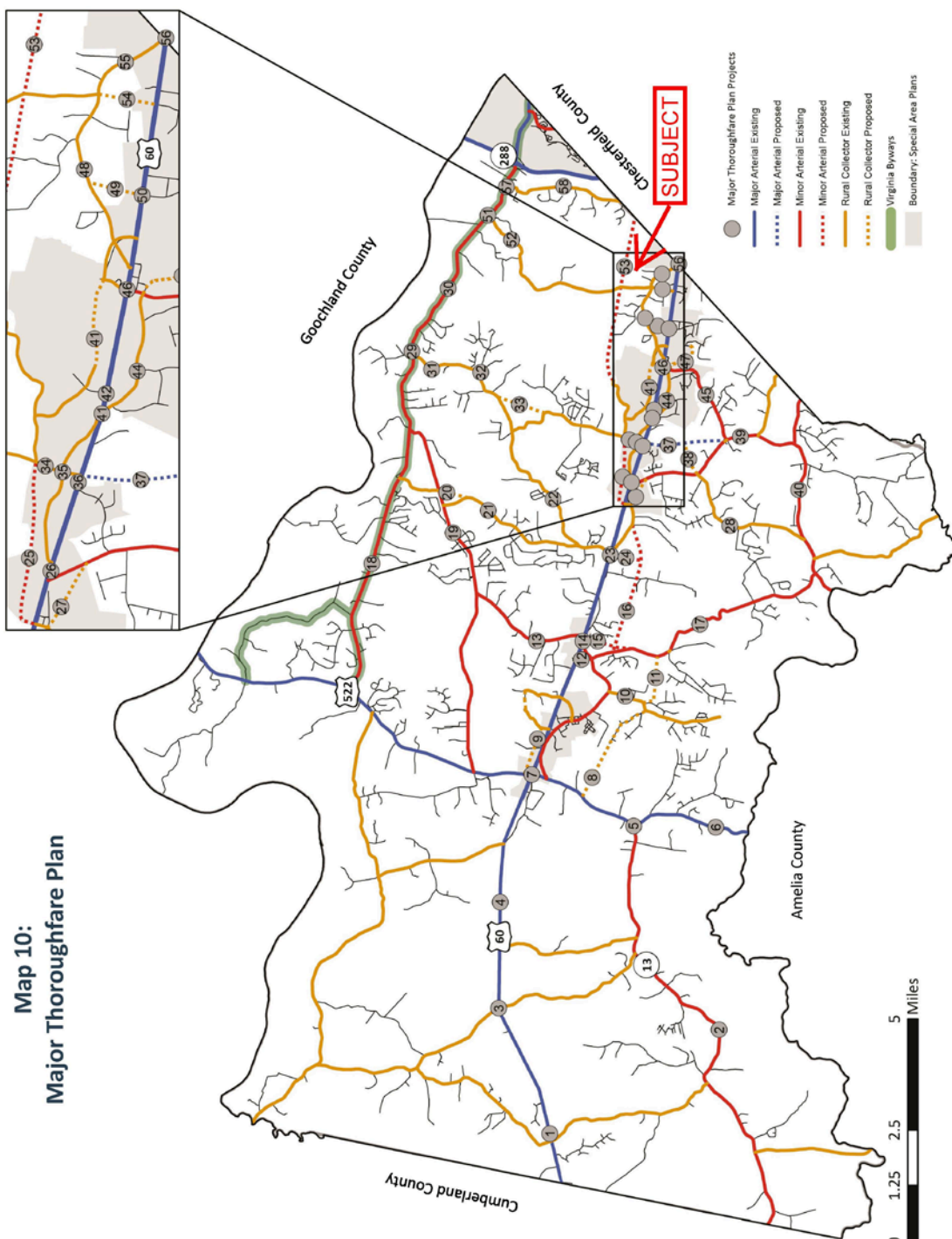


FUTURE LAND USE PLAN MAP

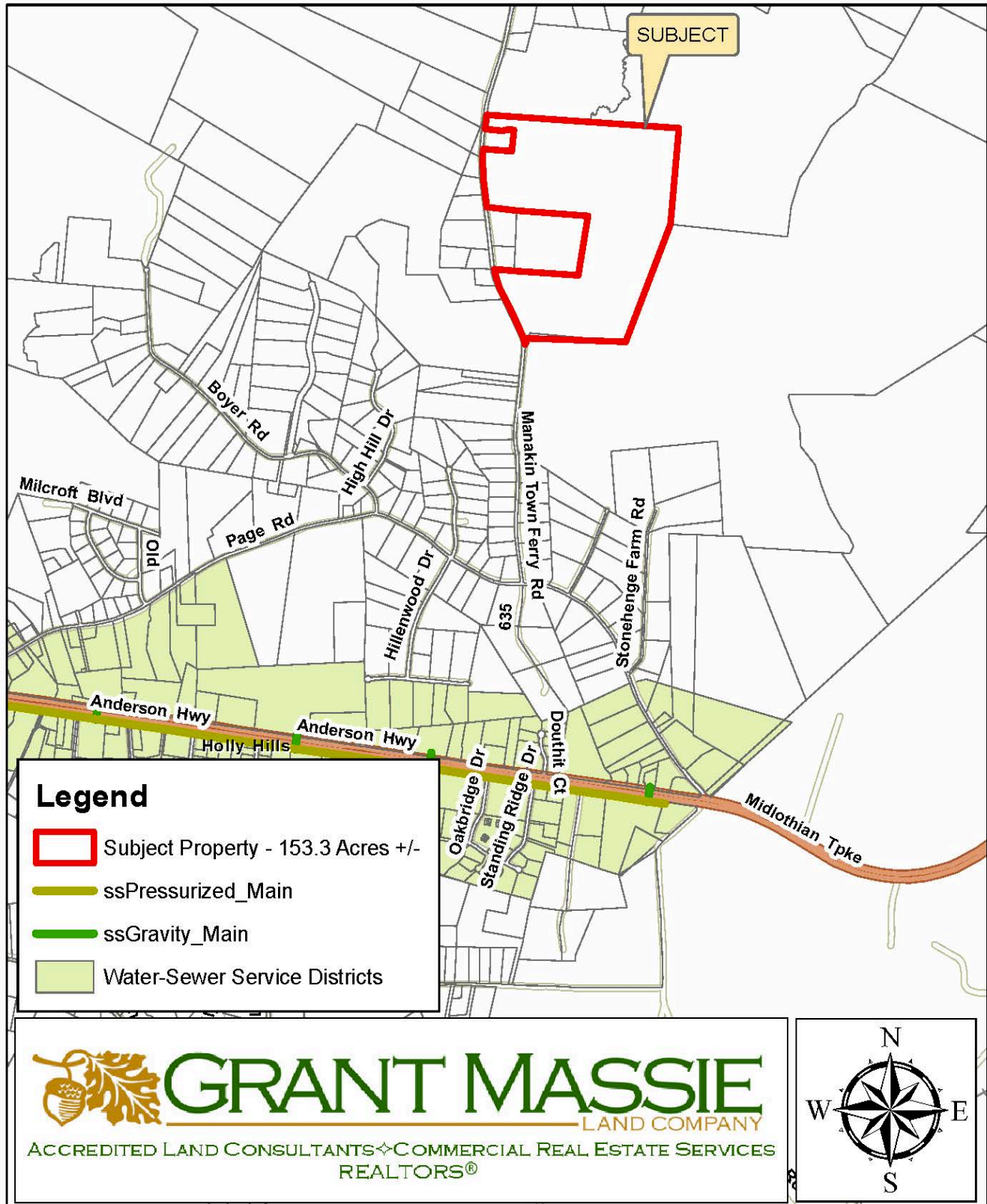
Map 6:
Countywide Future Land Use Plan



MAJOR THOROUGHFARE PLAN MAP



WATER-SEWER SERVICE DISTRICT MAP



SOILS MAP — SEPTIC ABSORPTION RATE

