

25.14 ACRES SUSSEX COUNTY, VA

ASKING PRICE ~ \$179,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 70-A-12. According to the tax records the property contains 25.4 acres; however, it is described in the deed as 25.14 Acres, Less and Except a 0.26-acre "Rd. R/W 0.26 Acres" on the recorded plat. The deed is recorded in Deed Book 333 on Page 255. The plat is recorded in Deed Book 83 on Page 578.

The subject property is currently zoned Agricultural (A-1). There are approximately 756.5 feet +/- of road frontage on State Route 626 (Courthouse Road).

The subject property was replanted in Elite Loblolly pines in the Spring of 2022. About 11.5 acres +/- of the subject property were old fields with the balance of the land in cutover woodland prior to replanting of the entire site.

Per Sussex County Planning office, the subject property could be divided into two parcels making it ideal for a large residential building lot, family compound, recreational and/or timberland investment.

The subject property is located 1 mile north of State Route 40 (Sussex Drive) and Sussex Courthouse, about 7.5 miles +/- from I-95 at Stony Creek, about 25 miles +/- south of the Tri-Cities, and about 27.5 miles +/- north of Emporia/U.S Highway 58.

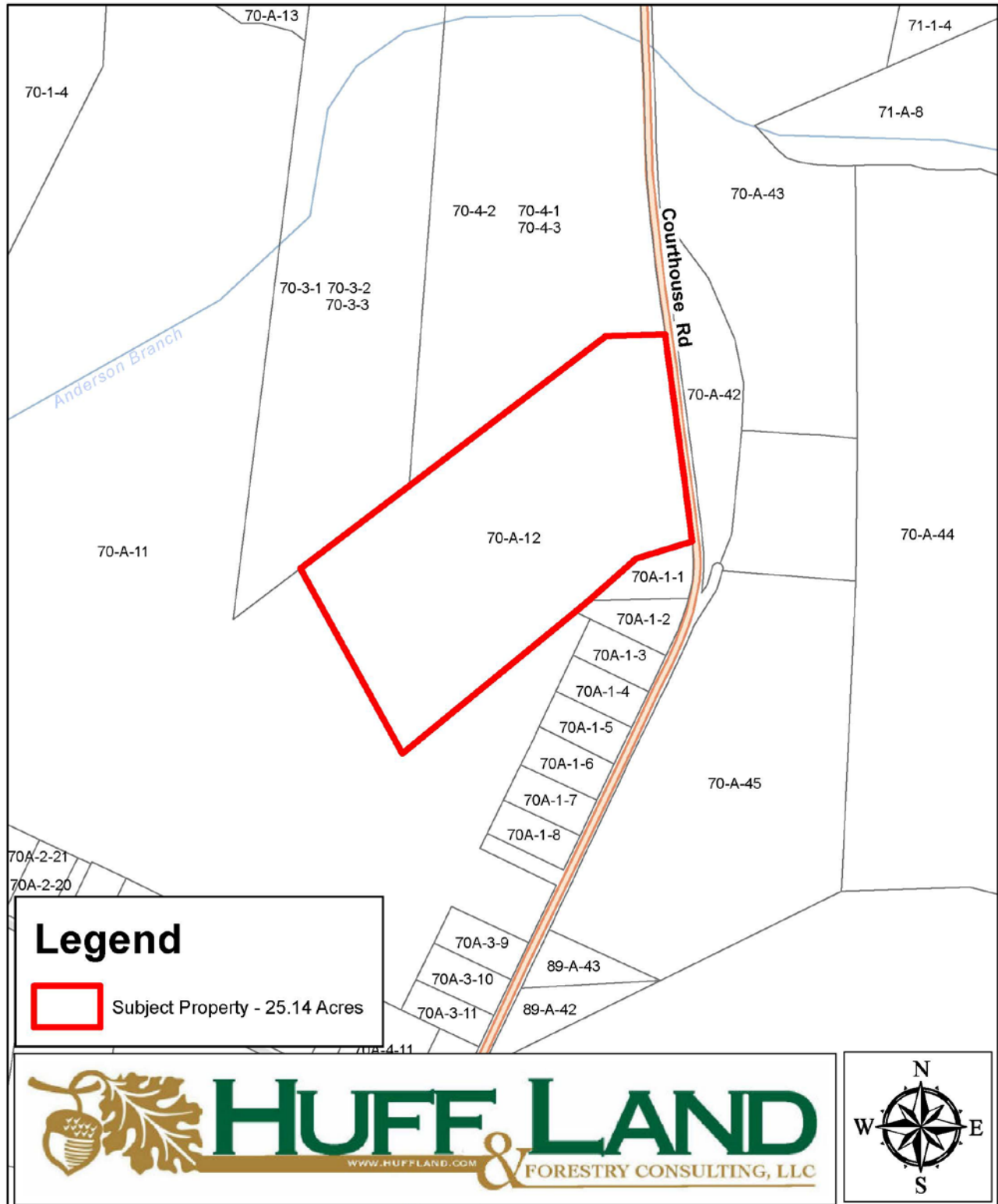
PHOTOGRAPHS



PHOTOGRAPHS

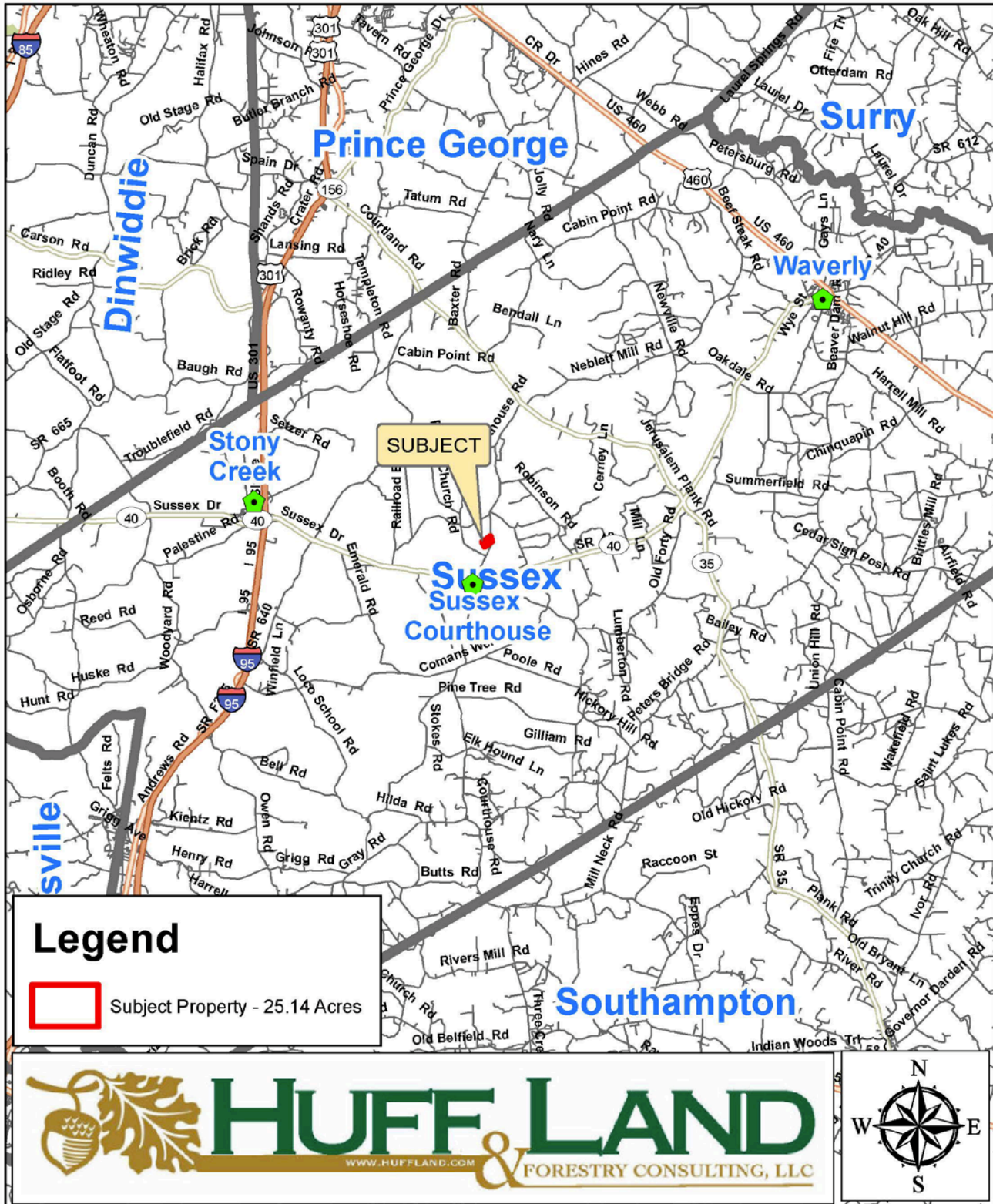


TAX MAP



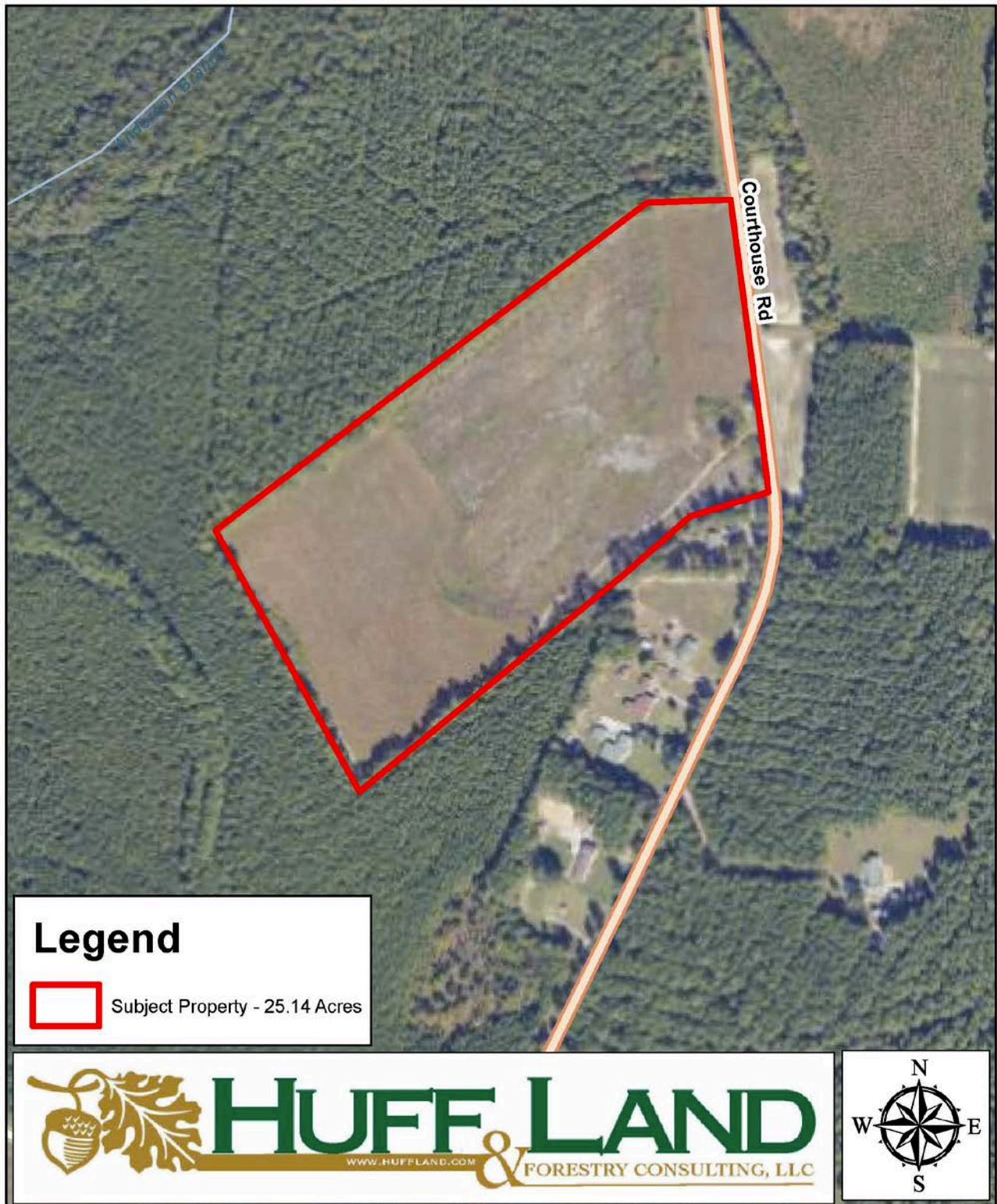
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



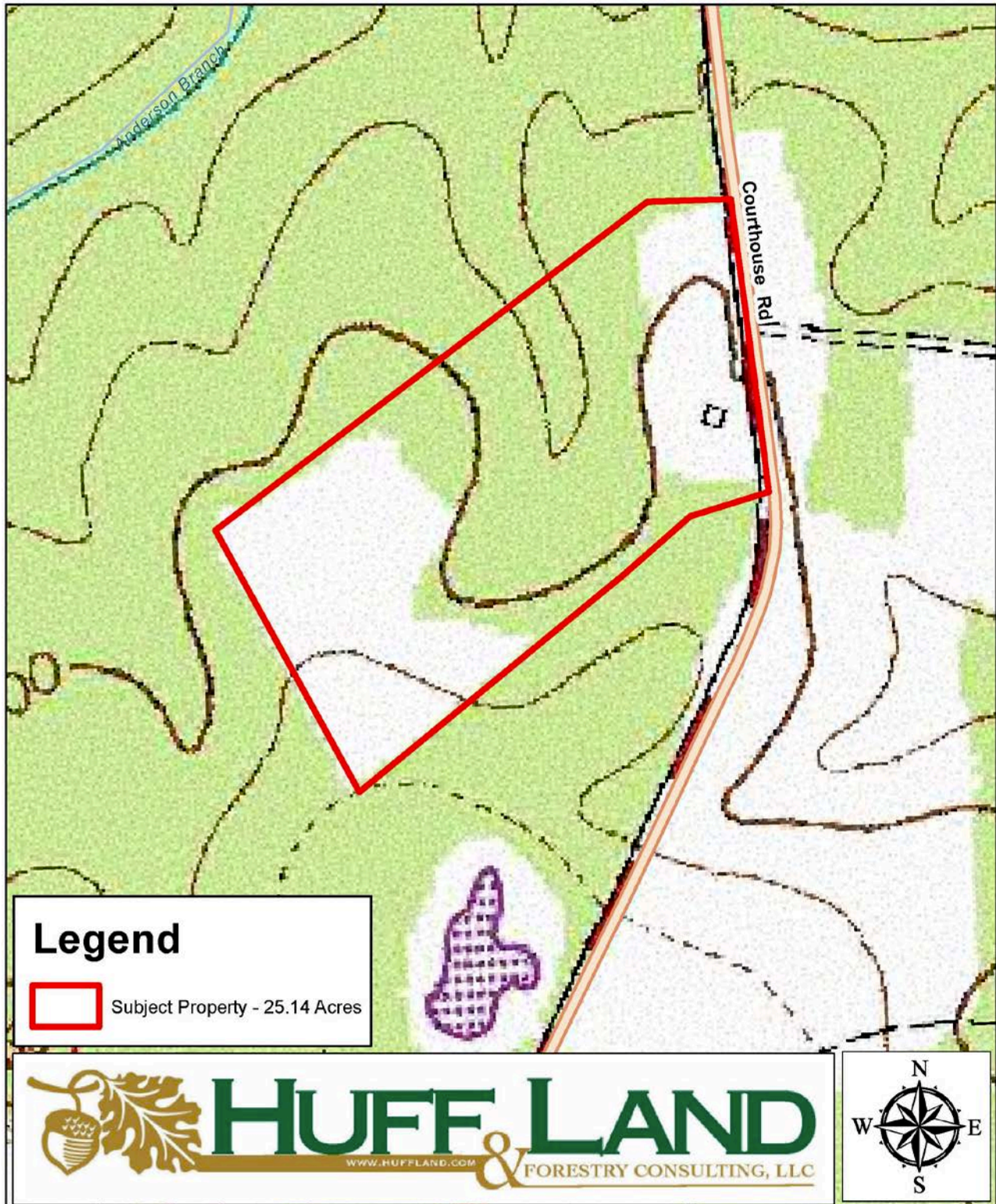
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



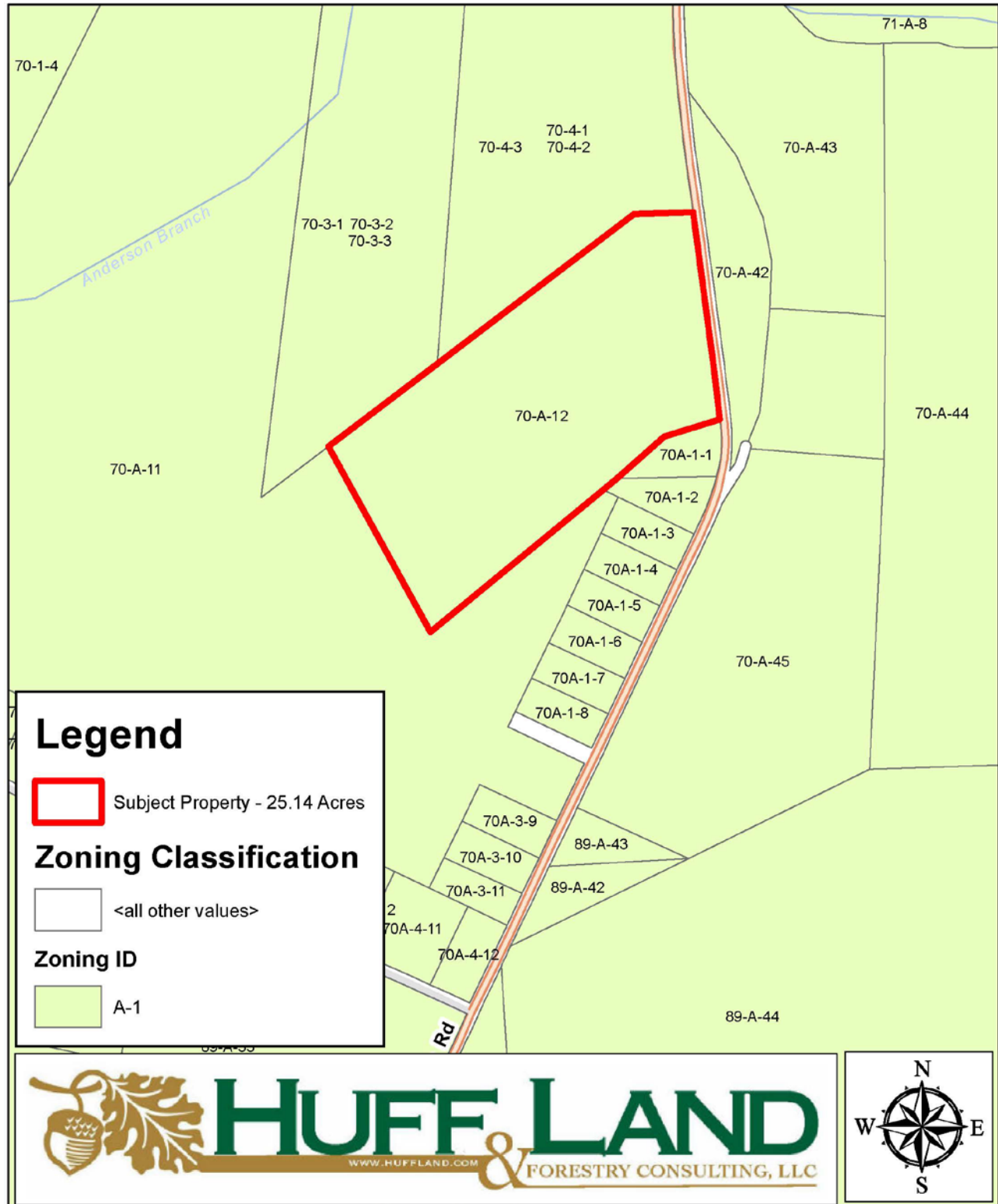
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP



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