

264 ACRES +/- SUSSEX COUNTY, VIRGINIA

NEW ASKING PRICE - \$461,388



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 166-A-7. According to the tax records the property contains 262.4 acres; however, it is described in the deed as 263.165 Acres. The deed is recorded in Deed Book 221 on Page 50. A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
166-A-7	262.4

The subject property is currently zoned Agricultural. It contains no state road frontage; however, there is a right-of-way to State Route 609 (Lebanon Church Road). The northern boundary meanders along South Fork creek.

Per a forest type map completed by F & W Forestry Services, the subject property contains an estimated 5.31 acres of non-timber area consisting of woods roads, small clearings, etc. The balance of the subject property is wooded and more specifically described below:

- 1) Thinned 23-year old pines (77.12 Acres +/-);
- 2) 8-year old pines (129.2 Acres +/-);
- 3) Natural bottomland hardwoods along SMZs (30.25 Acres +/-); and
- 4) Non-productive lowgrounds/swampland (21.42 Acres +/-).

Merchantable timber volume estimates for the subject property provided by the Sellers are found below:

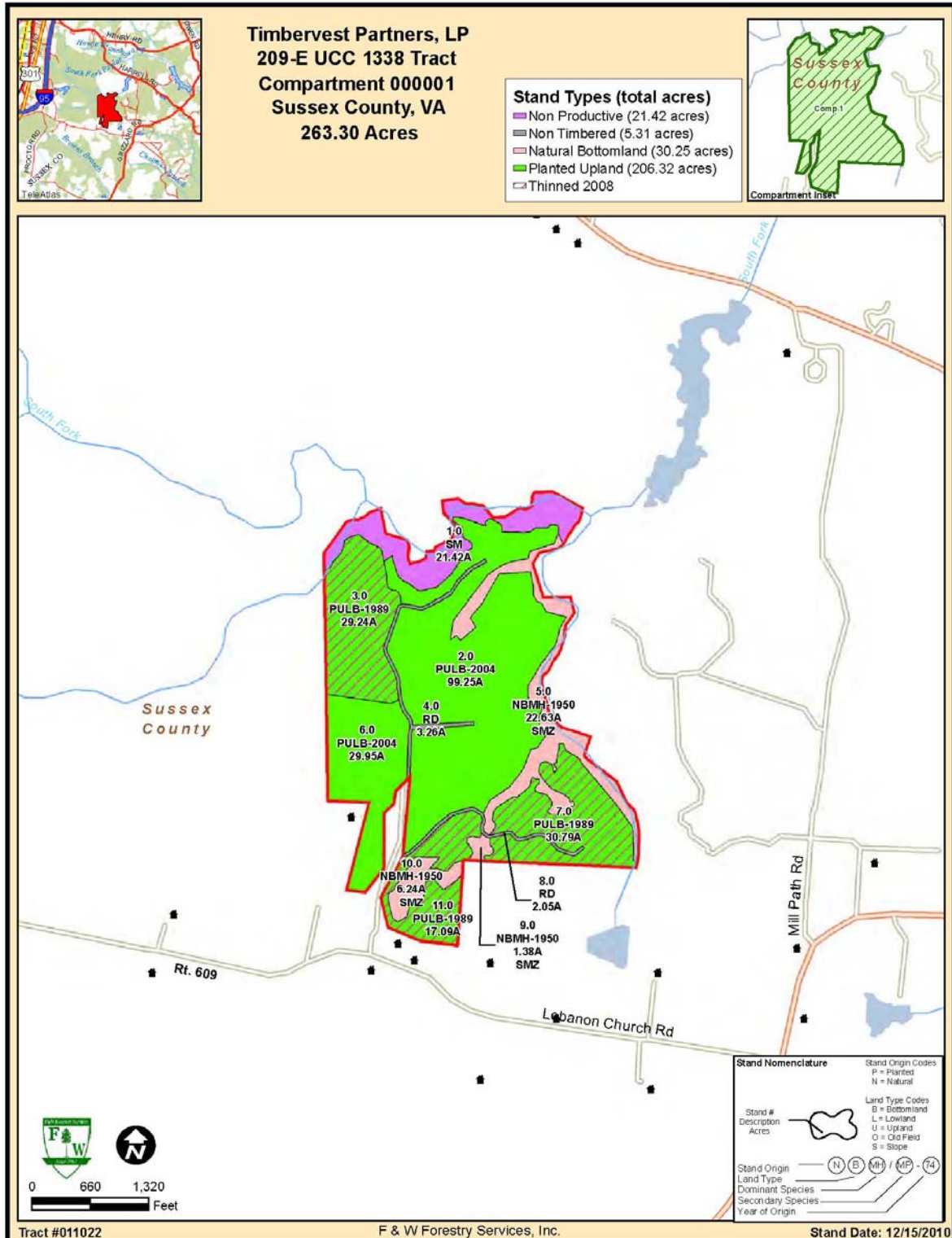
➤ Pine Pulpwood	2,223 tons
➤ Pine Chip-N-Saw	2,588 tons
➤ Pine Sawtimber	223 tons
➤ Hardwood Pulpwood	1,110 tons
➤ Hardwood Sawtimber	429 tons



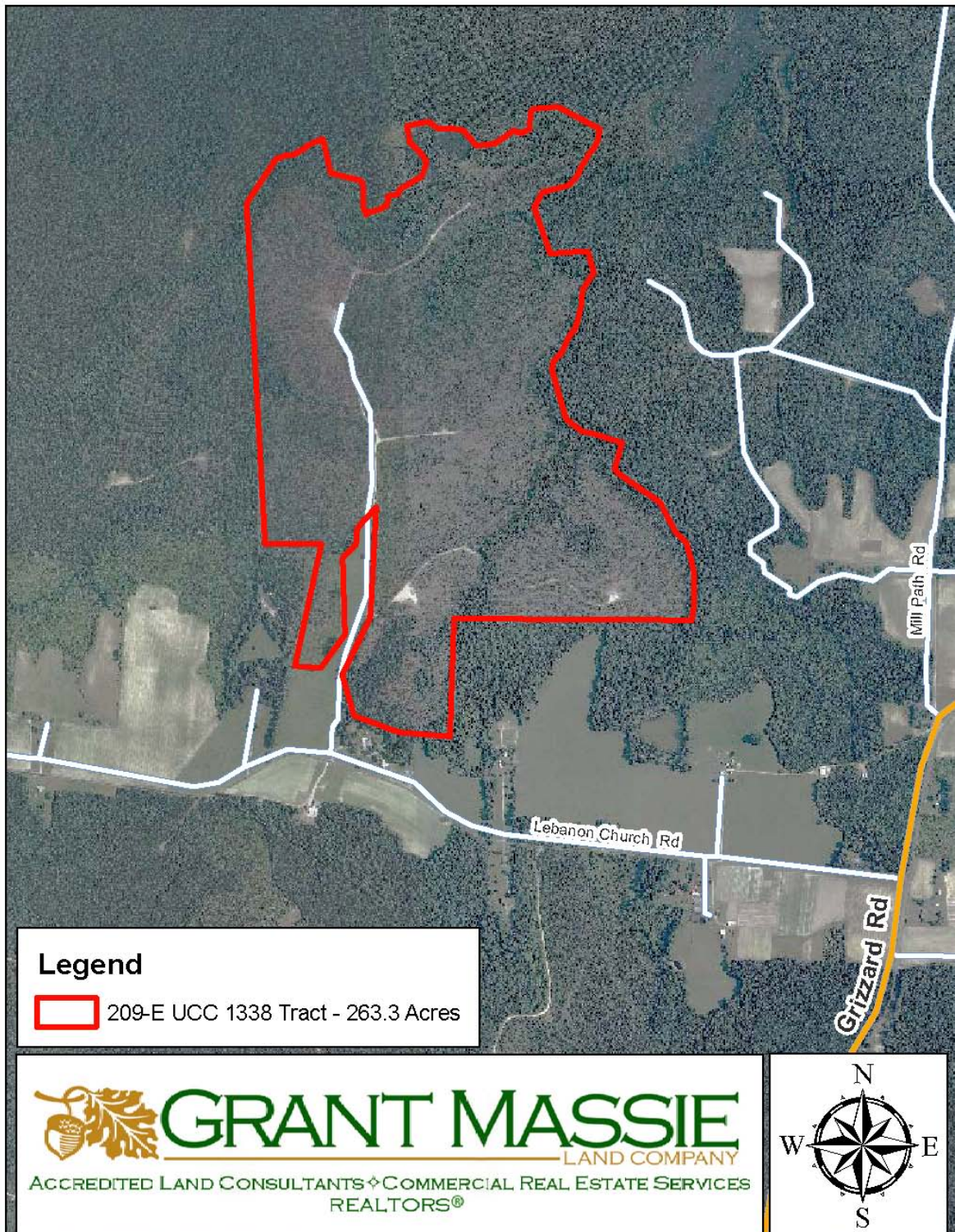
PHOTOS



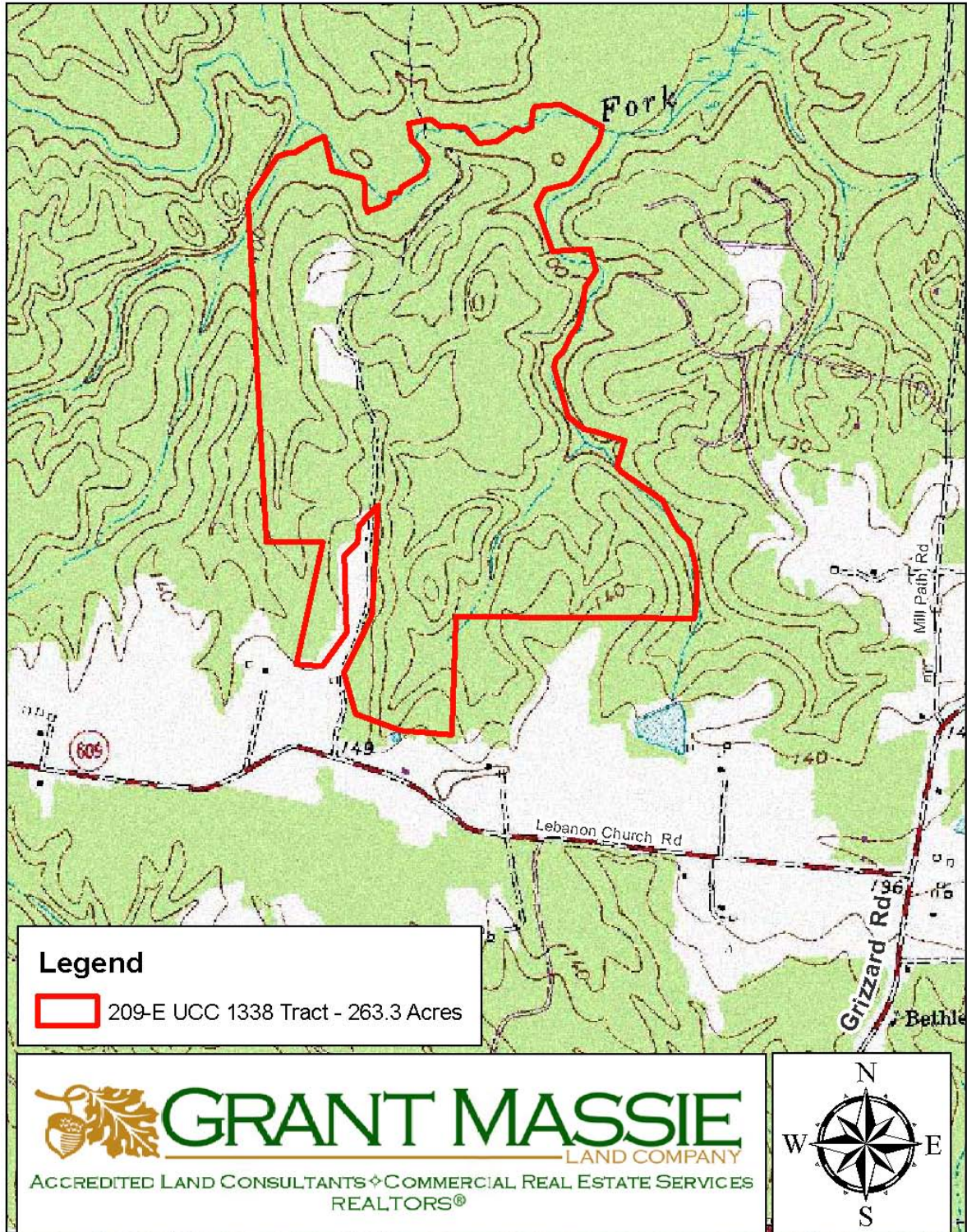
FOREST TYPE MAP



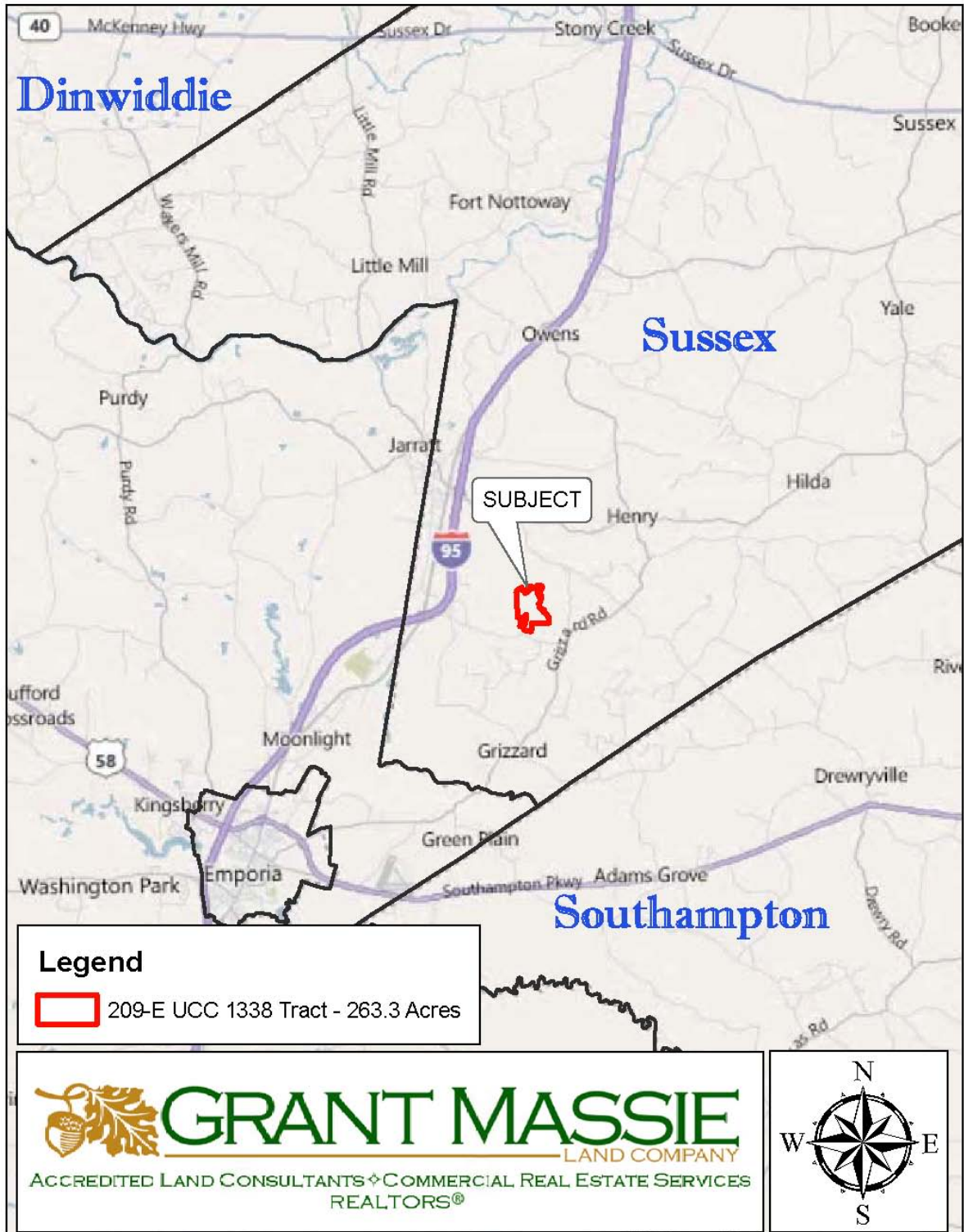
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



TIMBERLAND TRACT

264 ACRES FOR SALE

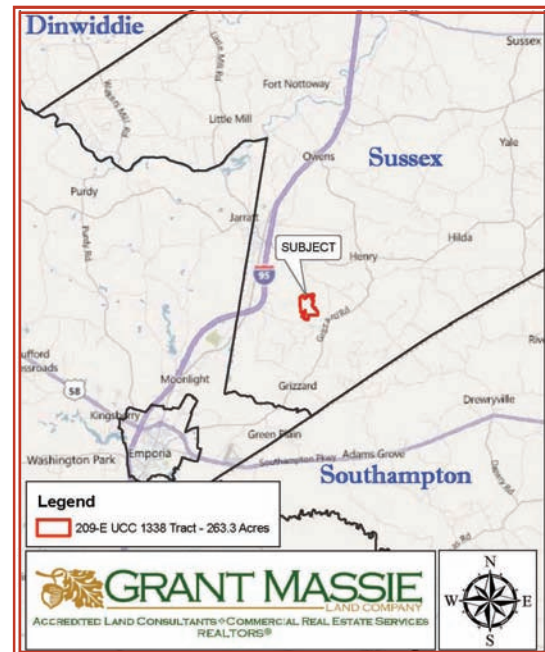
IN SUSSEX CO., VA



FOR 24 HOUR
RECORDED INFORMATION
CALL LANDLINE:
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WWW.GRANTMASSIE.COM

PROPERTY INFORMATION:

- *LOCATED ON EASEMENT TO RT. 609
- *8 YEAR OLD & 23 YEAR OLD PINE PLANTATIONS
- *SOME MERCHANTABLE TIMBER VALUE
- *GREAT INVESTMENT
- *NEW ASKING PRICE \$461,388**



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