

102.611 ACRES +/-
NOTTOWAY COUNTY, VA

ASKING PRICE - \$245,000



REPRESENTED BY:

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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Nottoway County Tax Map records as parcel number 11-95. According to Deed Book 169 on Page 484, the subject property contains 95 acres, more or less; however, a recent survey shows approximately 102.611 acres +/-.

The subject property is currently zoned Agricultural. There are approximately 191.75 feet +/- of road frontage on the southside of State Route 615 (Namozine Road). Little Creek meanders along and through the southern portion of the subject property.

This is a totally wooded tract with planted pines and natural hardwoods. The woodland is characterized as about 24 acres +/- of 30-34 year old pines, 35 acres +/- of thinned 22-24 year old pines, 15 acres +/- of unthinned 22-24 year old pines and the balance in natural mixed hardwoods and pines along Little Creek and its feeder creeks.

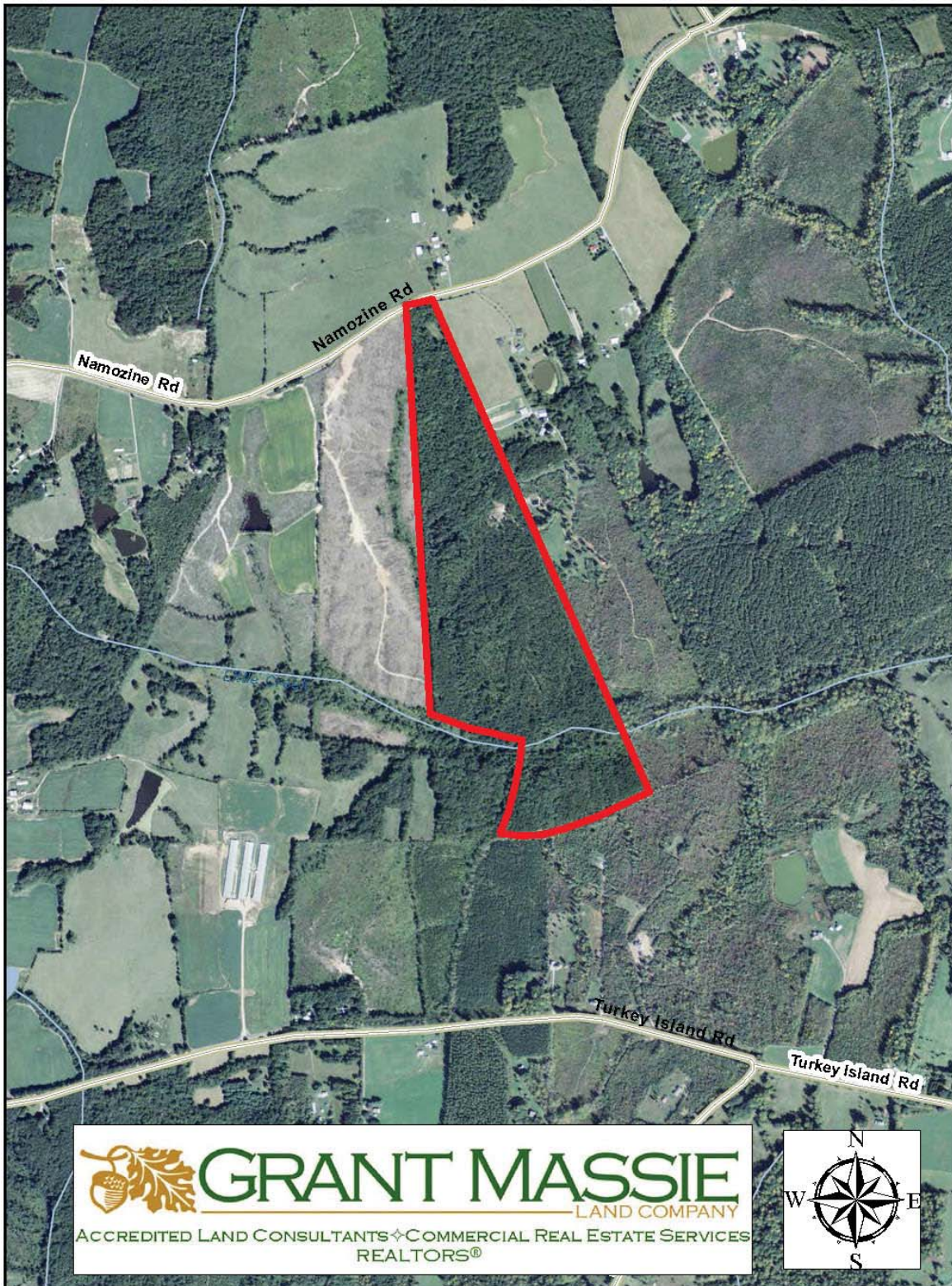
The subject property is convenient to Highway 360 at Jennings Ordinary (6.5 miles +/-) and to Crewe (7 miles +/-).

PHOTOGRAPHS

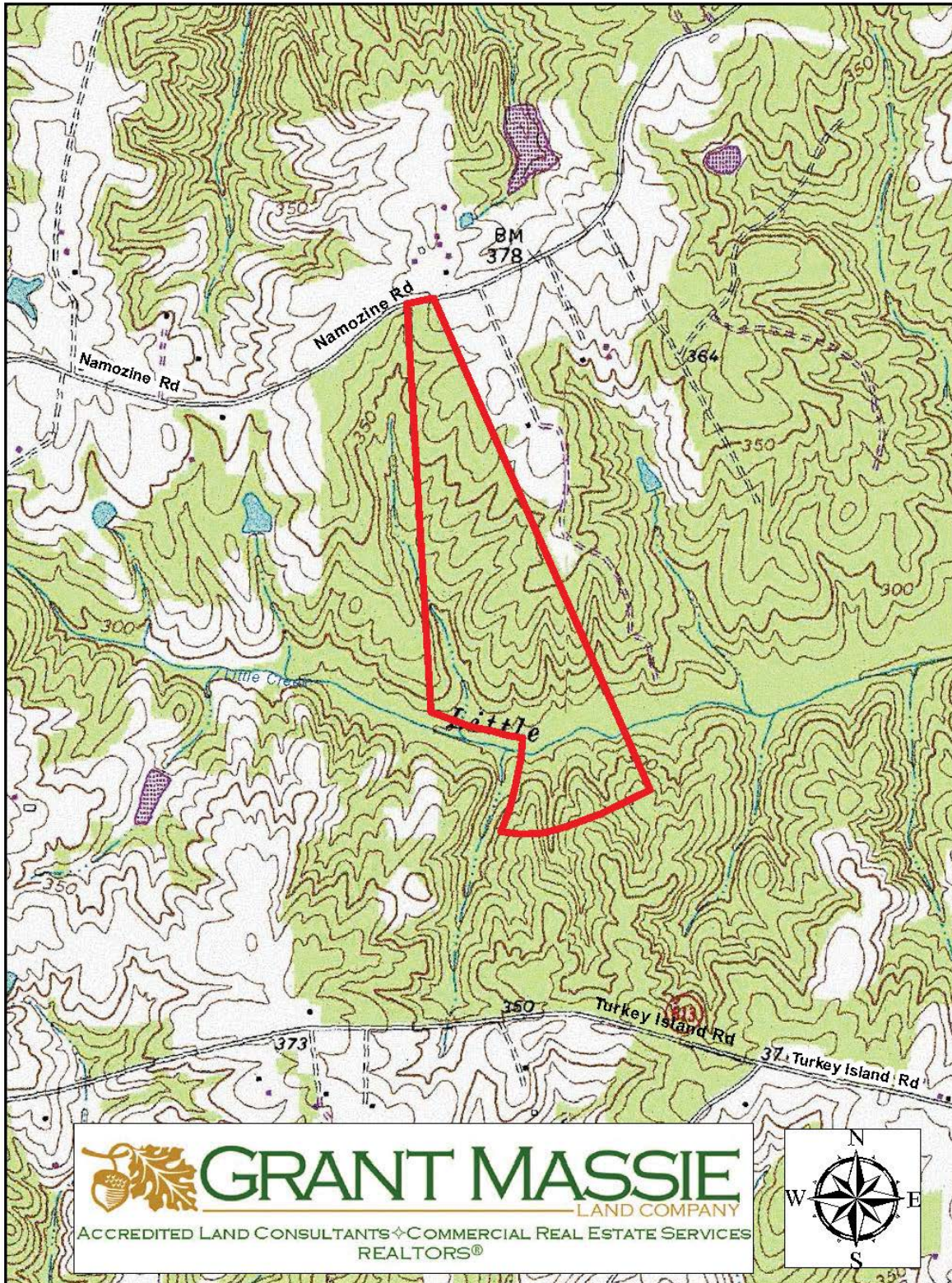


ROY E. RASTER, INC.
LAND SURVEYORS
(804) 561-6909
(804) 561-6906 FAX
P.O. BOX 252 • AMELIA, VA. 23002
DATE: DECEMBER 11, 2014
SCALE: 1" = 300'
DC FILE
JOB NO: 4109

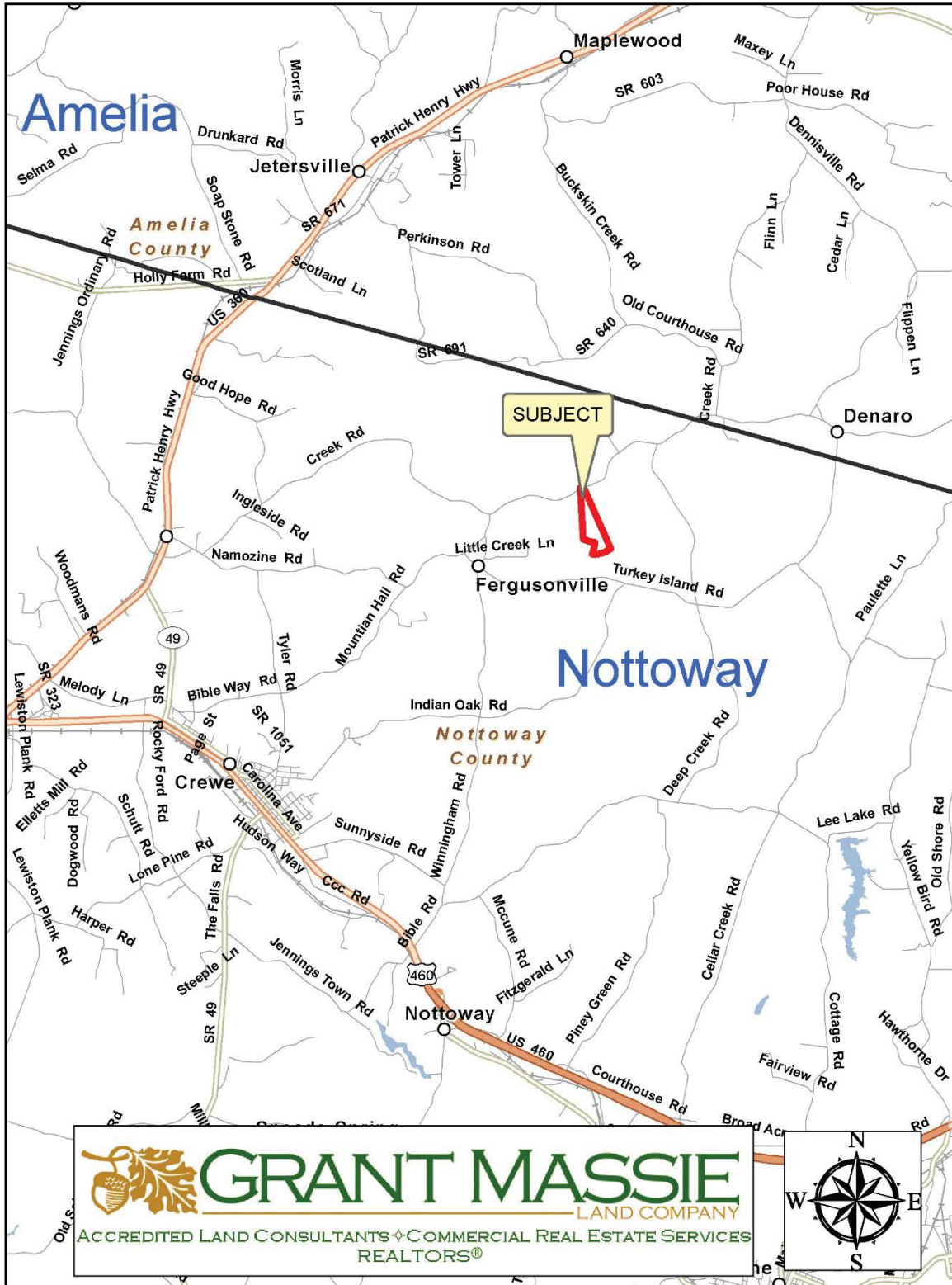
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



102.611 ACRES OF TIMBERLAND IN NOTTOWAY COUNTY, VA



PROPERTY INFORMATION:

- * Timberland and Recreational Investment with Significant Timber Value.
- * 24 Acres +/- of 30-34 Year old Pines.
- * 50 Acres +/- of 22-24 Year Old Pines.
- * Balance in Mixed Hardwoods & Pine Woods.
- * Frontage on Route 615 (Namozine Rd).
- * Located 6.5 miles +/- to Jennings Ordinary & Highway 360 And About 7 miles +/- to Crewe



\$245,000

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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