

253.25 ACRES NOTTOWAY COUNTY, VA

ASKING PRICE - \$646,000



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PROPERTY DESCRIPTION

The subject property is shown on Nottoway County Tax Map records as parcel number # 43-129 and # 43-110. According to the tax records the property contains 194 acres and 59.25 acres, respectively. The deed is recorded in Deed Book 455 on Page 820. A review of the Nottoway County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
43-129	194
<u>43-110</u>	<u>59.25</u>
TOTALS:	253.25

The subject property is currently zoned Conservation (C-1) and is located within Nottoway County's development zone. This zoning requires road frontage and allows for private interior roads built to state specifications. The minimum lots size permissible is 2 acre with a minimum of 200 feet of width at the setback. The county planners require a Length-to-Width Ratio of 5.5-to-1.

The 194-acre property is characterized as mostly pine plantation around 32 years +/- of age that was thinned in the early 2000s. There are mixed hardwoods species along of the streamside management zones and younger natural pines along the interior road edges. Tanyard Branch and Poorhouse Branch border the eastern and western boundaries, respectively. This tract doesn't have state road frontage. It appears that there may be a prescriptive easement over several adjacent lots owned Robert Riddle.

The 59.25-acre tract is characterized as a mix of 32- to 35-year old pines and natural hardwood species like oaks, sweetgum and Yellow-poplars. This tract shares Tanyard Branch frontage along the same boundary line. This tract also shares about half of the pond along the northeastern boundary line. Per the recorded plat, the 59.25-acre tract has about 455.69 feet of road frontage on Riddle Road

The subject properties are located on the northside of Highway 460 just off of Riddle Road. It is located 3 miles north of the Town of Blackstone.

PHOTOGRAPHS – 194 AC.



THINNED PINES ALONG OPEN AREA



OPEN AREA



WOODS ROAD THROUGH PINE STAND



THINNED PINE STAND



THINNED PINE STAND



TANYARD BRANCH

PHOTOGRAPHS – 59.25 AC.



MIXED WOODLAND



FRONTAGE ON RIDDLE ROAD



WOODS ROAD OUT TO RIDDLE ROAD



MIXED WOODLAND

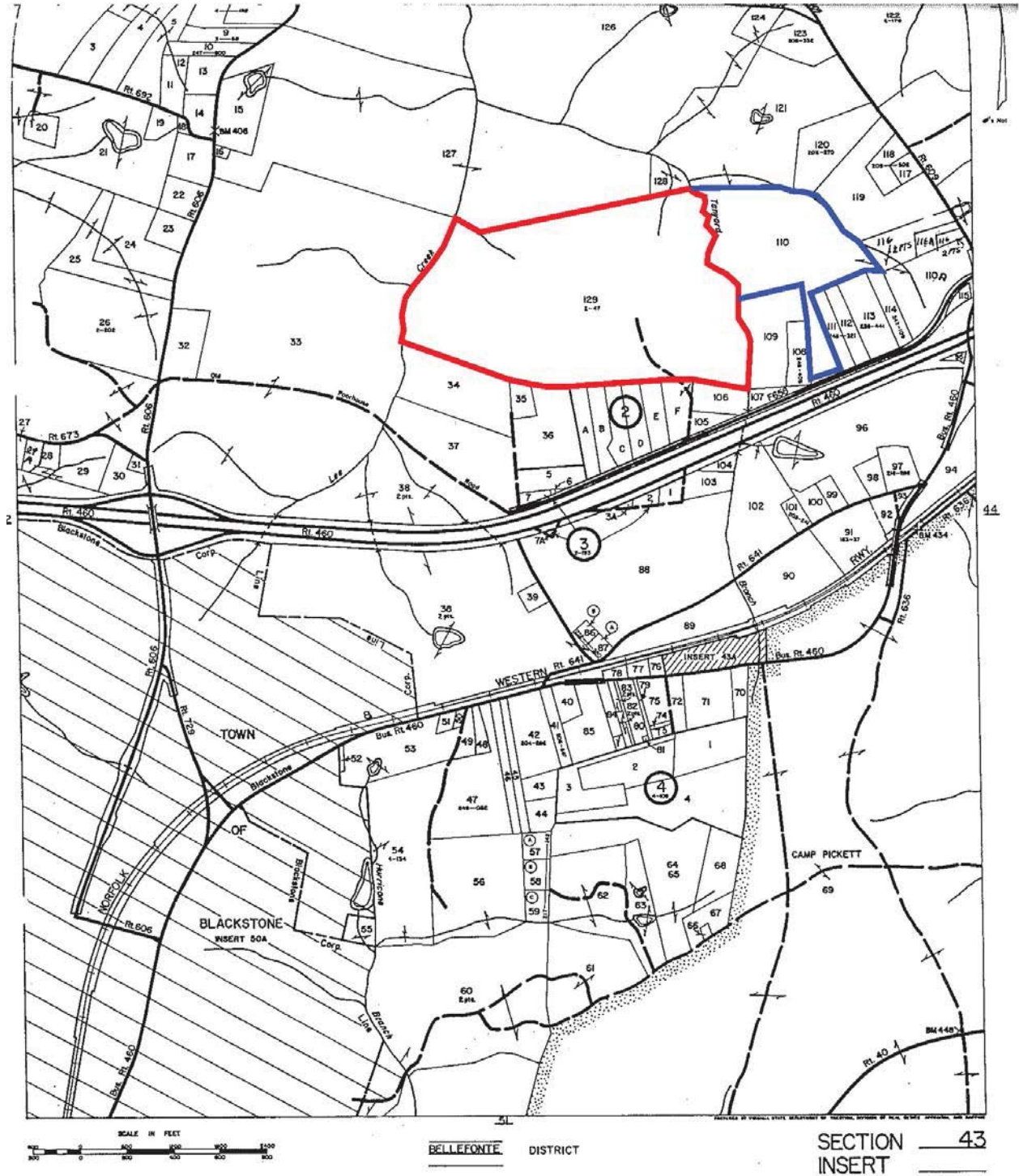


WOODS ROAD THROUGH PINE STANDS

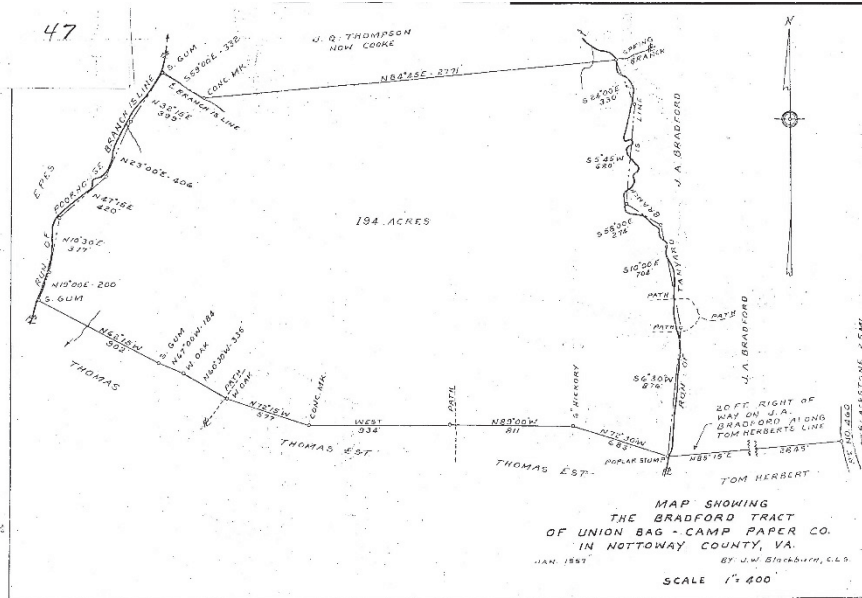


ENTRANCE ALONG RIDDLE ROAD

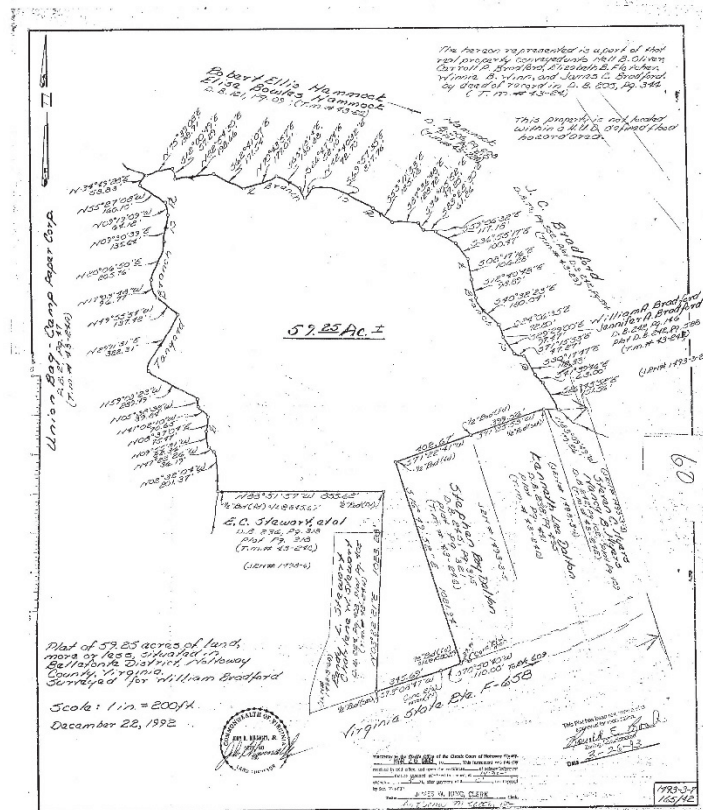
TAX MAP



PLATS



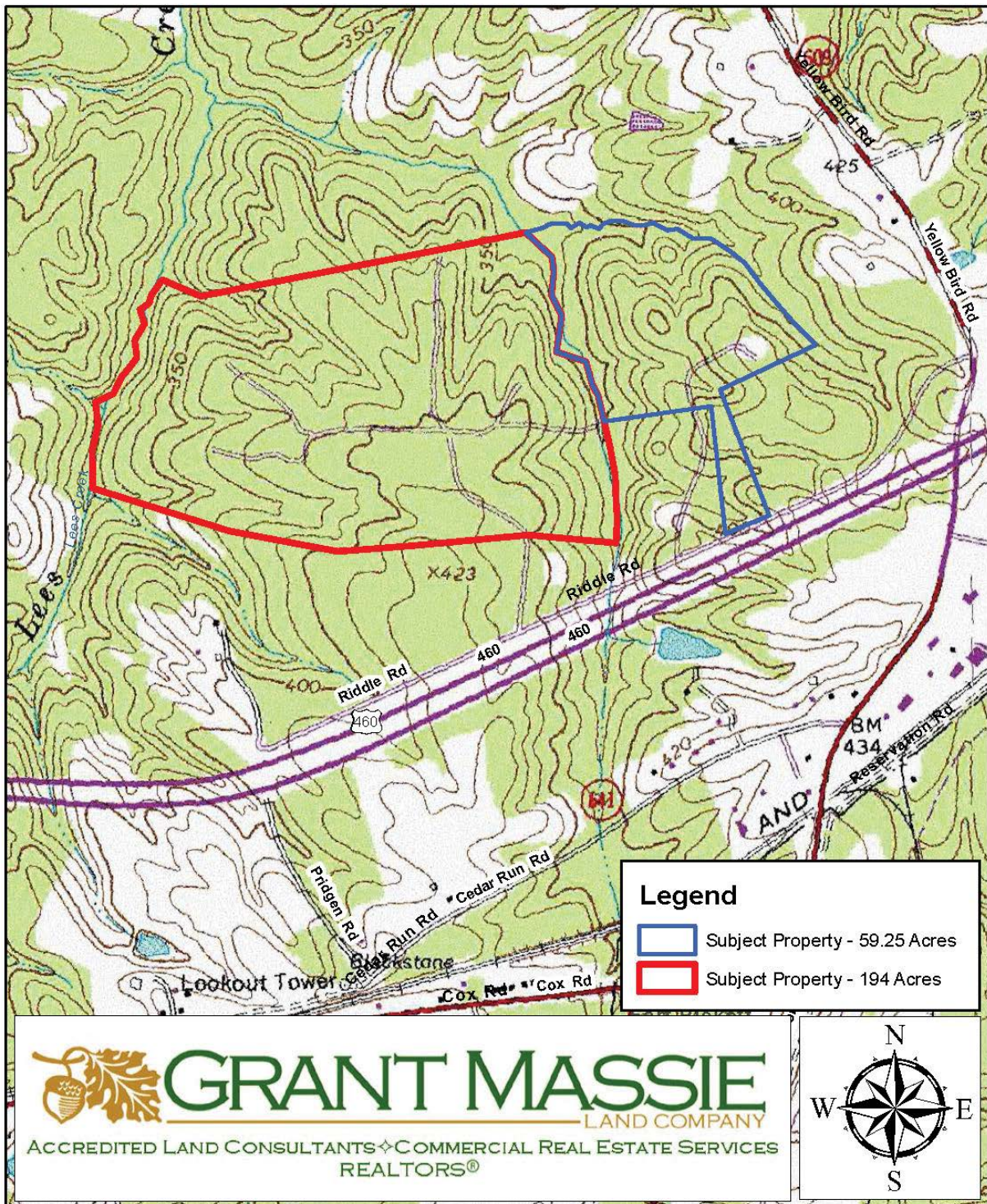
It is hereby certified that the above is a true and correct copy of the original as the same appears on the records of the County of Nottoway, Virginia.



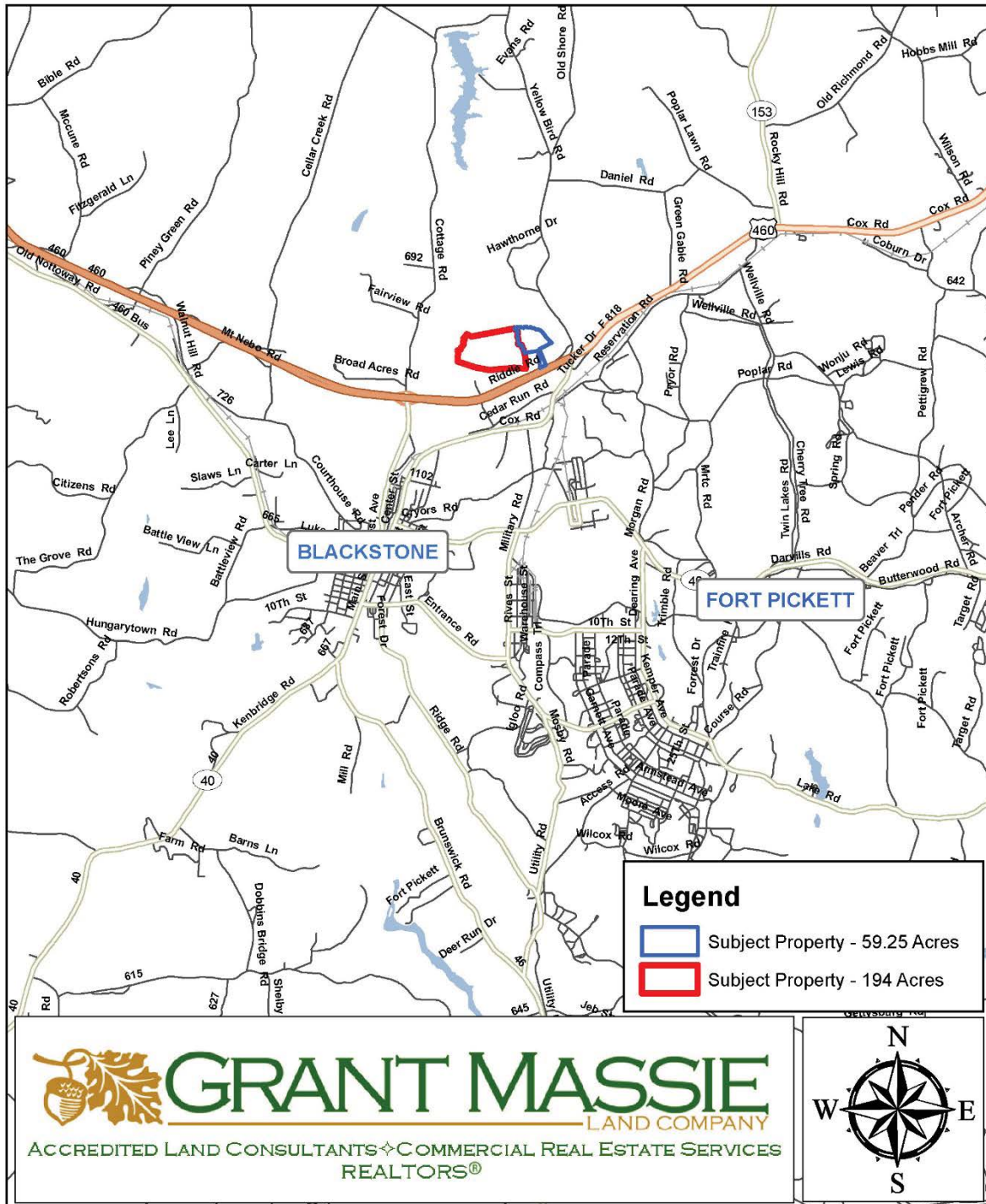
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 253.25 ACRES IN NOTTOWAY COUNTY, VIRGINIA



PROPERTY INFORMATION

- *THINNED PINE PLANTATIONS
32 to 35 YEARS +/-
- *3/4-MILE FROM HIGHWAY 460
- *ZONED—CONSERVATION
- *3 MILES NORTH OF BLACKSTONE
- *FRONTAGE ON RIDDLE ROAD

\$646,000

FOR 24 HOUR RECORDED INFORMATION, CALL
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