

294.5 ACRES +/- NOTTOWAY COUNTY, VA

ASKING PRICE - \$699,500



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PROPERTY DESCRIPTION

The subject property is shown on Nottoway County Tax Map records as parcel number # 41-124. According to the tax records the property contains 294.5 acres. 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>
41-124	294.5

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.

It has long frontage on the Little Nottoway River. A tributary of that river meanders through the tract too. In all, approximately 46 acres +/- of the subject property is found in riverine lowgrounds/wetlands. There is about 8.25 Acres +/- of land found in the high-voltage powerline easement crossing the tract. The network of interior roads and small open areas/food plots cover about 11 acres +/-.

The forest resources on the subject property are estimated below based on historical aerial photos, etc.:

- 1) 117 Acres +/- of Thinned (~2007) Loblolly pines established around 1987 to 1989;
- 2) 48 Acres +/- of Unthinned Loblolly pines established around 1987 to 1989;
- 3) 36 Acres +/- of Thinned (~2007) Loblolly pines established around 1992 to 1993; and
- 4) 28 Acres +/- Of Natural Mixed Hardwoods in the Streamside Management Zones (SMZs).

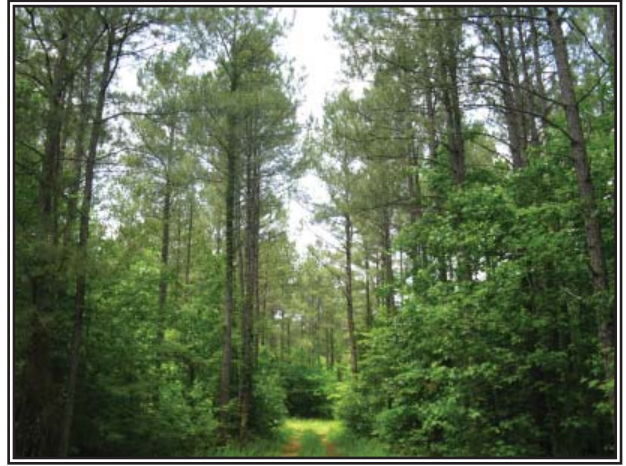
Per the county tax maps, the subject property has about 400 feet +/- of road frontage on The Grove Road (State Route 603).

The subject property is located on the southside of Old Highway 460 on The Grove Road. It is located 3 miles northwest of the Town of Blackstone. It's located centrally between Nottoway Courthouse and Blackstone.

PHOTOGRAPHS



FRONTAGE ON THE GROVE ROAD



WOODS ROAD THROUGH PINE STAND



INTERIOR ROAD/OPEN AREA



THINNED PINE STAND



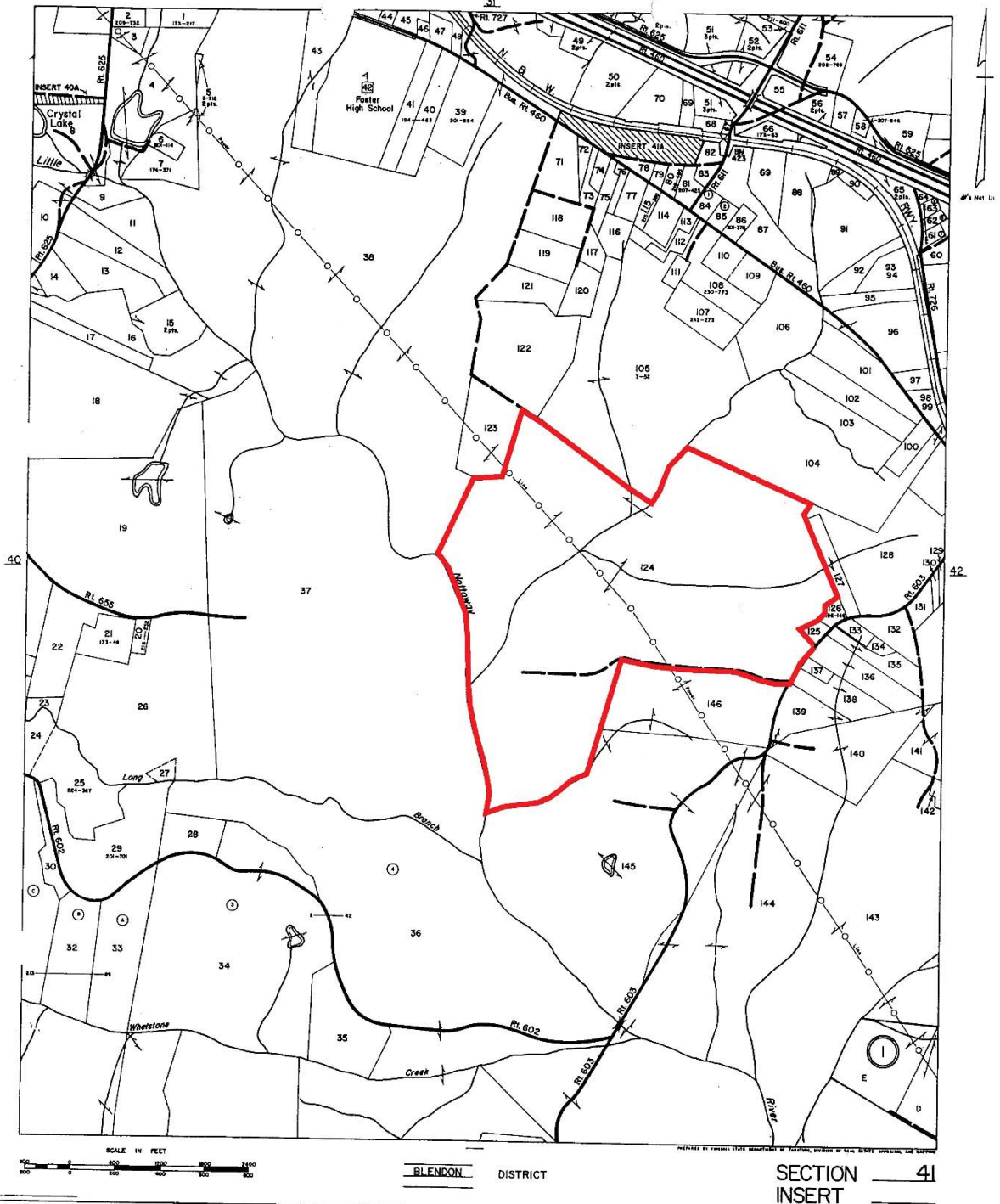
UNTHINNED PINE STAND



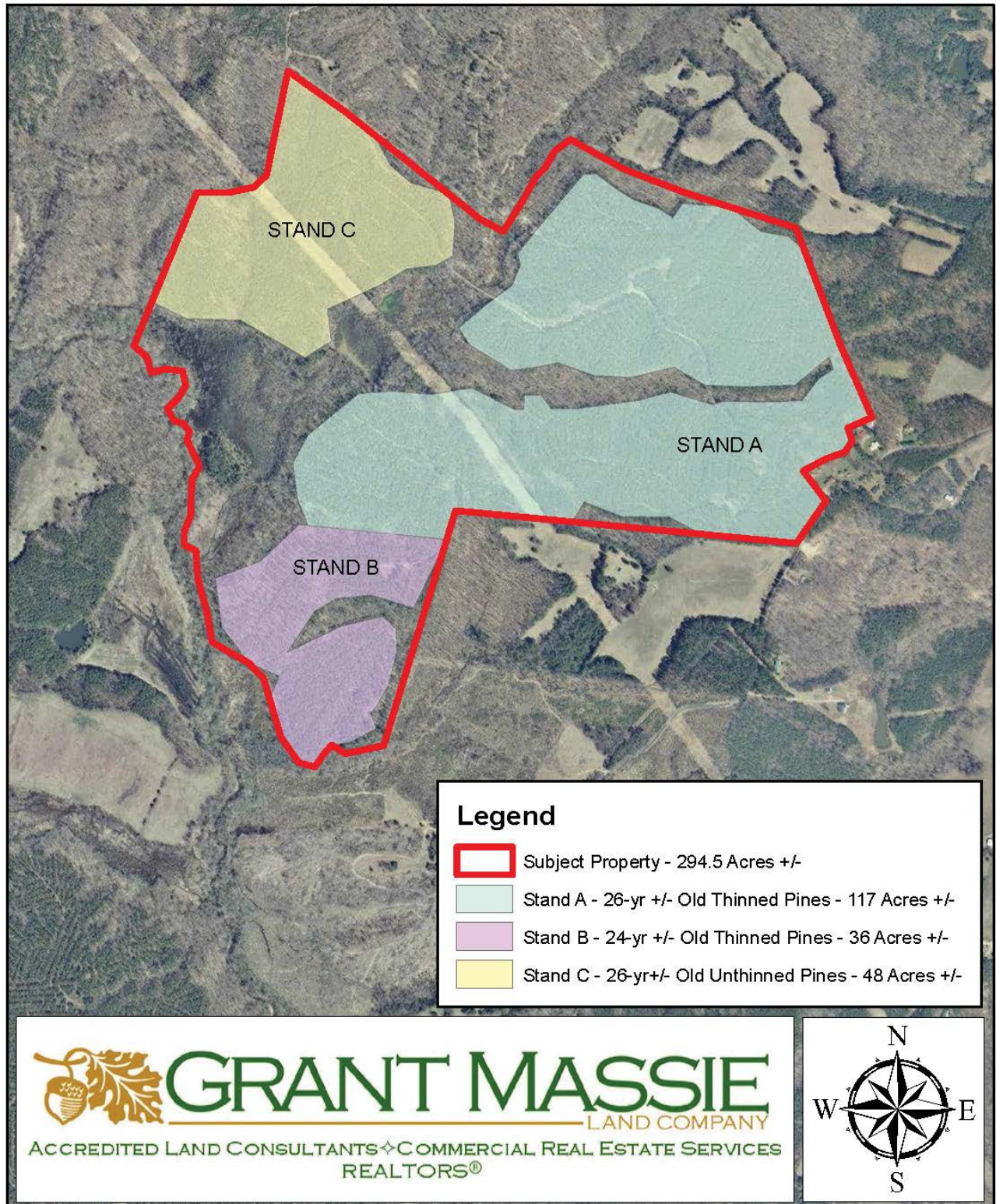
VIEW OF CREEK

TAX MAP

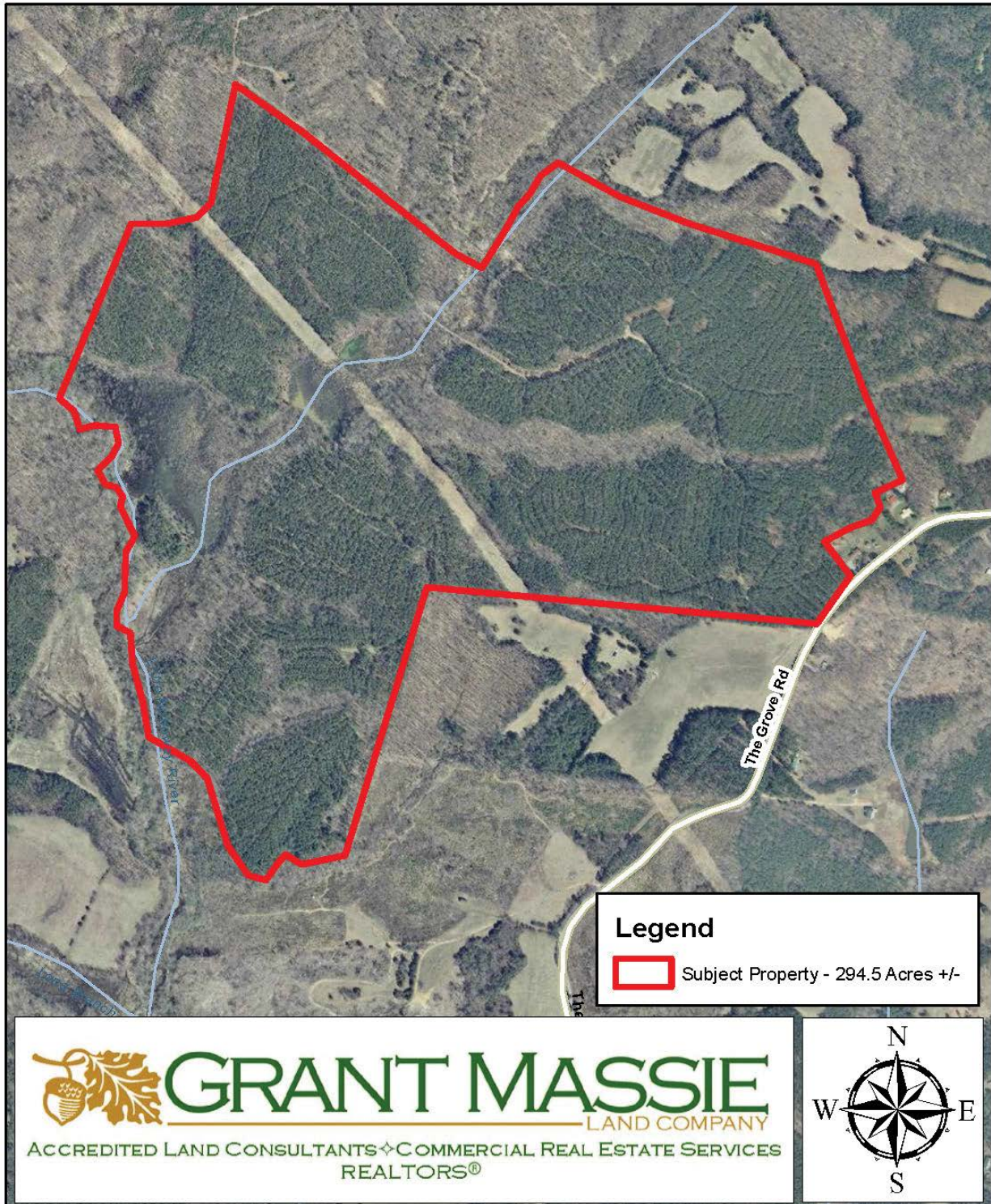
NOTTOWAY COUNTY



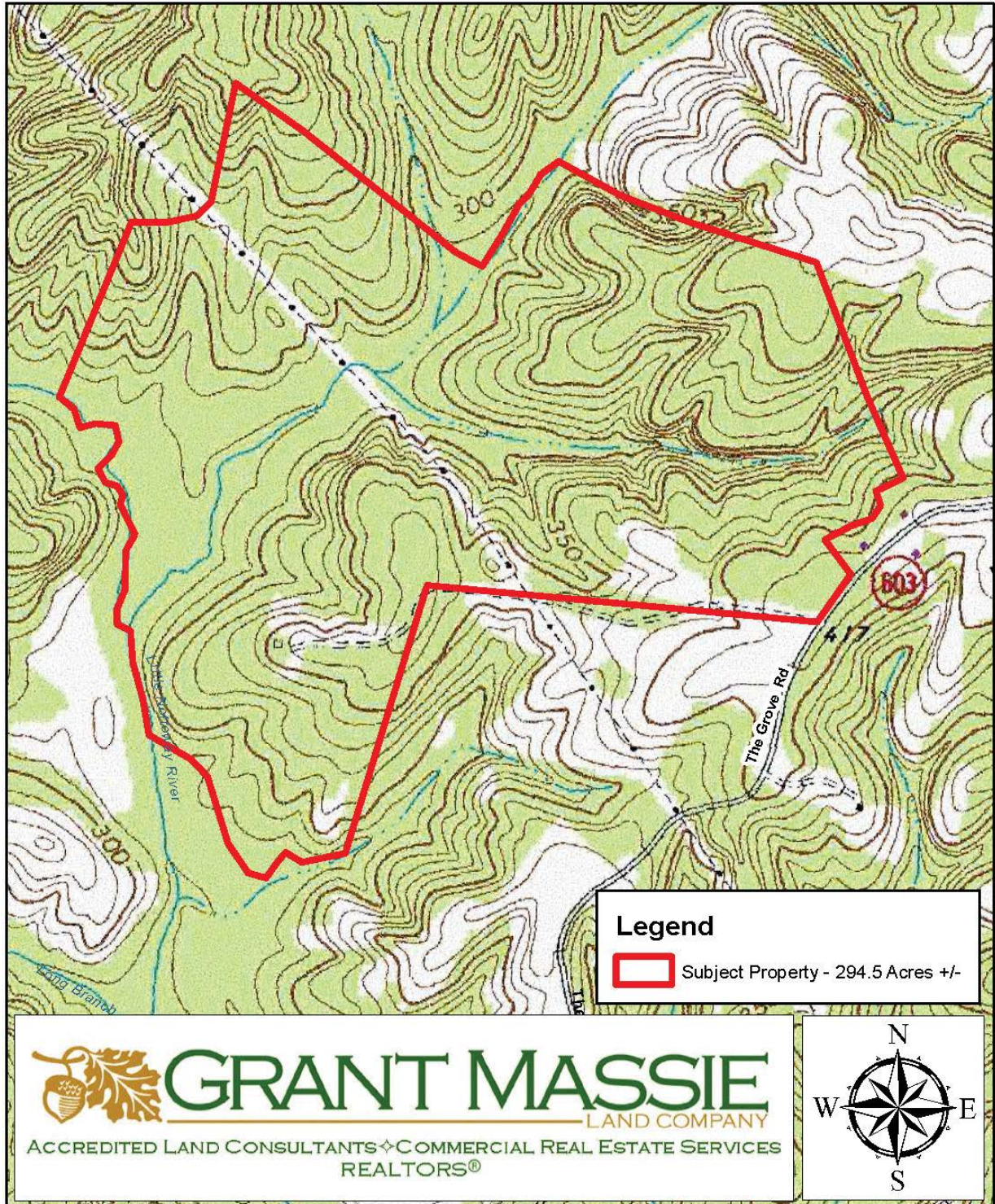
FOREST STAND MAP



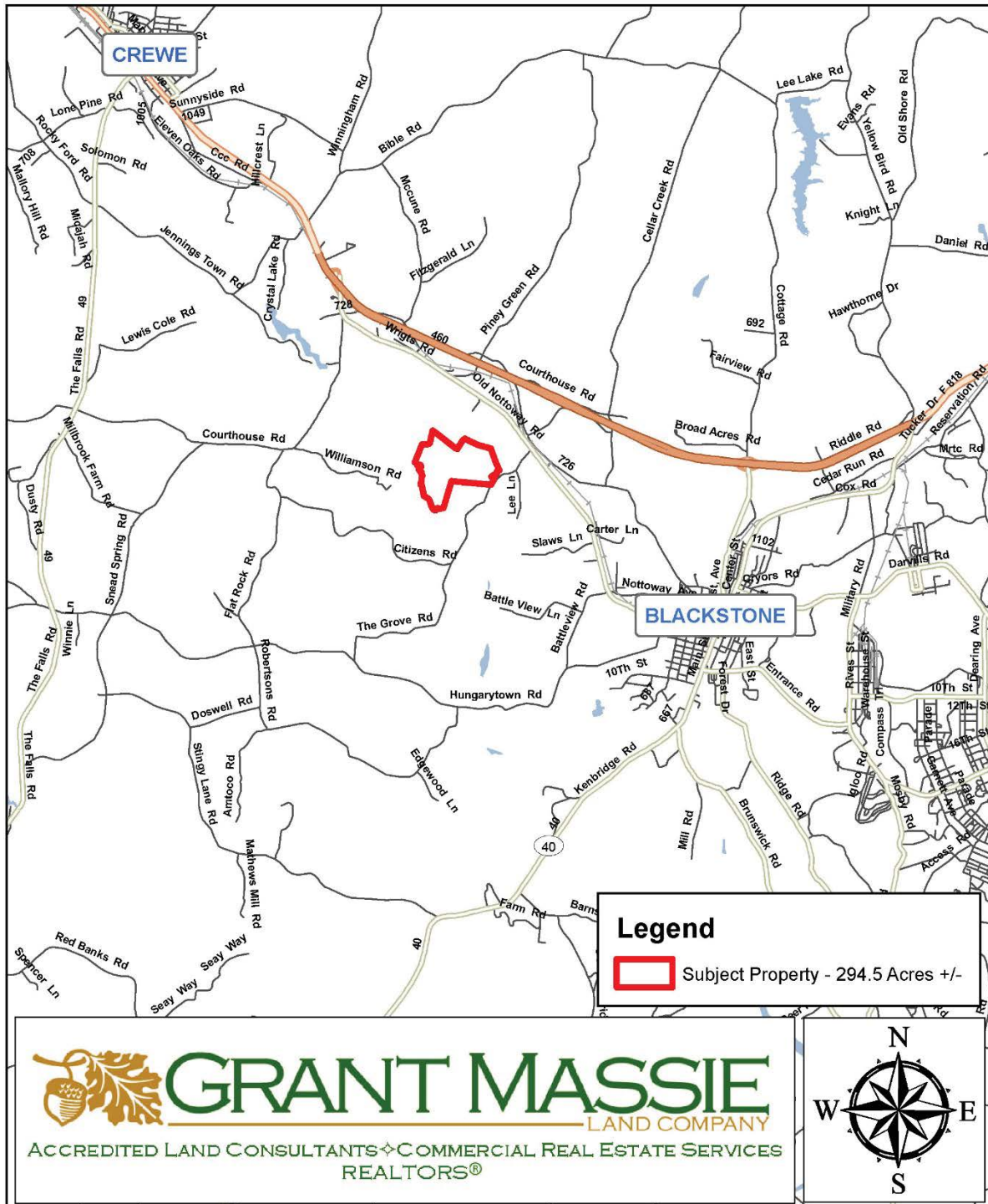
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 294.5 ACRES +/- IN NOTTOWAY COUNTY, VIRGINIA



PROPERTY INFORMATION

*THINNED & UNTHINNED PINE
PLANTATIONS: 24 TO 26 YEARS +/-

*FRONTS ON LITTLE NOTTOWAY RIVER

*ZONED—CONSERVATION

*3 MILES NORTHWEST OF BLACKSTONE

*FRONTAGE ON THE GROVE ROAD

\$699,500

FOR 24 HOUR RECORDED INFORMATION, CALL
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