

88.1 ACRES CHARLOTTE COUNTY, VIRGINIA

ASKING PRICE - \$149,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Charlotte County Tax Map records as parcel number # 61-A-62. According to the tax records the property contains 88.1 acres. The deed is recorded in Deed Book 352 on Page 112.

The subject property is currently zoned Agricultural. Farmers Branch meanders by a portion of the subject property's eastern boundary.

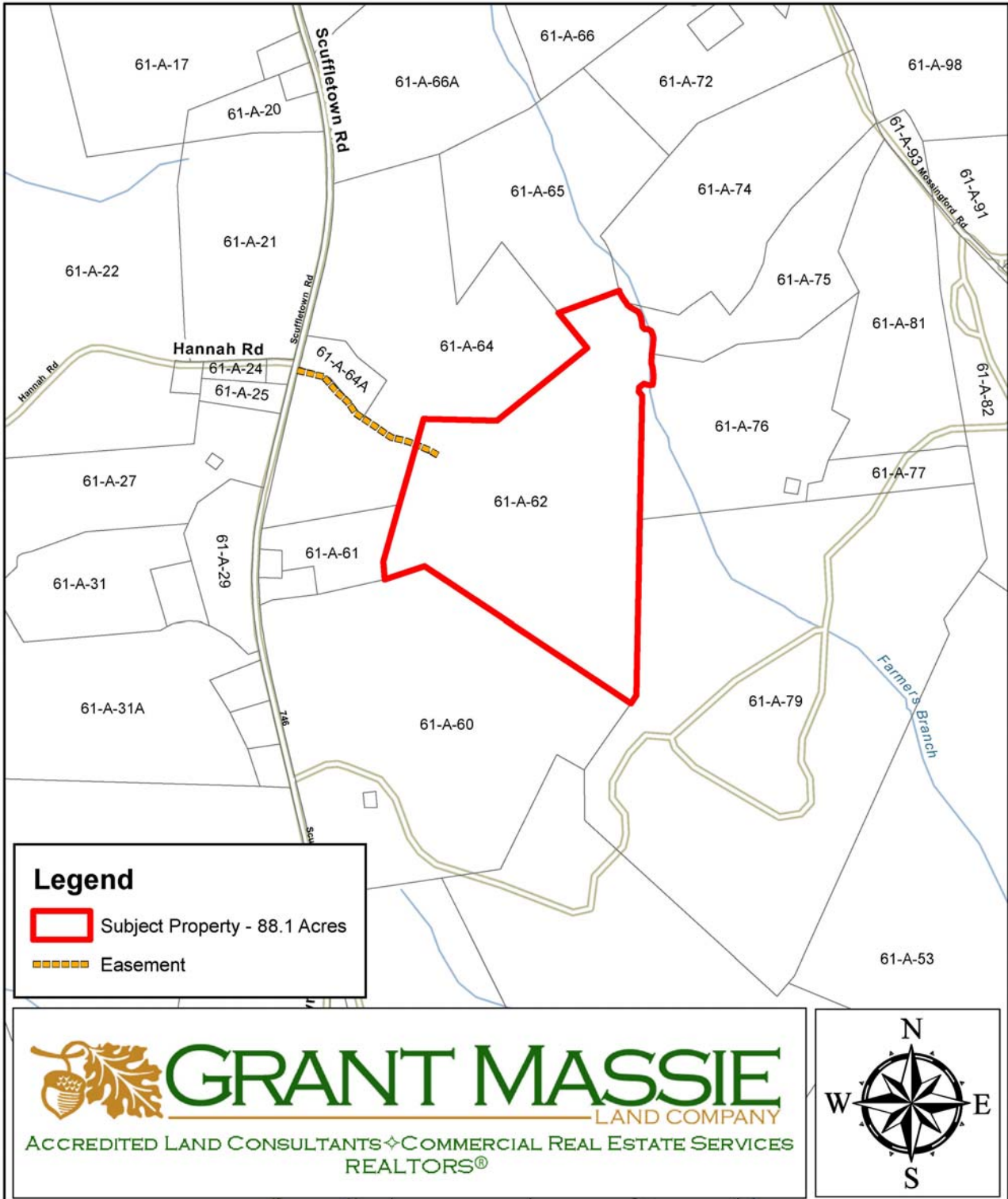
There is an 30-foot easement to State Route 746 (Scuffletown Road).

The subject property is completely wooded with approximately 70 acres of 24-year old thinned pines with the remainder in mixed hardwoods. The pine stand will be ready for a second thinning over the next several years which would generate some timber income from the subject property.

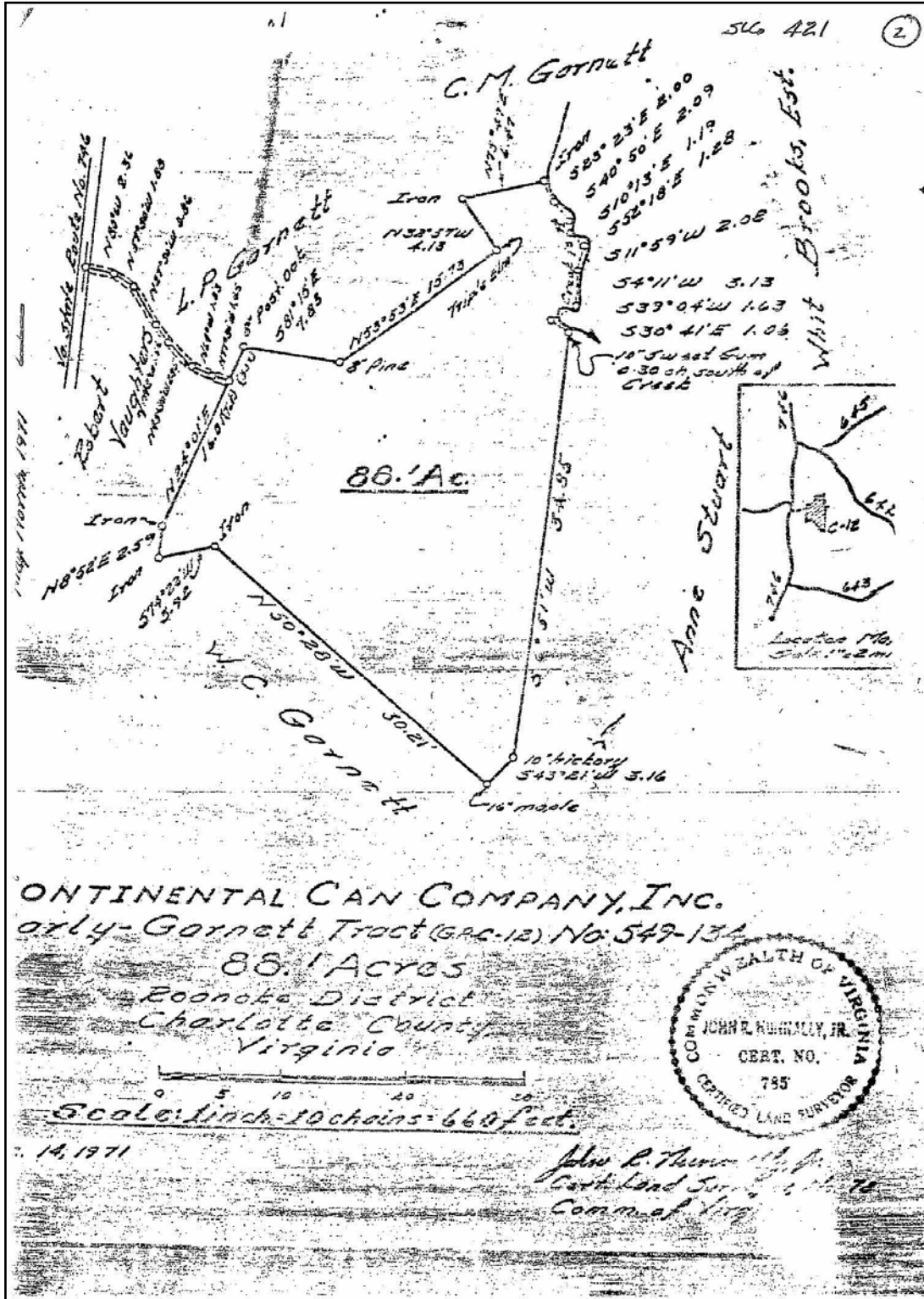
The subject property is located 7 miles +/- southwest of Charlotte Courthouse.



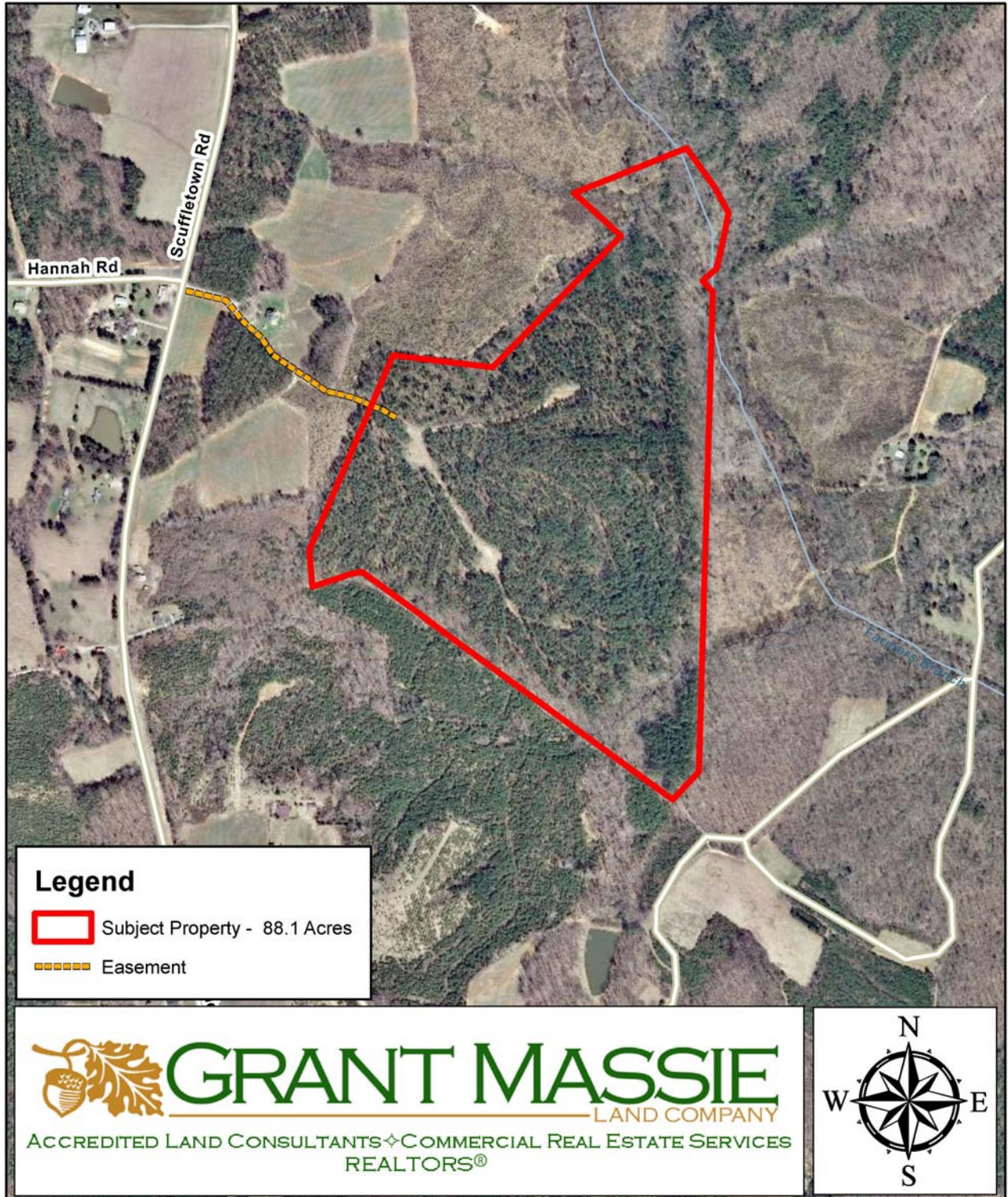
TAX MAP



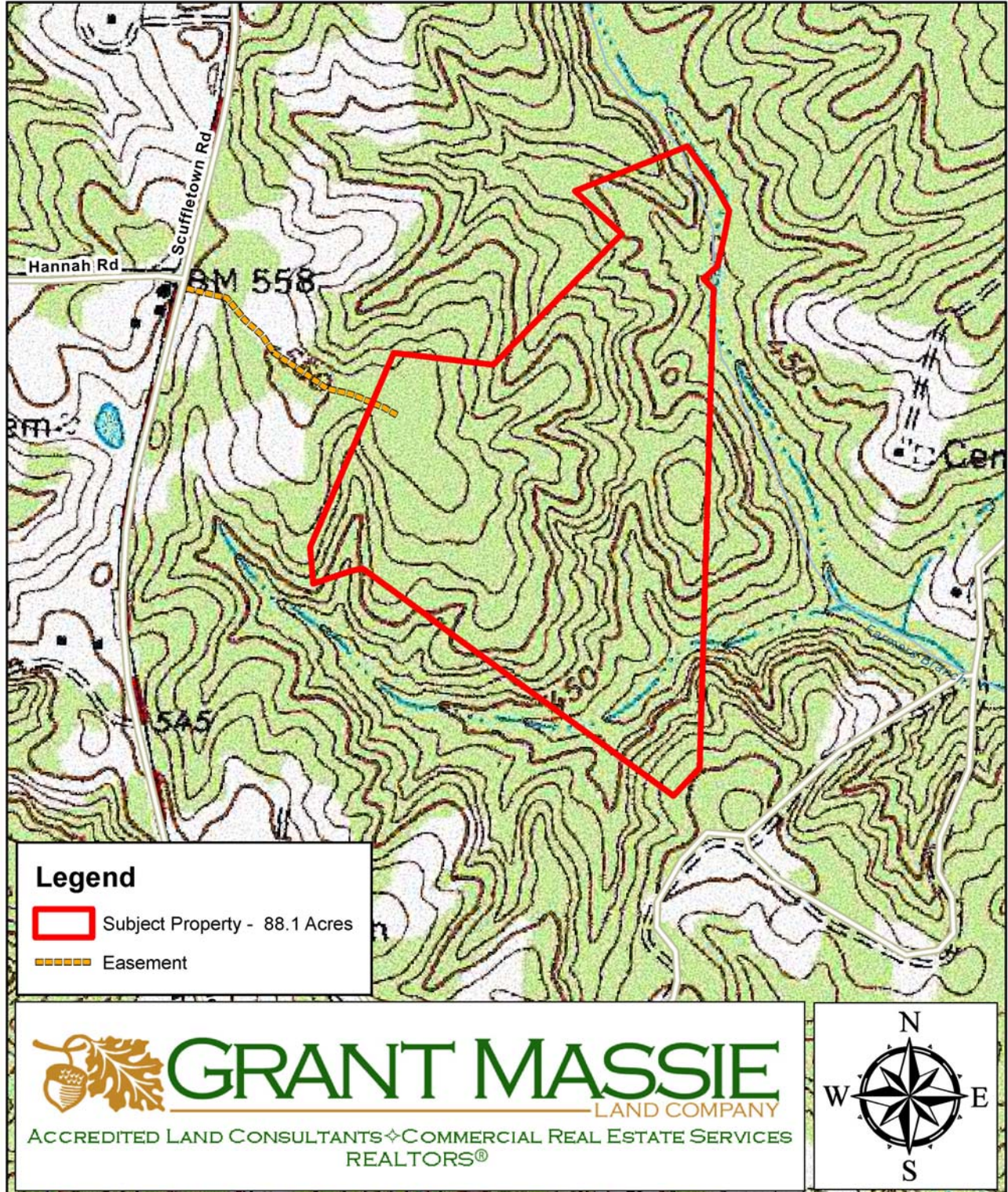
PLAT



AERIAL PHOTOGRAPH

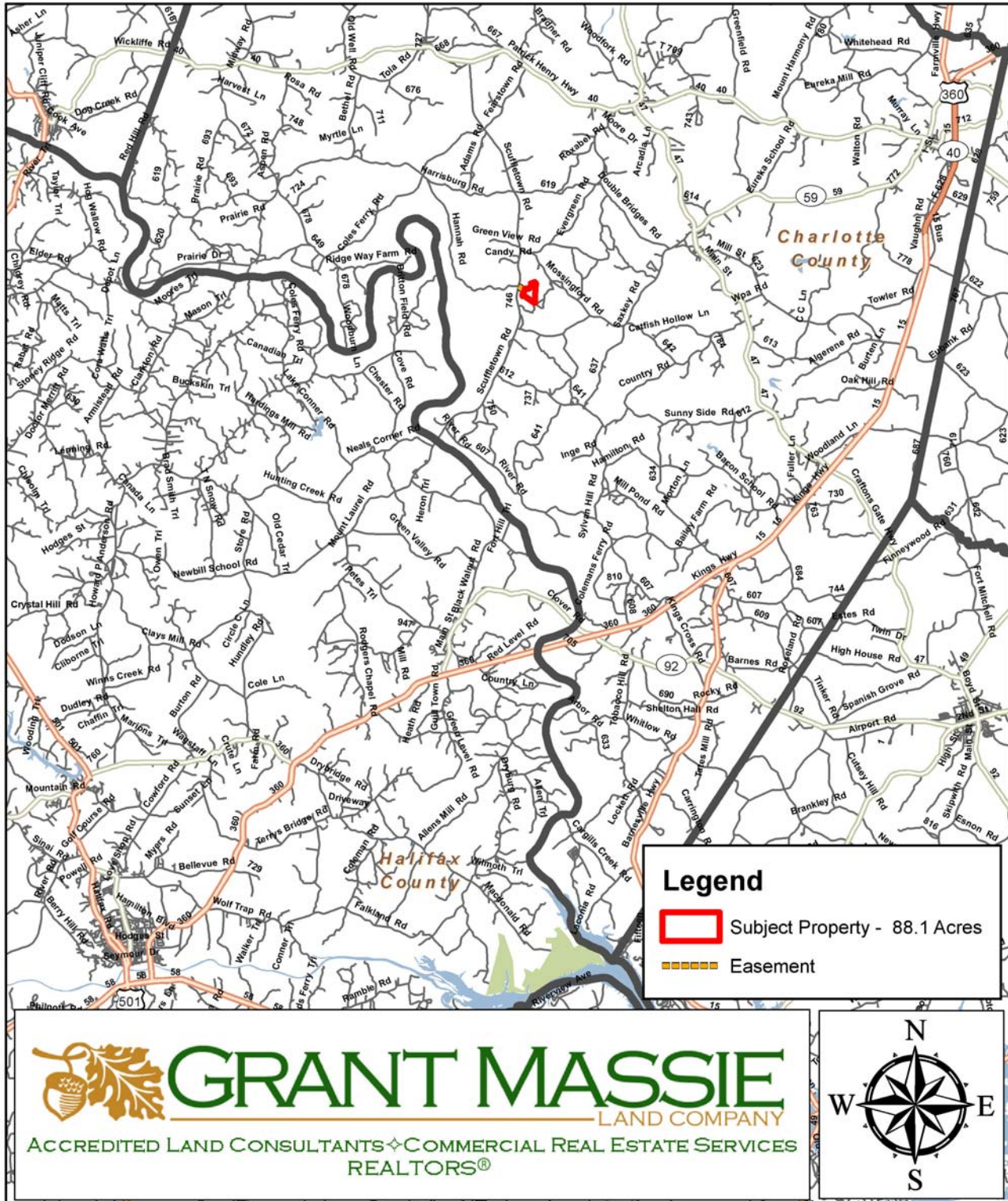


TOPOGRAPHIC MAP



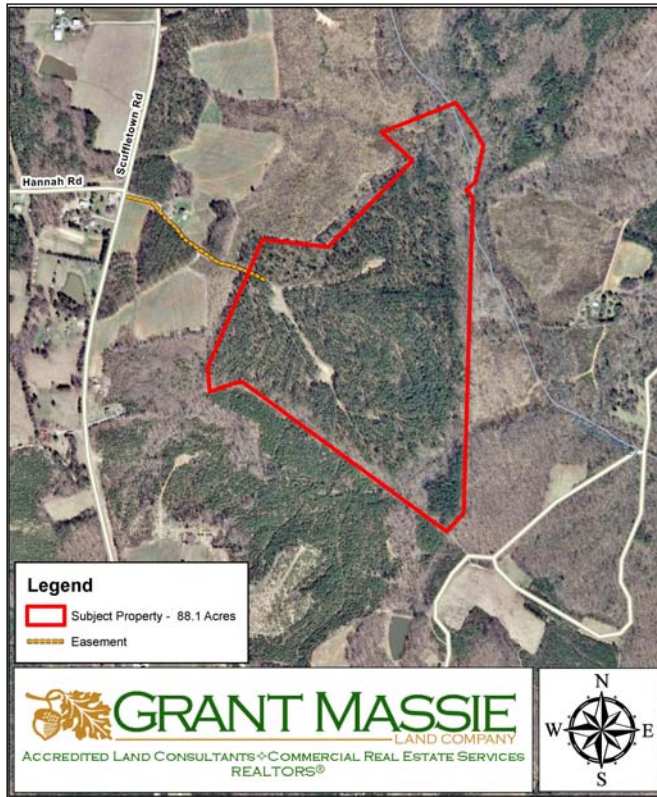
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LOCATION MAP



LAND FOR SALE

88.1 ACRES +/- IN CHARLOTTE COUNTY



PROPERTY INFORMATION:

- ✧ About 70 acres of 24-year old Loblolly pines thinned in 2009.
- ✧ Income potential in the next several years from a second thinning.
- ✧ Balance in mixed hardwoods along the creek.
- ✧ Located on a 30-ft easement to Scuffletown Rd.
- ✧ Ideal timberland investment, recreational oasis, large single-family homesite, etc.
- ✧ About 7 miles +/- southwest of Charlotte Courthouse and located centrally between South Boston and Farmville.

\$149,000

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All information is deemed reliable, but not guaranteed.

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