

275 ACRES

POPULARLY KNOWN AS "ROSEDALE"

CUMBERLAND COUNTY, VIRGINIA

PRICE REDUCED TO - \$405,626
(\$1,475/ACRE)



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS

JEFFREY S. HUFF
ALC , FORESTER

TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Cumberland County Tax Map records as parcel number 22-A-2. According to the tax records the property contains 275 acres. The deed is recorded in Deed Book 177 on Page 842. The plat is recorded in Plat Cabinet A Slide 446. Clarification of the prescriptive easement can be found in Instrument # 20030129 or Chancery Order Instrument # 2002-0074. A review of the Cumberland County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
22-A-2	275

Popularly known as "Roseland."

The subject property is currently zoned Agricultural. The subject property does not contain state road frontage; however, there is a prescriptive easement to State Route 614 (Taylor Road) over the existing Fire Trail 2638/2640 as referenced on plat. It is located approximately 1.8 miles north of the end of state maintenance of Taylor Road.

The subject property contains approximately 3,625 feet +/- of frontage on the Willis River. There is about 32 acres of biologically-diverse habitat in the river lowgrounds.

There is approximately 15 acres in abandoned agricultural fields. The balance of the subject property is wooded. The woodland consists of 28 acres +/- of 25-year old unthinned pine plantation with the remainder in mixed pine and hardwood pulpwood and scattered mature trees.

The subject property boasts myriad options for an ideal recreational and hunting property for deer, turkey and waterfowl.

PHOTOGRAPHS



LONG FRONTAGE ON THE WILLIS RIVER



RIVER LOWGROUNDS – POND POTENTIAL



WOODS ROAD TO RIVER



HUNTING TRAIL OFF OF WOODS ROAD



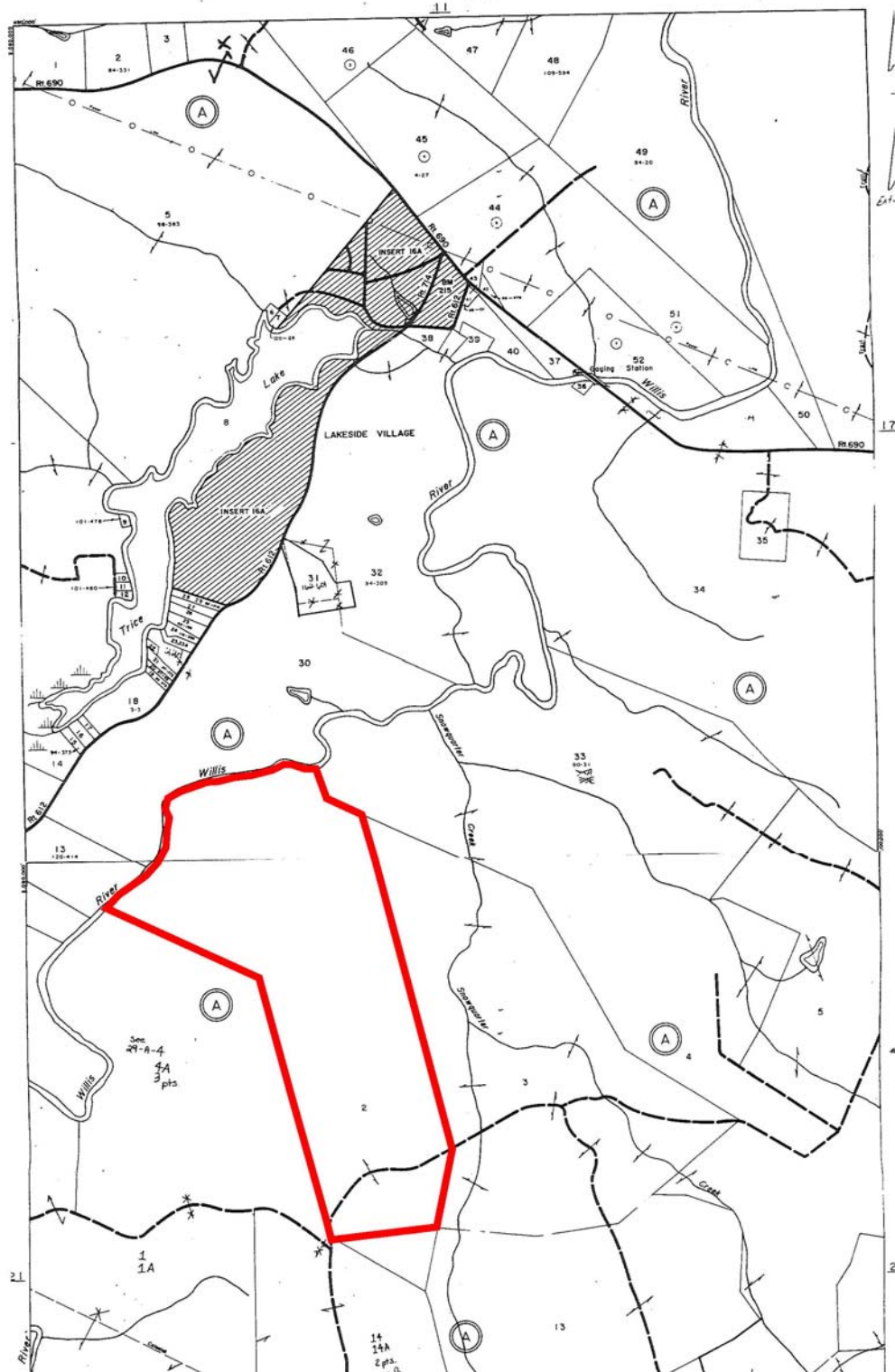
MIXED WOODLAND



25-YR OLD UNTHINNED PINE PLANTATION

TAX MAP

CUMBERLAND COUNTY

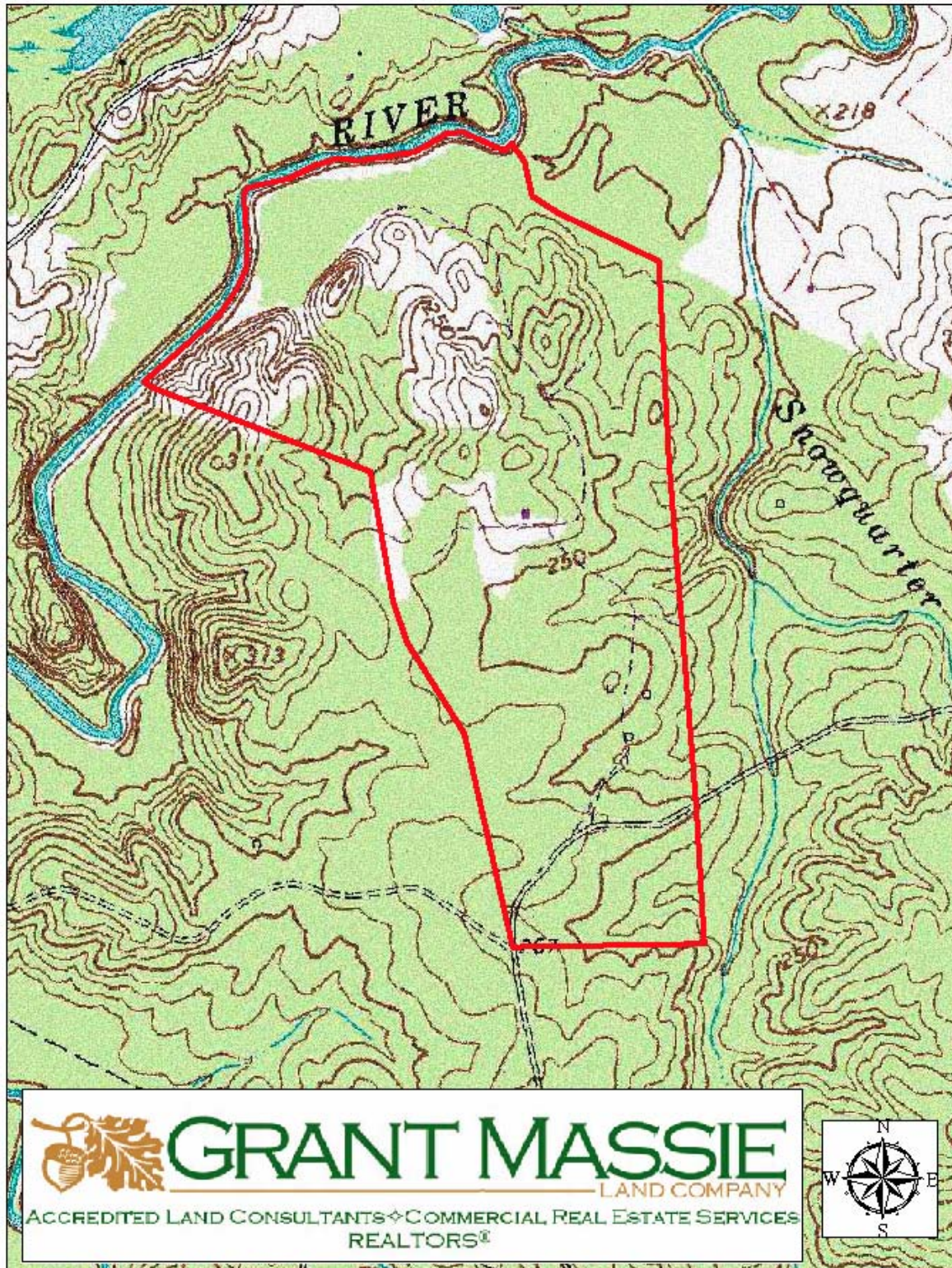


[illegible]

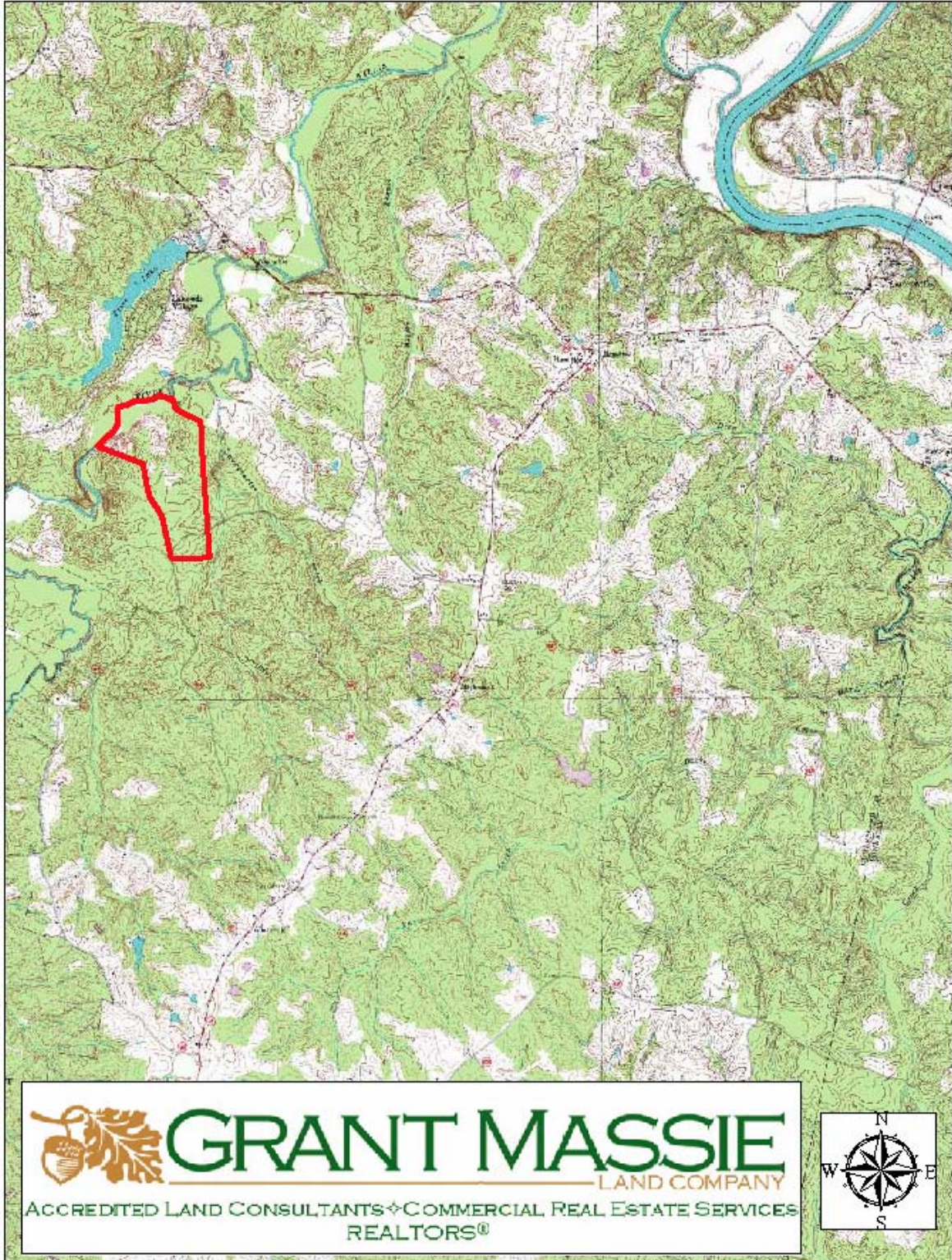
AERIAL PHOTOGRAPH



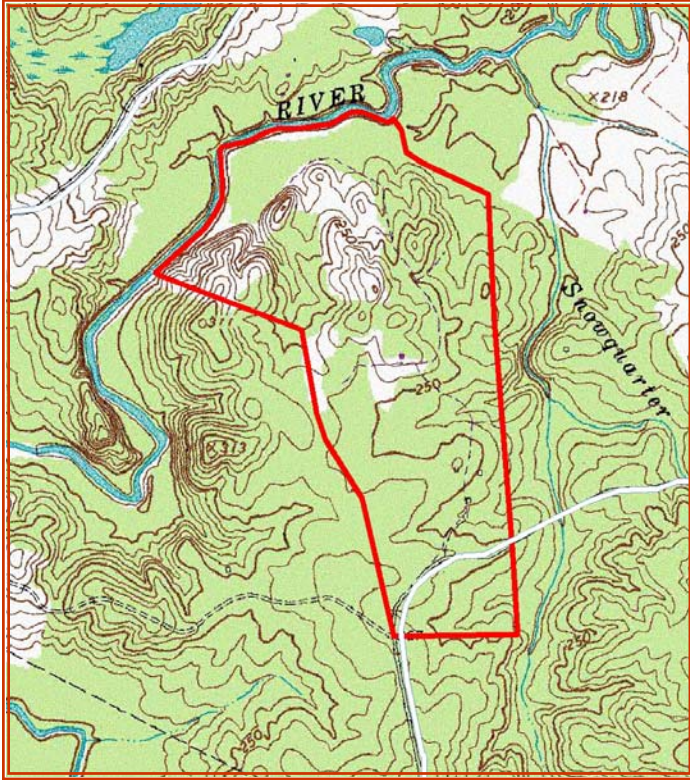
TOPOGRAPHIC MAP



LOCATION MAP



HUNTER'S PARADISE 275 ACRES FOR SALE CUMBERLAND COUNTY



PROPERTY INFORMATION:

- *KNOWN AS "ROSEDALE"
- *WOODED TRACT WITH MIXED TIMBER
- *3,625 FT +/- OF WILLIS RIVER FRONTAGE
- *SECLUDED LOCATION
- *IDEAL FOR TIMBER AND HUNTING
- *GREAT INVESTMENT

***PRICE—\$405,625 (\$1,475/Acre)**



FOR 24 HOUR RECORDED INFORMATION
CALL LANDLINE
1-888-471-LAND #2179
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM

REPRESENTED BY:

BILL GRANT

ALC, VLS

804-754-3476

WGrant@GrantMassie.com

JEFFREY HUFF

ALC, FORESTER

804-750-1207

JHuff@GrantMassie.com



GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON ROAD, SUITE 106—RICHMOND, VA 23238

804-750-1200—TOLL FREE: 1-800-665-LAND

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.