

TWO WOODLAND TRACTS KNOWN AS B.T. HORNE SUSSEX COUNTY, VIRGINIA

ASKING PRICES:

212 ACRES +/- FOR \$328,600

217 ACRES +/- FOR \$346,480



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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 161-A-8 and 161-A-11. The deed is recorded in Deed Book 239 on Page 25. The B. T. Horne Tract is being offered as a whole for **\$675,080** or separately as a 212-acre tract for **\$328,600** and a 217-acre tract for **\$346,480**.

The subject property is currently zoned Agricultural. Hornet Swamp meanders along a portion of the subject property's western boundary. For the 212-acre tract, there are approximately 2,765 feet of non-contiguous frontage on the west side of State Route 697 (Rowehampton Road) and 395 feet of road frontage on State Route 609 (Butts Road) to the west of Route 697. For the 217-acre tract, there are approximately 4,120 feet of non-contiguous frontage on the east side of State Route 697 (Rowehampton Road), 760 feet of frontage on State Route 609 on the east side of Route 697, and 515 feet +/- of frontage on both sides of River Town Road.

Per a forest type map completed by Timbervest, the subject property contains an estimated 6.54 acres of non-timber area consisting of woods roads, small clearings, etc. The balance of the subject properties are wooded and more specifically described below by tract:

212-Acre +/- Tract

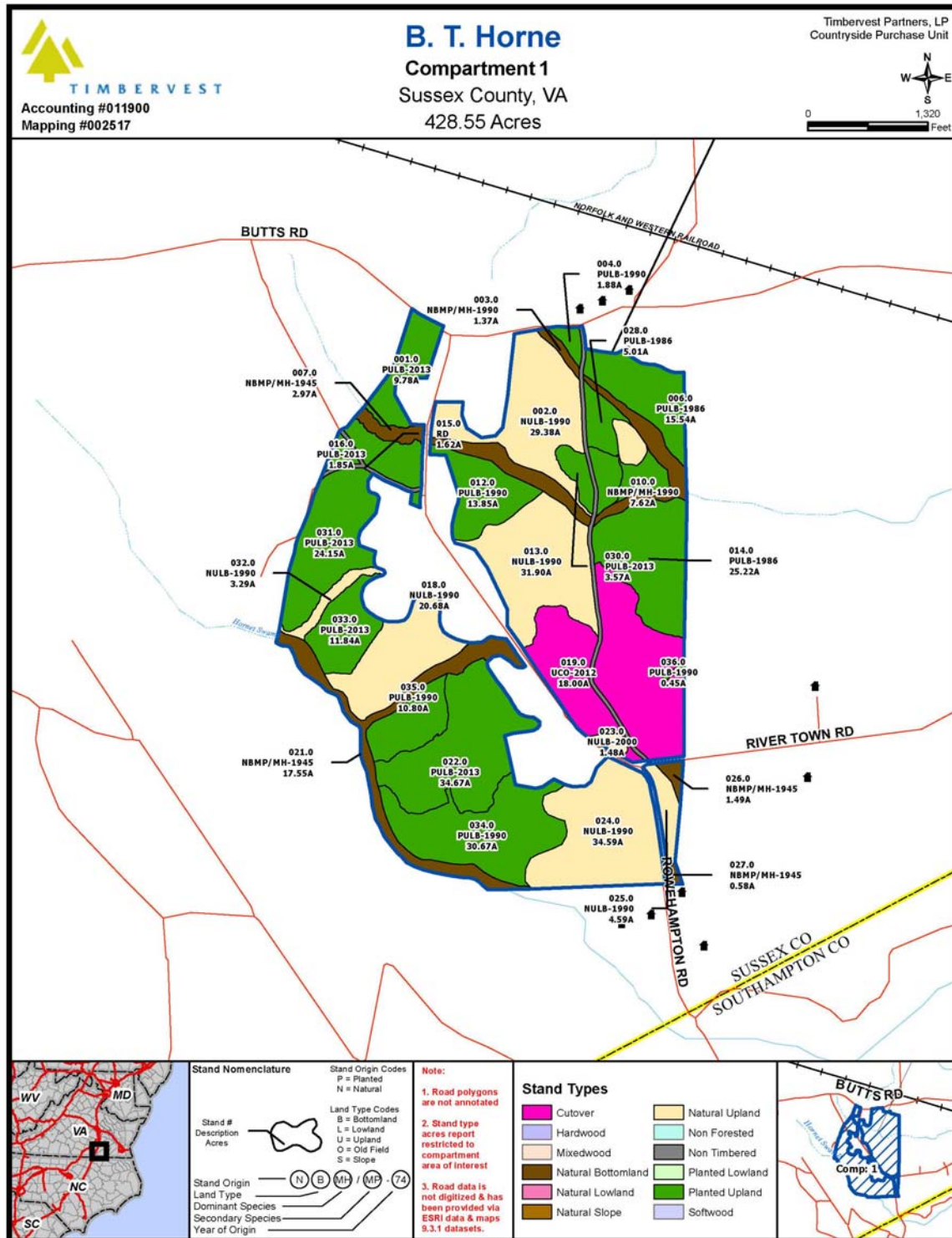
- 1) Thinned 24-year old natural and planted pines (76 Acres +/-)
- 2) Cut-over in 2012 and replanted in 2013 (118 Acres +/-); and
- 3) Natural bottomland mix along SMZs (18 Acres +/-).

217-Acre +/- Tract

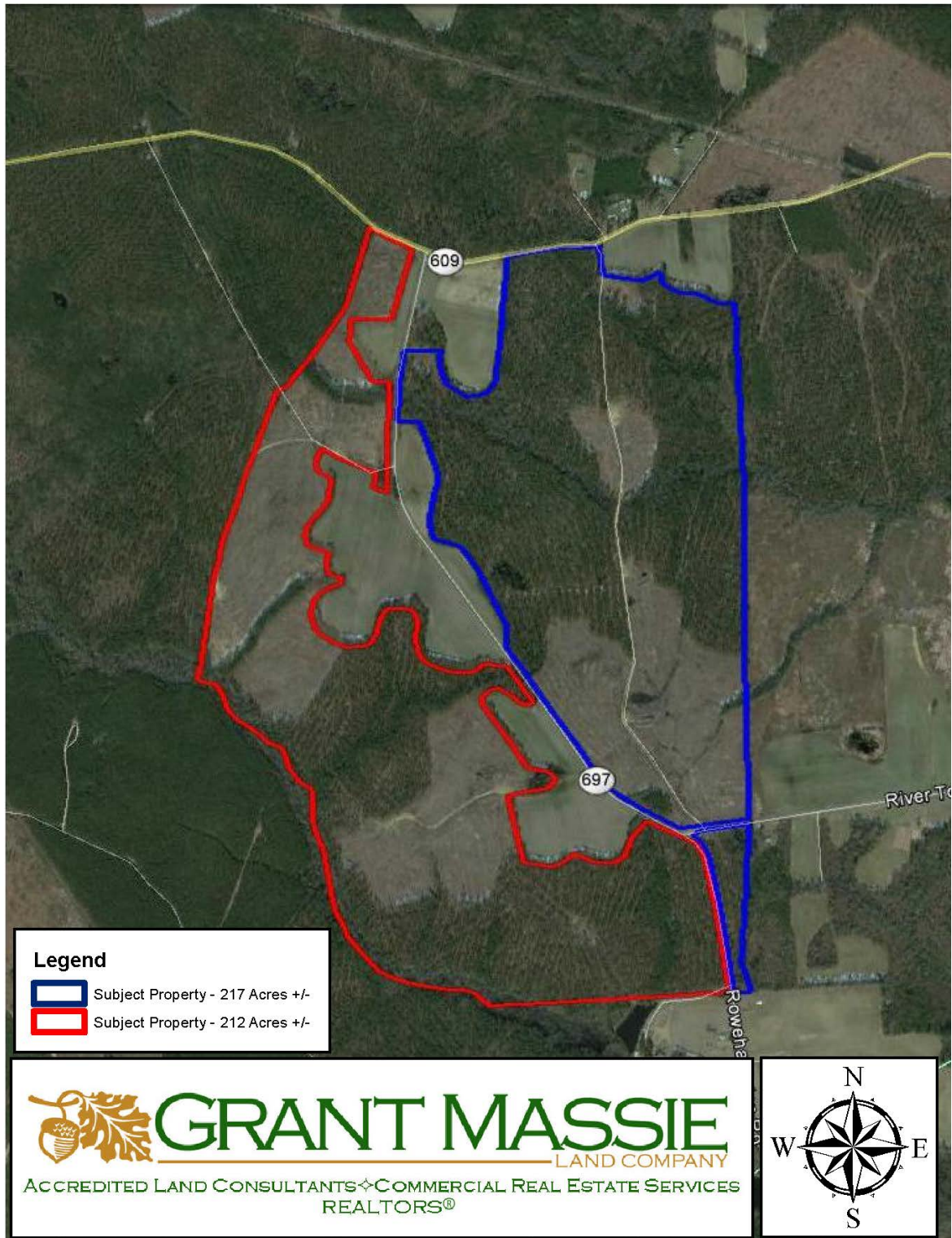
- 1) Thinned 28-year old planted pines (53 Acres +/-);
- 2) Thinned 24-year old planted pines (15 Acres +/-);
- 3) Thinned 24-year old natural pines (66 Acres +/-);
- 4) Natural upland mix of 52-year old pines (3 Acres +/-);
- 5) Natural bottomland mix along SMZs (19 Acres +/-); and
- 6) Cut-over/replanted woodland in late 2012 (58 Acres +/-).



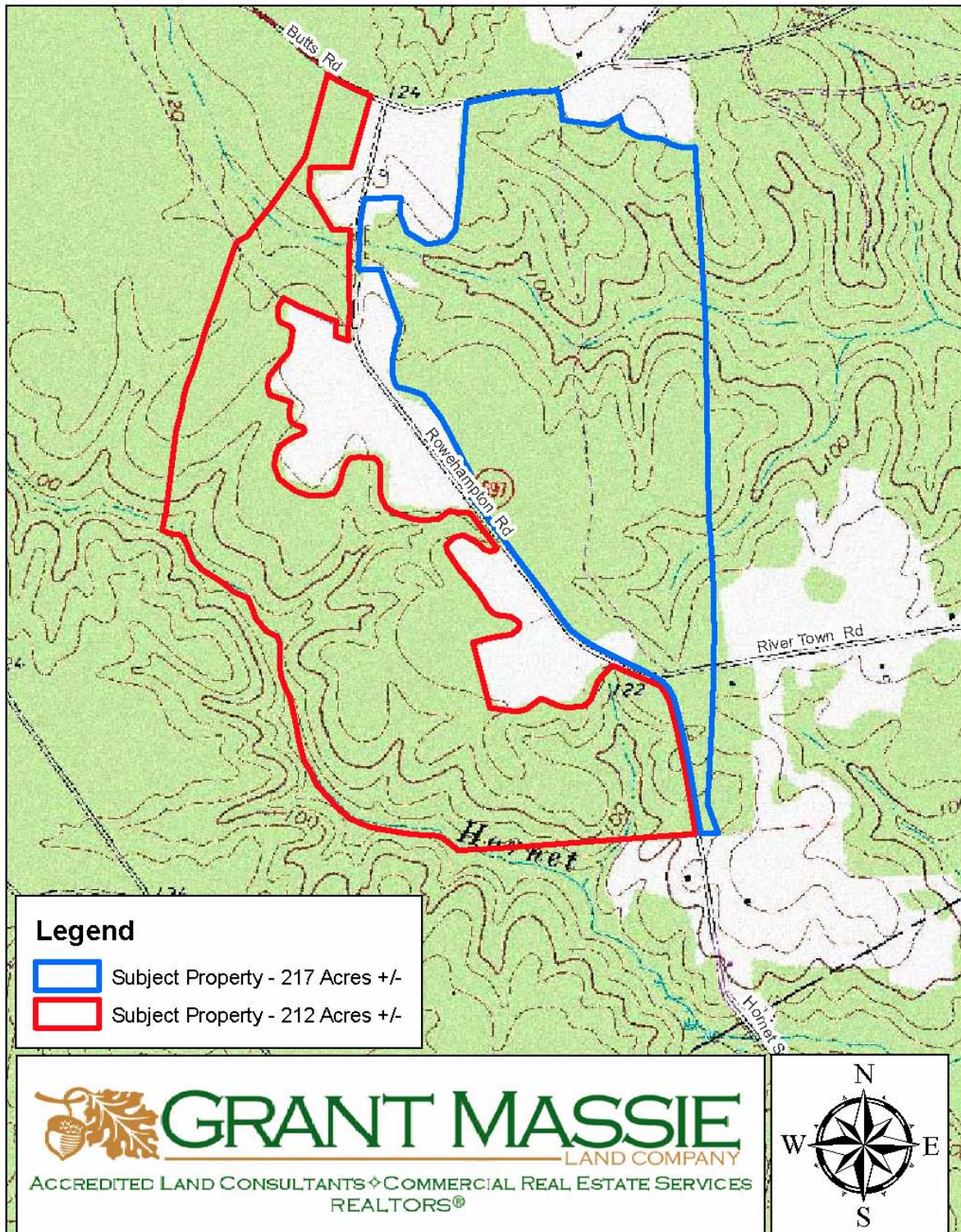
FOREST TYPE MAP



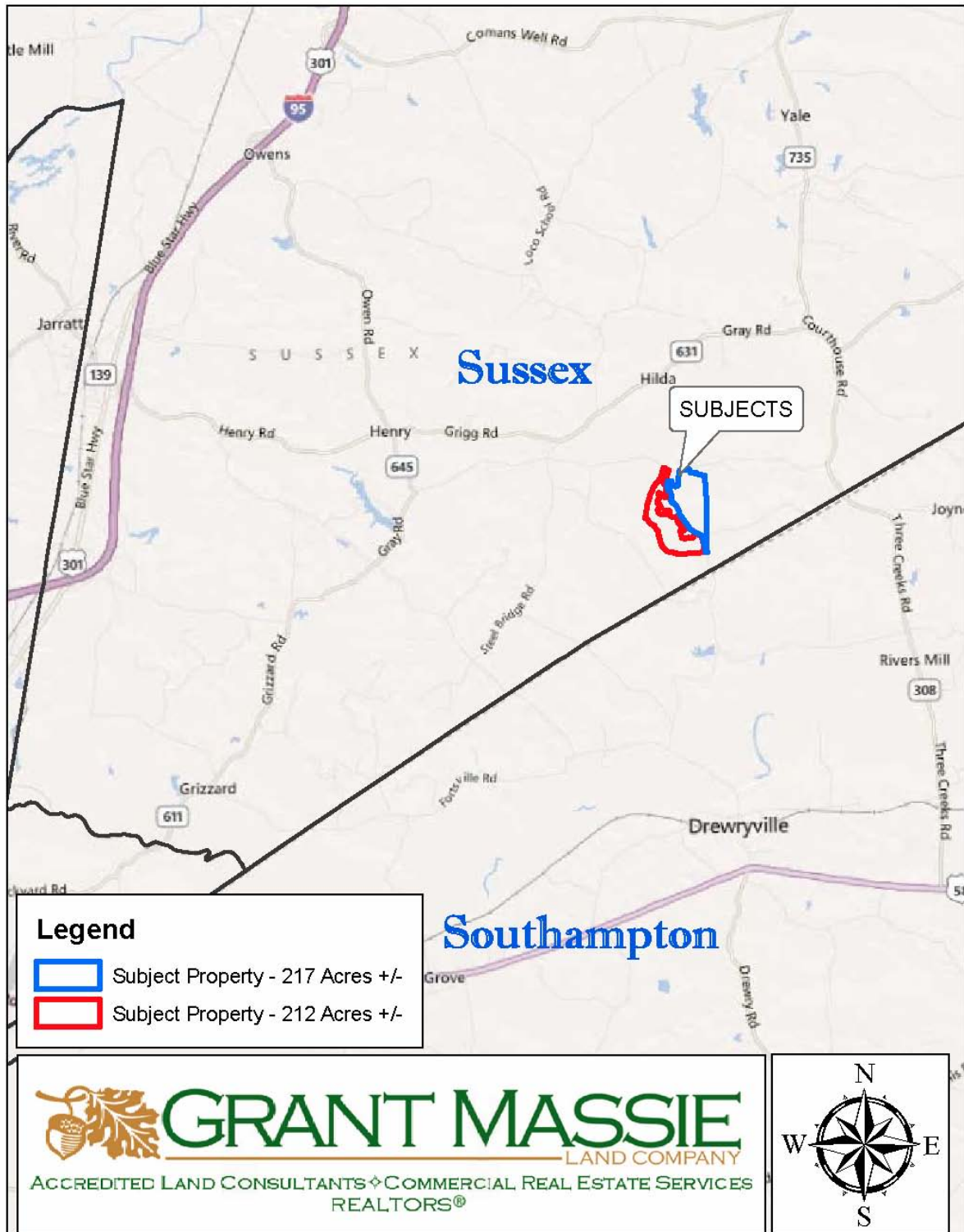
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

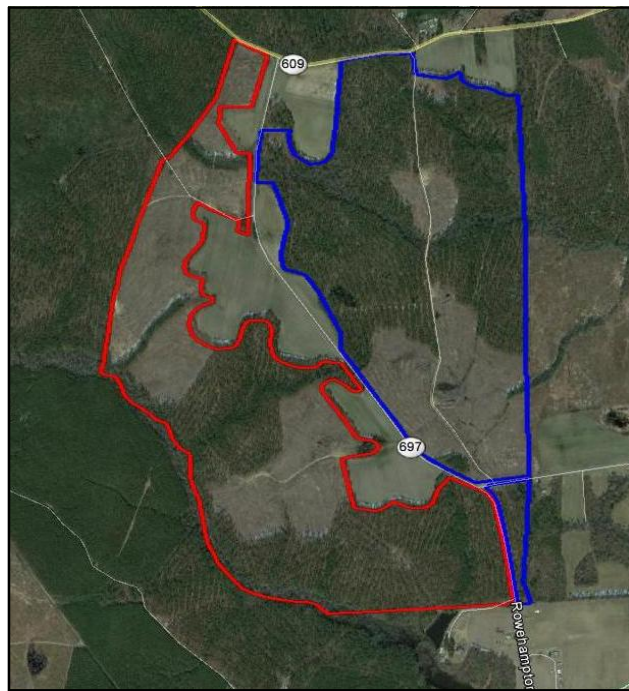


LOCATION MAP



TIMBERLAND FOR SALE

TWO ADJACENT TRACTS IN SUSSEX COUNTY, VA



PROPERTY INFORMATION:

212-ACRE +/- TRACT:

- ✧ Approximately 118 Ac.+/- of 1-yr Old Planted Pines &
- ✧ Balance in 24-yr Old Thinned Pines
- ✧ Frontage on Butts Road (395 feet +/-) and on Rowehampton Rd (2,765 feet +/-)

217-ACRE +/- TRACT

- ✧ 53 Ac.+/- of 28-yr Thinned Pines, 81 Ac.+/- of 24-yr Thinned Pines, 3 Ac.+/- of 54-yr Natural Thinned pines
- ✧ About 58 Ac.+/- Cut-over and Balance in Mixed SMZs
- ✧ Frontage on Butts Road (760 feet +/-), River Town Rd (515 ft +/-) and Rowehampton Rd (4,120 feet +/-)

SOLD TOGETHER OR SEPARATELY

212 ACRES +/- FOR \$328,600

217 ACRES +/- FOR \$346,480

For 24-hour recorded information,
call LANDLINE:

212-Acre Tract—1-888-471-LAND # 2187

217-Acre Tract—1-888-471-LAND # 2186

or visit our website at

www.GrantMassie.com



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All information is deemed reliable, but not guaranteed.

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