

1,098+/- ACRES PRINCE GEORGE & SUSSEX COUNTY, VIRGINIA

PRICE - \$1,495,000



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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Prince George & Sussex County Tax Map records as parcel number as shown below. According to the tax records the property contains 1,098 acres. The deed is recorded in Deed Book 223 on Page 423 in Sussex and Instrument Number 06002065 in Prince George Co.. A review of the Prince George and Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
<u>Prince George</u>	
640(0A)00-003-0	276.4
640-(0A)00-002-0	98.7
640(0A)00-01A-0	35
640(0A)00-001-0	67
<u>Sussex</u>	
22-(A)-8	199.39
22-(A)-6	125.29
36-(A)-2	<u>376.4</u>
	1,178.18

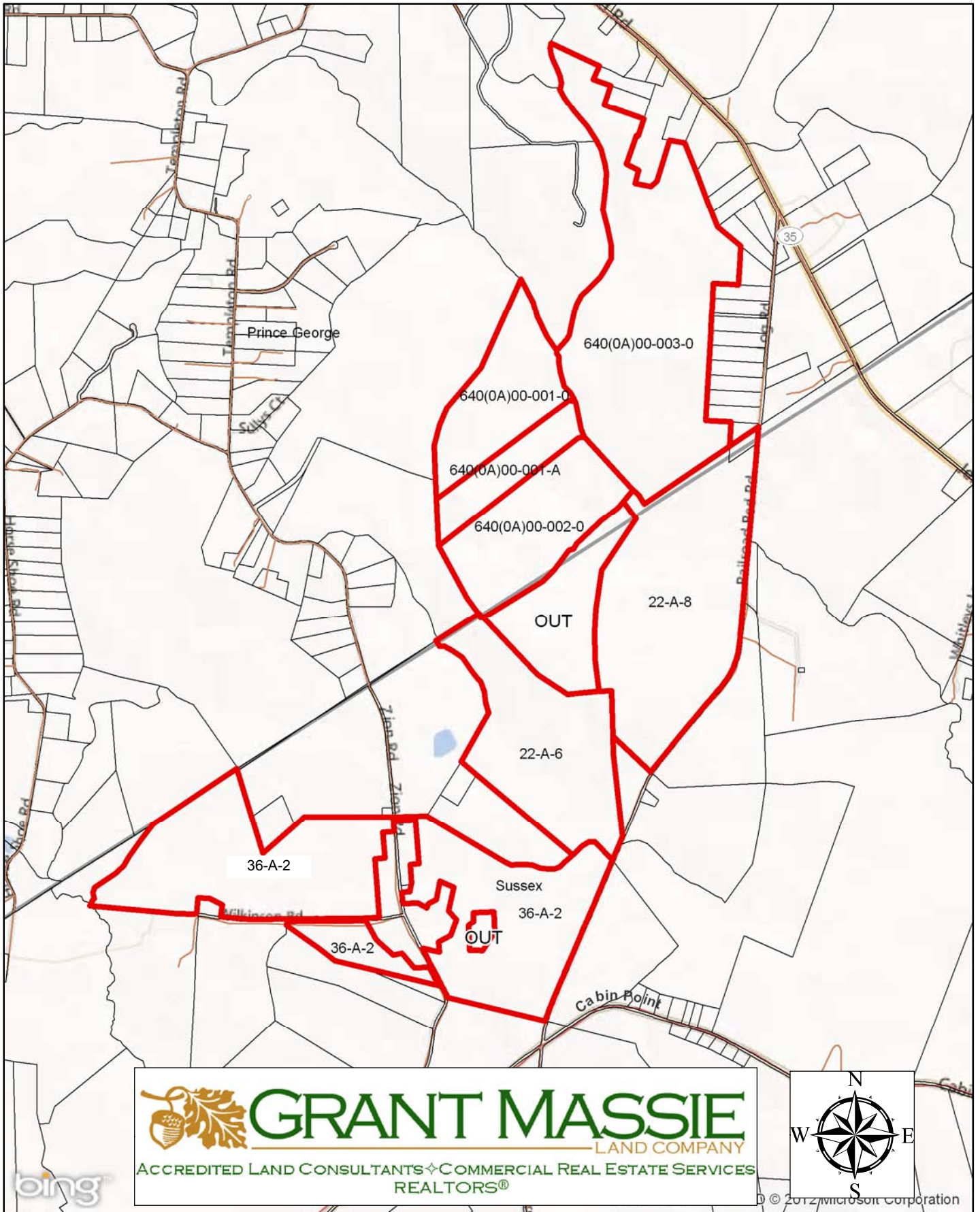
(Less 56.7 Acres & 17.6 Acres Not Included in Easement & Sale)

The subject property is currently zoned Agricultural. There is long frontage on Log Road (Route 637) with additional frontage on Zion Road (Route 338) and Wilkinson Road (Route 635)

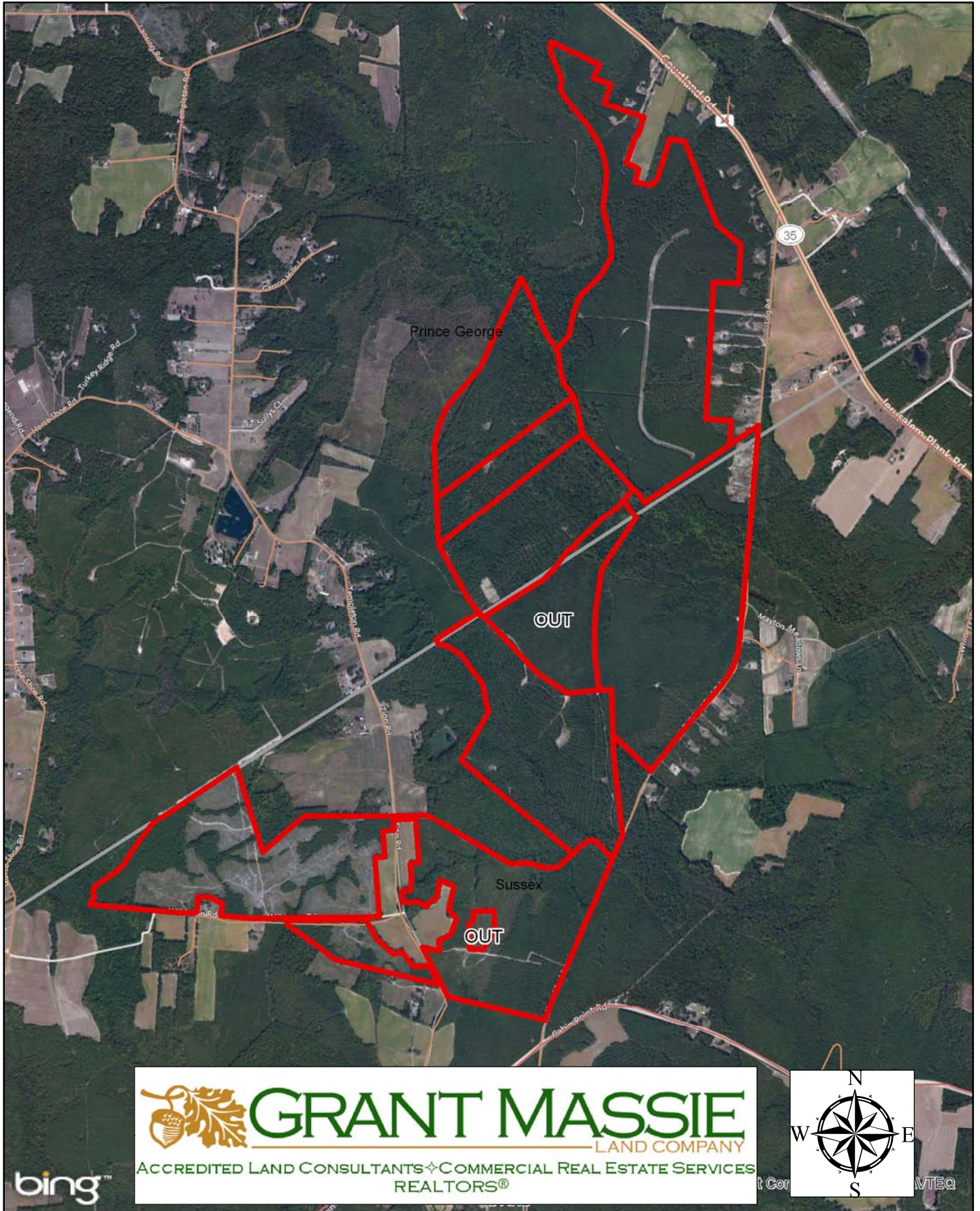
The property has a COMMONWEALTH OF VIRGINIA, DEPARTMENT OF FORESTRY Conservation Easement on it into perpetuity.

The property contains an estimated \$ 375,860.16 in merchantable as shown in the Timber Evaluation Report. (Available upon request). The breakdown of this timber and acreage is shown in the Forest Stewardship Management Plan also available upon request.

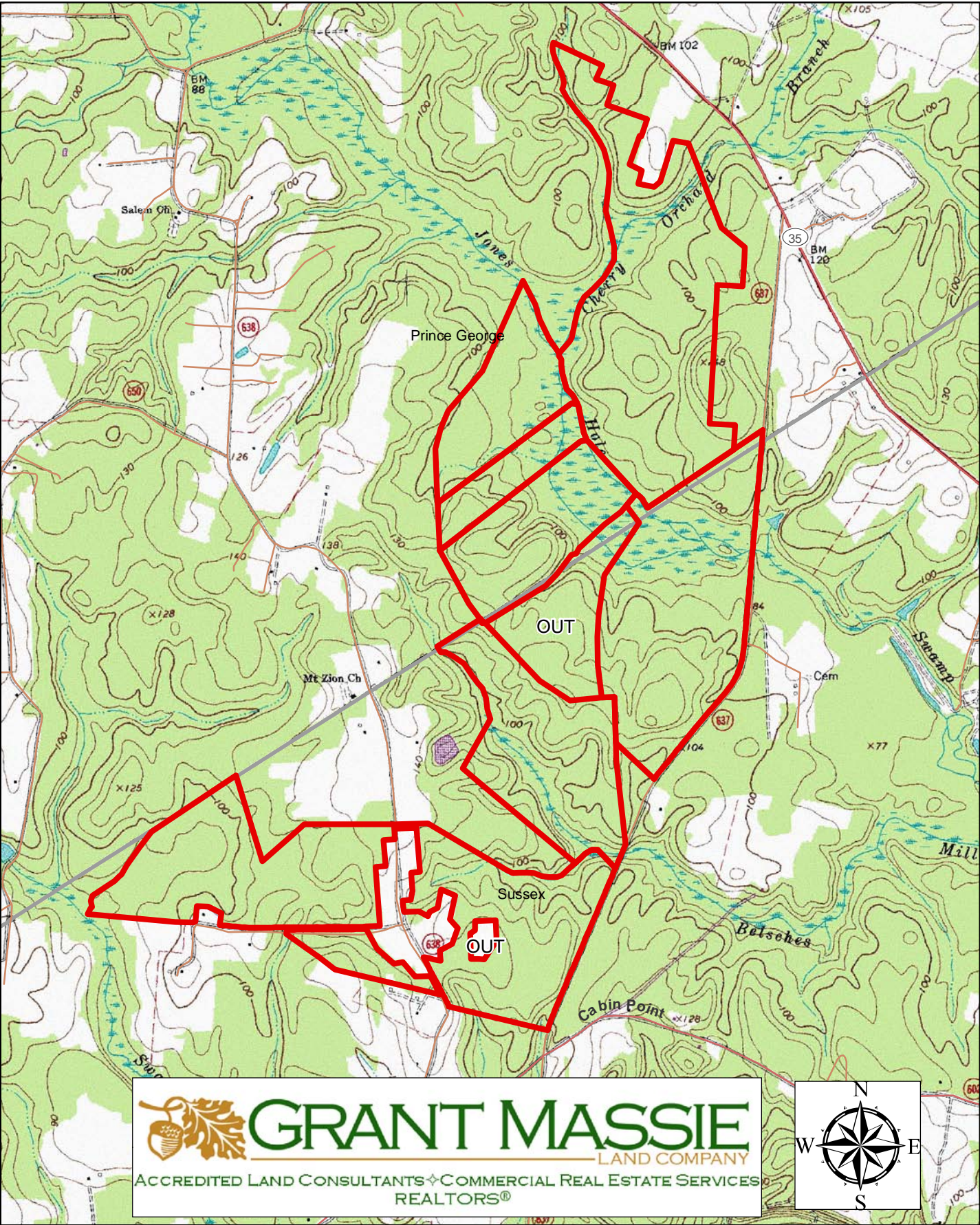
TAX MAP



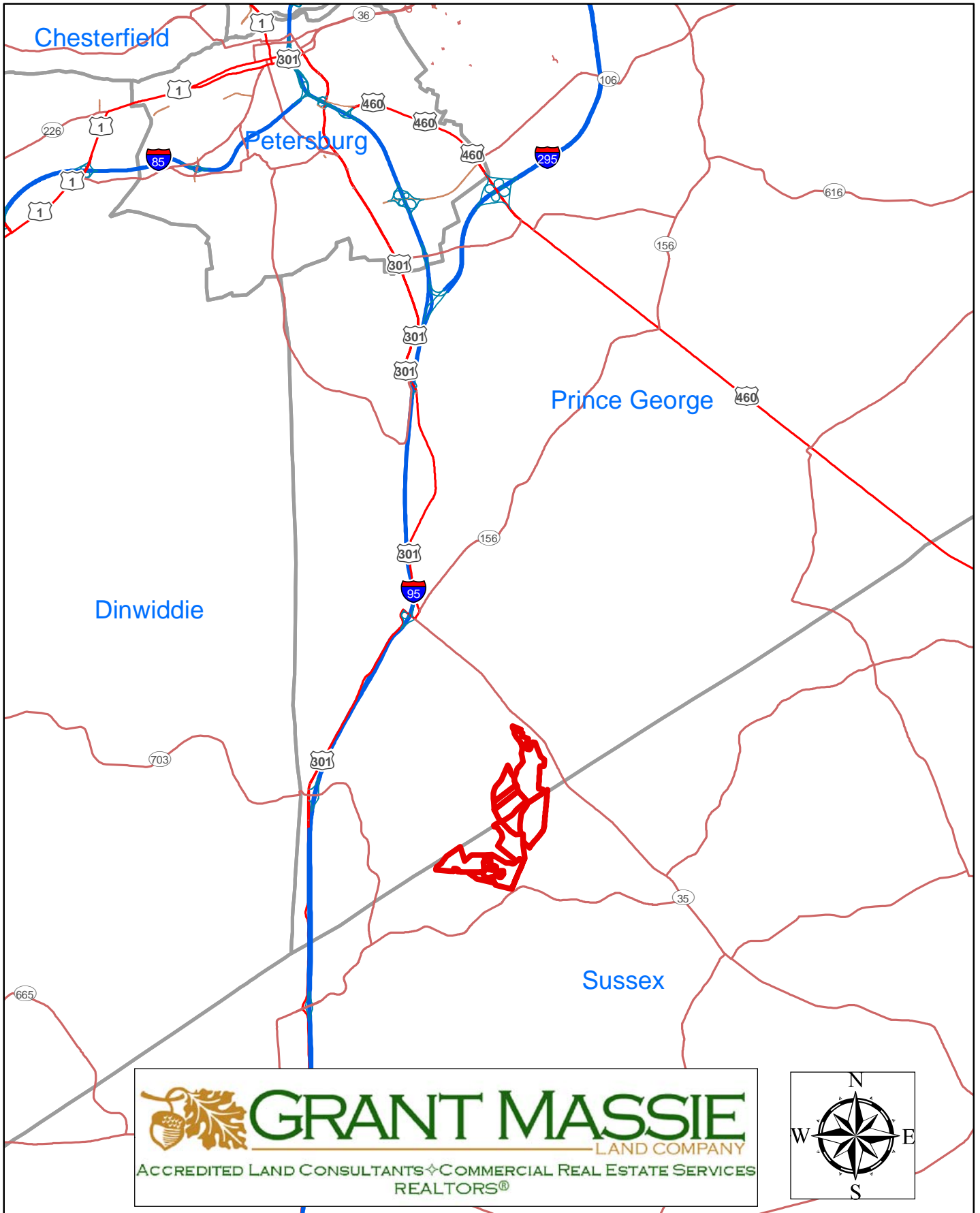
AERIAL PHOTO



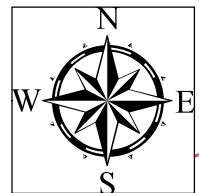
TOPOGRAPHY MAP



LOCATION MAP



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1,098 ACRES OF TIMBERLAND FOR SALE

PRINCE GEORGE & SUSSEX CO., VIRGINIA



PROPERTY INFORMATION:

- *LOCATED OFF OF RT. 35 EAST OF I-95
- *OVER \$375,000 IN MERCHANTABLE PINE & HARDWOOD TIMBER
- *COMMONWEALTH OF VIRGINIA DEPARTMENT OF FORESTRY CONSERVATION EASEMENT ON THE PROPERTY
- * FRONTAGE ON LOG ROAD (ROUTE 637), ZION ROAD (ROUTE 638) & WILKINSON ROAD (ROUTE 635)
- *GREAT INVESTMENT IN A WELL MANAGED TIMBERLAND TRACT

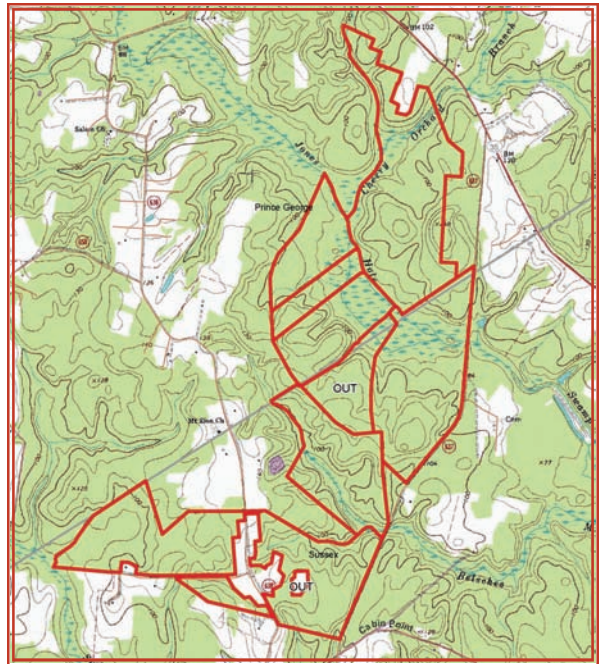
ASKING PRICE

\$1,495,000

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INFORMATION CALL:
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Or visit our website at:

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ALL INFORMATION DEEMED, RELIABLE BUT NOT GUARANTEED.