

# 846.43 ACRES SOUTHAMPTON COUNTY, VA

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**\$2,250,000**



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Southampton County Tax Map records as parcel number 43-15A, 43-16E, 43-16F, 43-18, 43-19 and 43-19A. According to the tax records, the subject property contains 798.22 acres, collectively. However, a plat shows the acreage around 846.43 acres +/- . The deed is recorded in Instrument # 070002265. The plat is recorded in Plat Book 18 on Page 195.

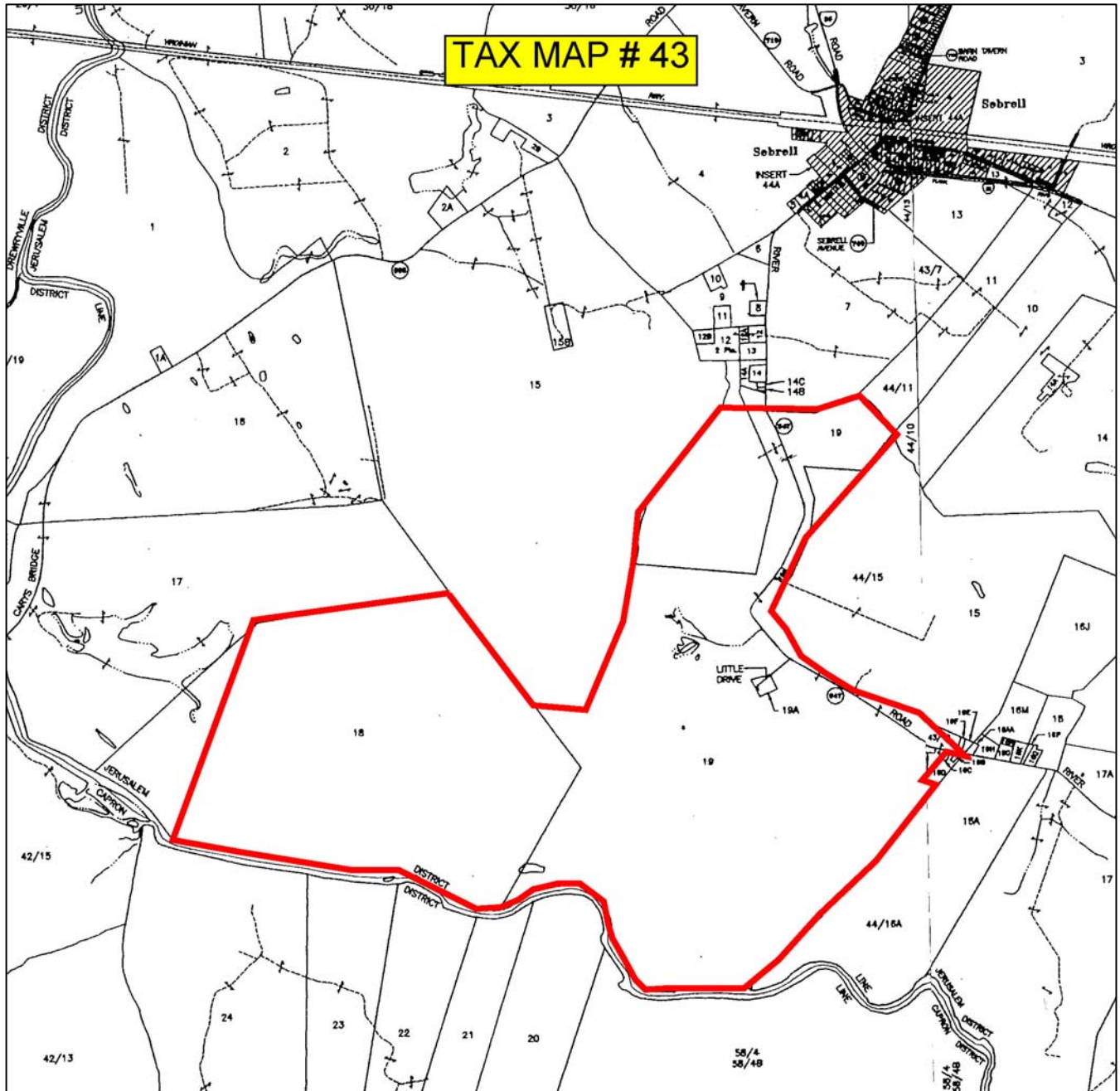
The subject property is currently zoned Agricultural (A-1). There are approximately 1.2 miles of road frontage on both sides of State Route 647 (River Road). It also boasts approximately 1.5 miles of frontage on the Nottoway River. There are 3 ponds on the property. One pond has a newly constructed duck blind.

The subject property contains approximately 150 acres +/- of cropland. A timber evaluation was completed by Rock Springs Forestry on 4/30/07 that shows approximately 688 acre of woodland in nine (9) different stand types. Stands 8 and 10 were harvested within the past year, and Stand 6 was thinned too.

Draper Aden Associates completed a Sand and Gravel Evaluation on the subject property in 2008. They estimated approximately 15,220,537 Tons of quality sand on the subject property with an estimated royalty value of \$9,132,321.91.

The subject property contains several improvements including an Ante-bellum plantation manor house, small tenant dwelling, and numerous outbuildings.

# TAX MAP







# PHOTOGRAPHS

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FRONTAGE ON RIVER RD. (BOTH SIDES)



FARM ACCESS ROAD



CROPLAND ALONG RIVER RD – 67 ACRES +/-



HOUSE



NEW DOG PINS



HUNTING BLIND



PLANTED CROPLAND – 37 ACRES +/-



CORNFIELD – 30 ACRES +/-



WOODS ROAD TO NOTTOWAY RIVER



1.5 MILES +/- ON NOTTOWAY RIVER



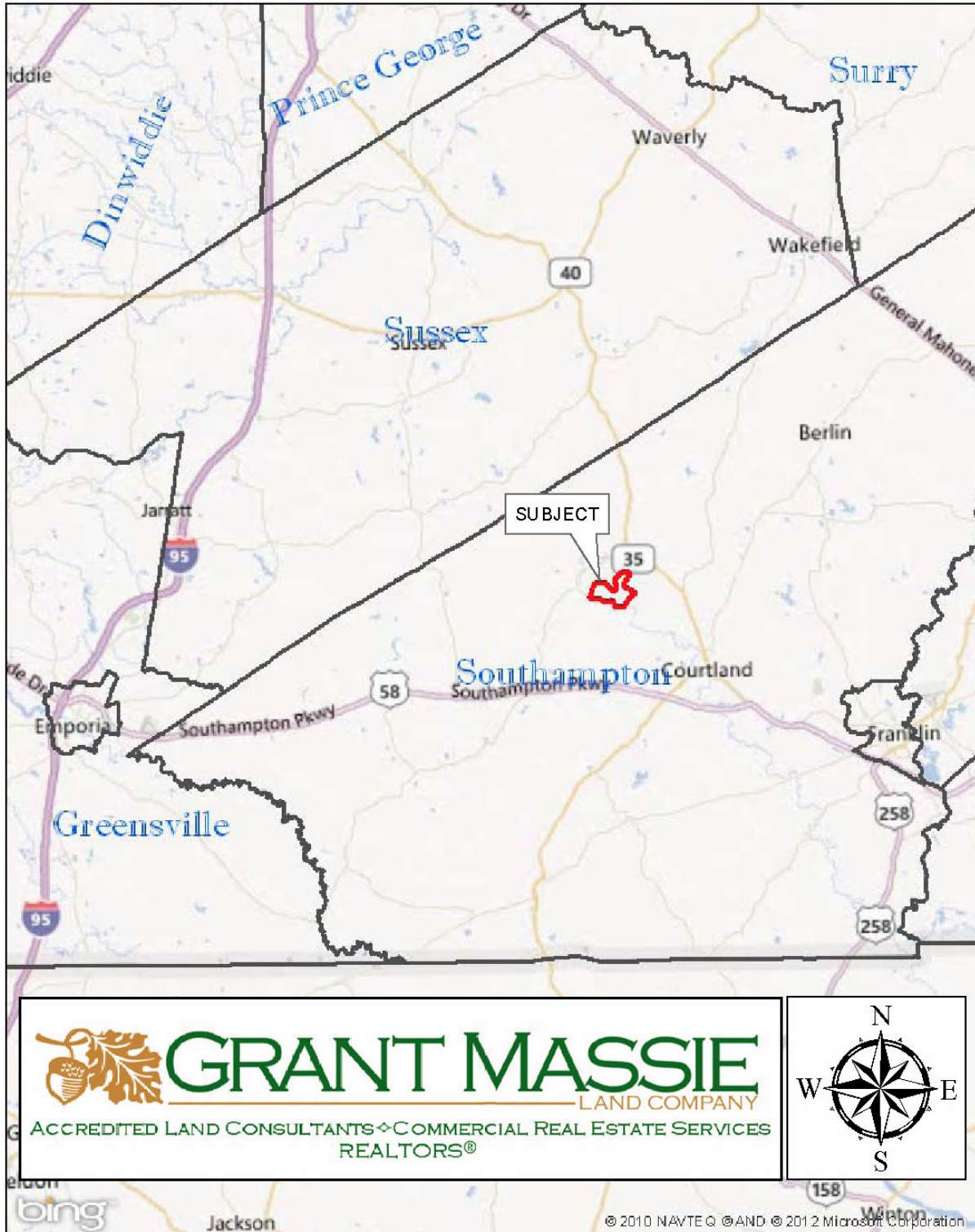
MATURE PINE STAND



WOODS ALONG ROAD (BOTH SIDES)



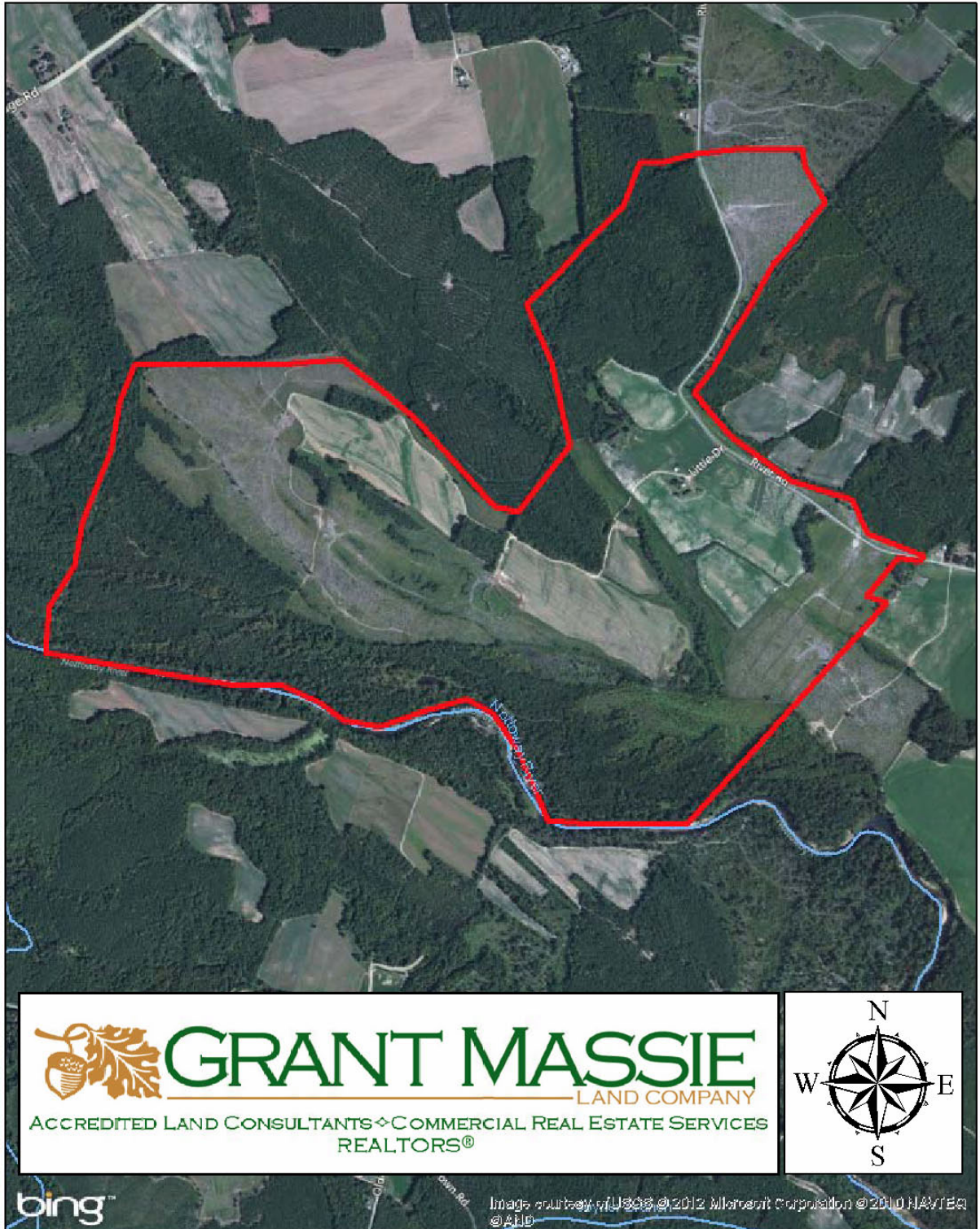
# LOCATION MAP





# AERIAL PHOTOGRAPH

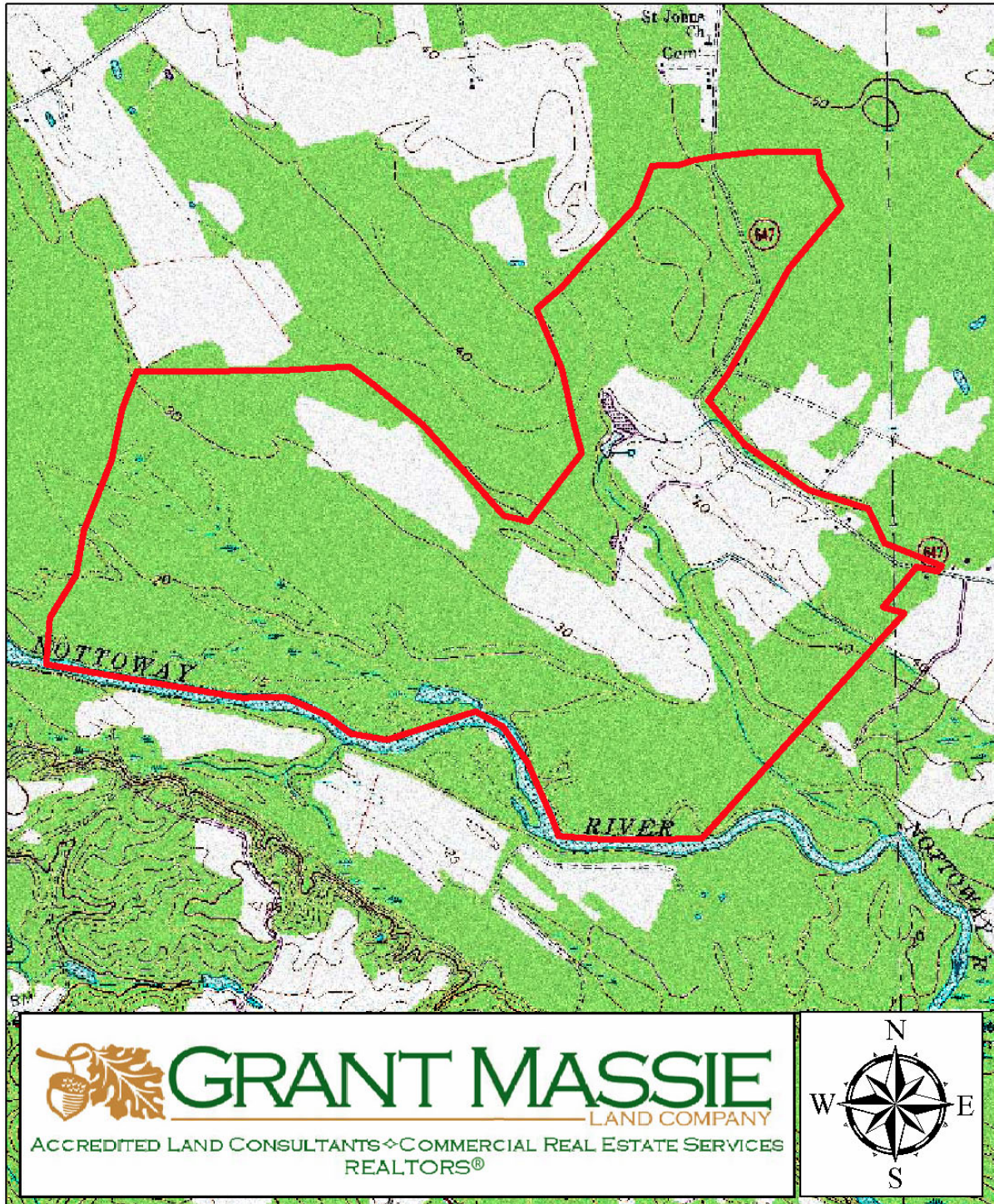
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# TOPOGRAPHIC MAP

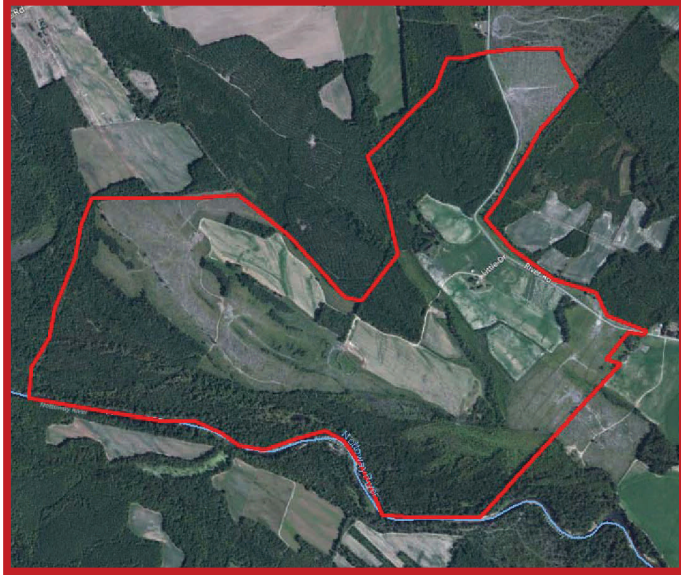
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# FOR SALE - 846.43 ACRES IN SOUTHAMPTON COUNTY

**\*\*\*ESTIMATE OF OVER \$9 MILLION IN QUALITY SAND RESERVES\*\*\***



## PROPERTY INFORMATION:

**\*Long Frontage (1.2 Miles +/-) On Both Sides Of River Road (Rt. 647)**

**\*Long Frontage (1.5 Miles +/-) On The Nottoway River Plus 3 Ponds**

**\*Significant Amount of Quality Sand—Estimated Royalty Value of \$9,132,321 From 2008 Draper Aden Report**

**\*Some Timber Value and 150 Acres Of Cropland**

**\*Improvements Include an Ante-Bellum Plantation Manor House And Accessory Buildings**

**\*Excellent Long Term Investment**

**\*Price to Sell at \$2,250,000**

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