

# 1 47 ACRES +/- SOUTHAMPTON COUNTY, VIRGINIA

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ASKING PRICE - \$368,200



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# PROPERTY DESCRIPTION

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The subject property is shown on Southampton County Tax Map records as a 147-acre portion of parcel number 67-2 and known as a part of the 207-B Pattie Harris Tract. The deed is recorded in Instrument # 06-2486.

The subject property is currently zoned Agricultural (A-1). However, it has **commercial potential** with long frontage on the four-lane divided Highway 58 near the Valley Proteins, Inc. site. There are approximately 2,075 feet of frontage on the northside of Highway 58 (Southampton Parkway).

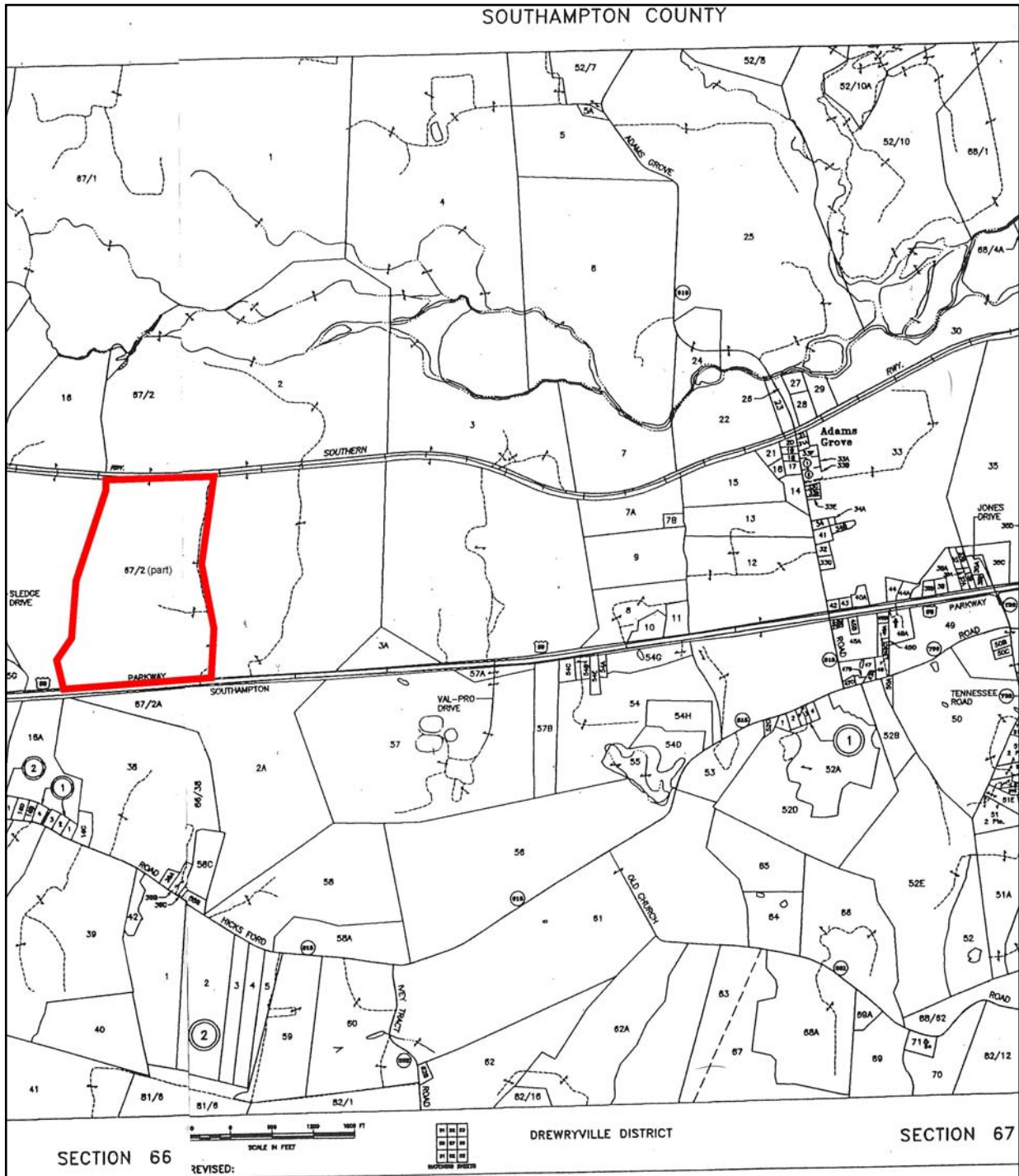
A Norfolk and Southern railway line is the northern property line of the subject property.

Per a forest type map completed by F & W Forestry Services, the subject property contains an estimated 3.59 acres +/- of non-timber area consisting of woods roads, small clearings, etc. The balance of the subject property is wooded and more specifically described below:

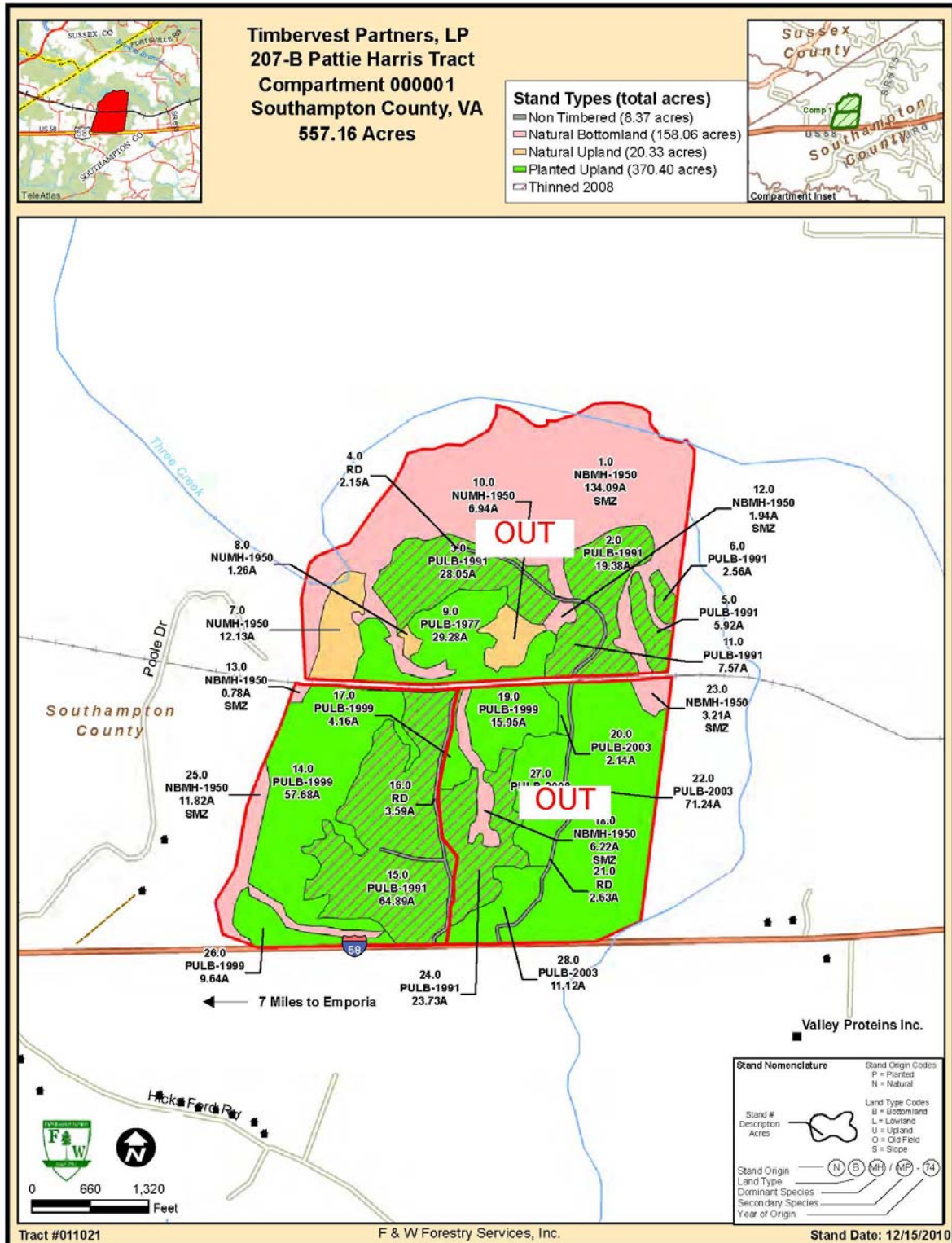
- 1) Thinned 21-year old pines (66 Acres +/-);
- 2) 13-year old pines (68 Acres +/-); and
- 3) Natural bottomland hardwoods along SMZs (13 Acres +/-).

The subject property is located approximately 7 miles east of Emporia and Interstate 95 and 20 miles west of Courtland.

# TAX MAP



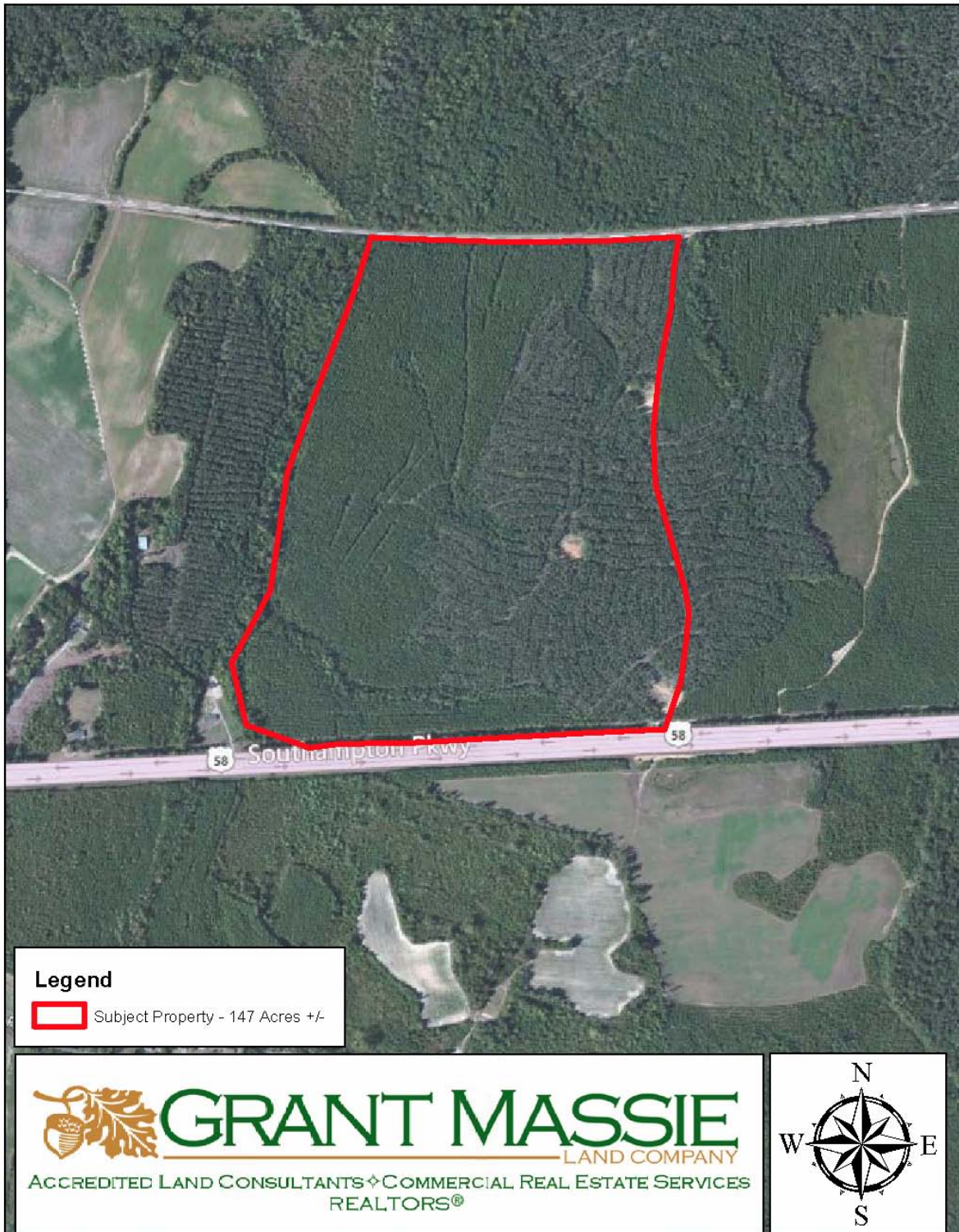
# FOREST TYPE MAP





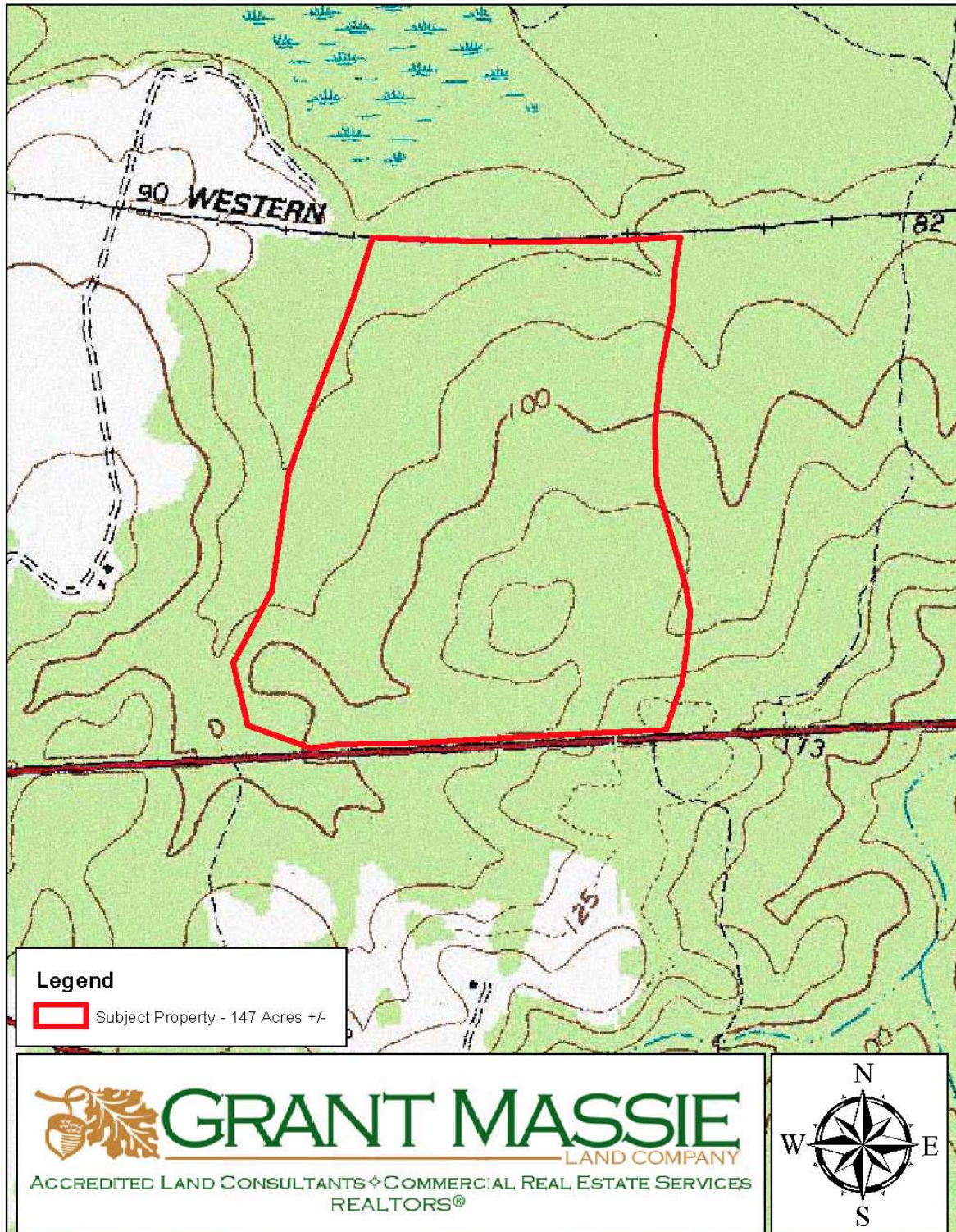
# AERIAL PHOTOGRAPH

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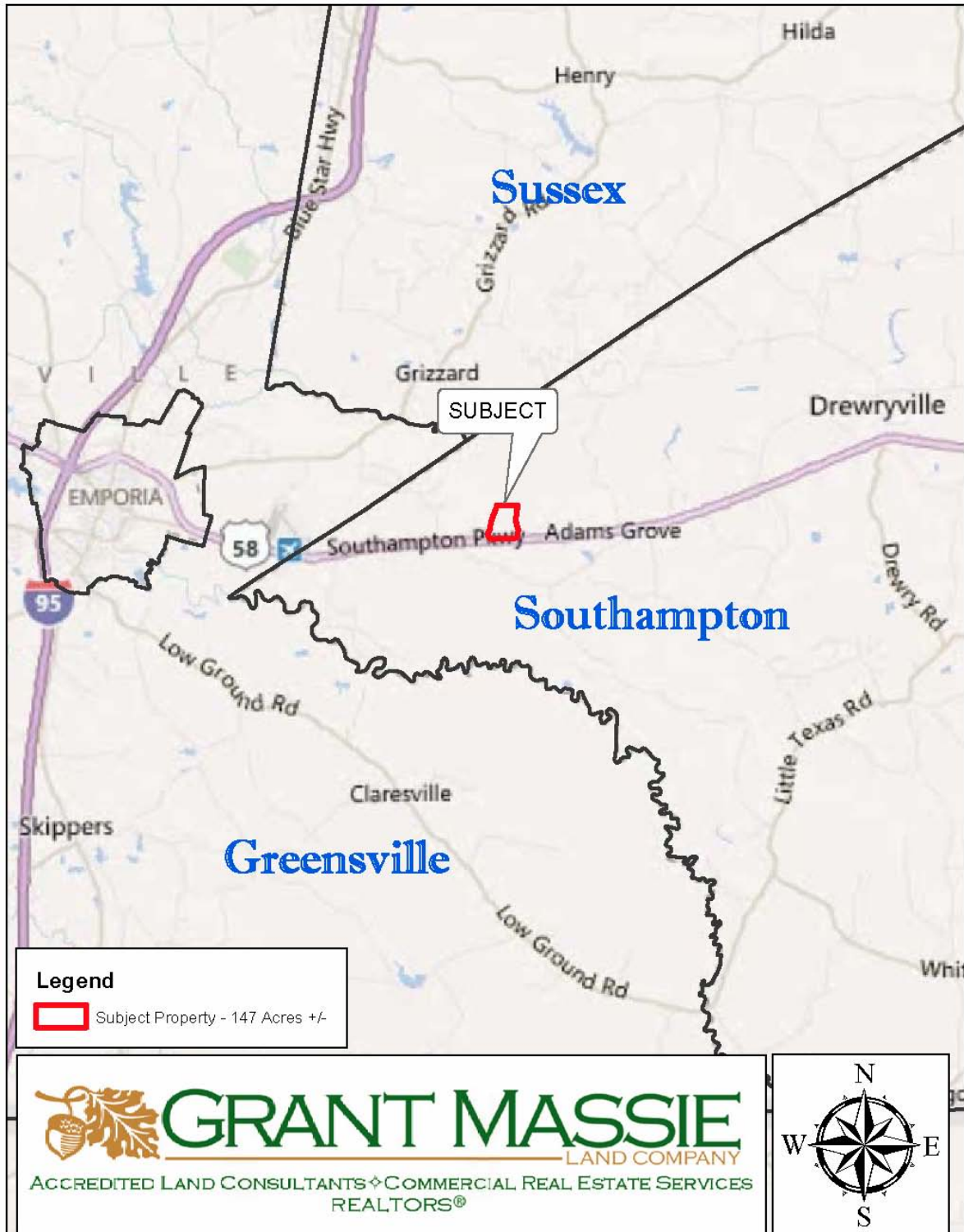




# TOPOGRAPHIC MAP



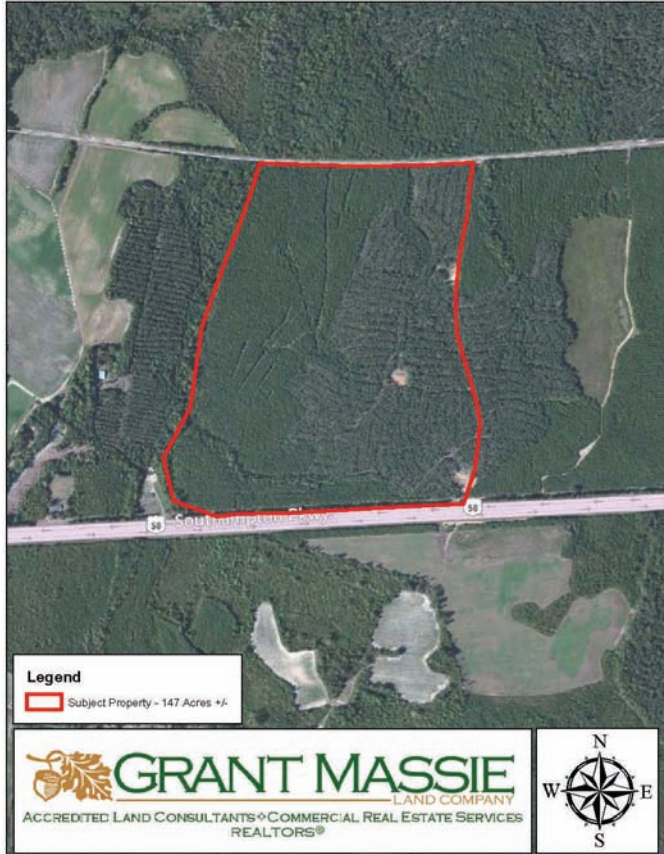
# LOCATION MAP





# LAND FOR SALE

## 147 ACRES +/- IN SOUTHAMPTON

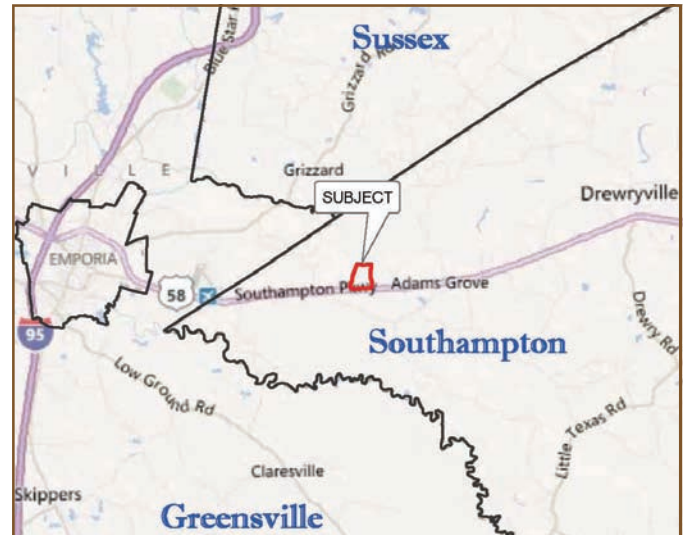


### PROPERTY INFORMATION:

- ✧ Excellent Long-term Commercial Potential
- ✧ Long Road Frontage on the 4-lane, Divided Highway 58 (2075 Feet +/-)
- ✧ Frontage on the South Side of the Norfolk & Southern Railway
- ✧ Some Mixed Pine and Hardwood Timber Value
- ✧ Convenient to Emporia (7 miles +/-) and Courtland (20 miles +/-)

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All information is deemed reliable, but not guaranteed.

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