

411 ACRES +/- SOUTHAMPTON COUNTY, VIRGINIA

ASKING PRICE - \$822,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Southampton County Tax Map records as a 411-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). There are approximately 1,750 feet of frontage on the northside of Highway 58 (Southampton Parkway).

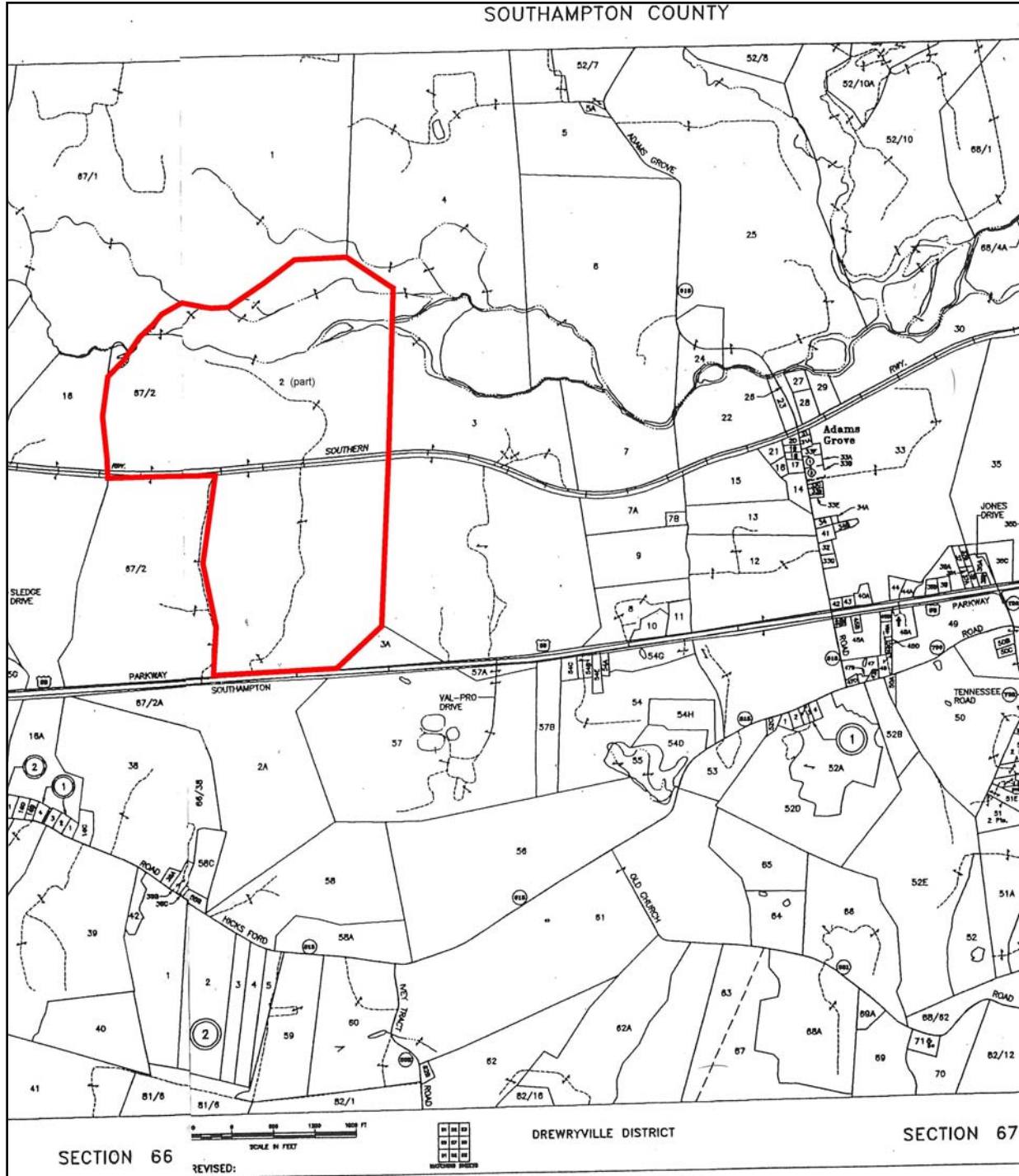
Three Creek meanders near the northern boundary of the subject property. A Norfolk and Southern railway line dissects the property.

Per a forest type map completed by F & W Forestry Services, the subject property contains an estimated 4.78 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) Un-thinned 35-year old pines (29 Acres +/-);
- 2) Thinned 21-year old pines (86 Acres +/-);
- 3) 13-year old pines (22 Acres +/-);
- 4) 9 year old pines (85 Acres +/-);
- 5) 4-year old pines (17 Acres +/-);
- 6) Natural upland mix of pine and hardwoods (21 Acres +/-); and
- 7) Natural bottomland hardwoods along SMZs (151 Acres +/-).

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

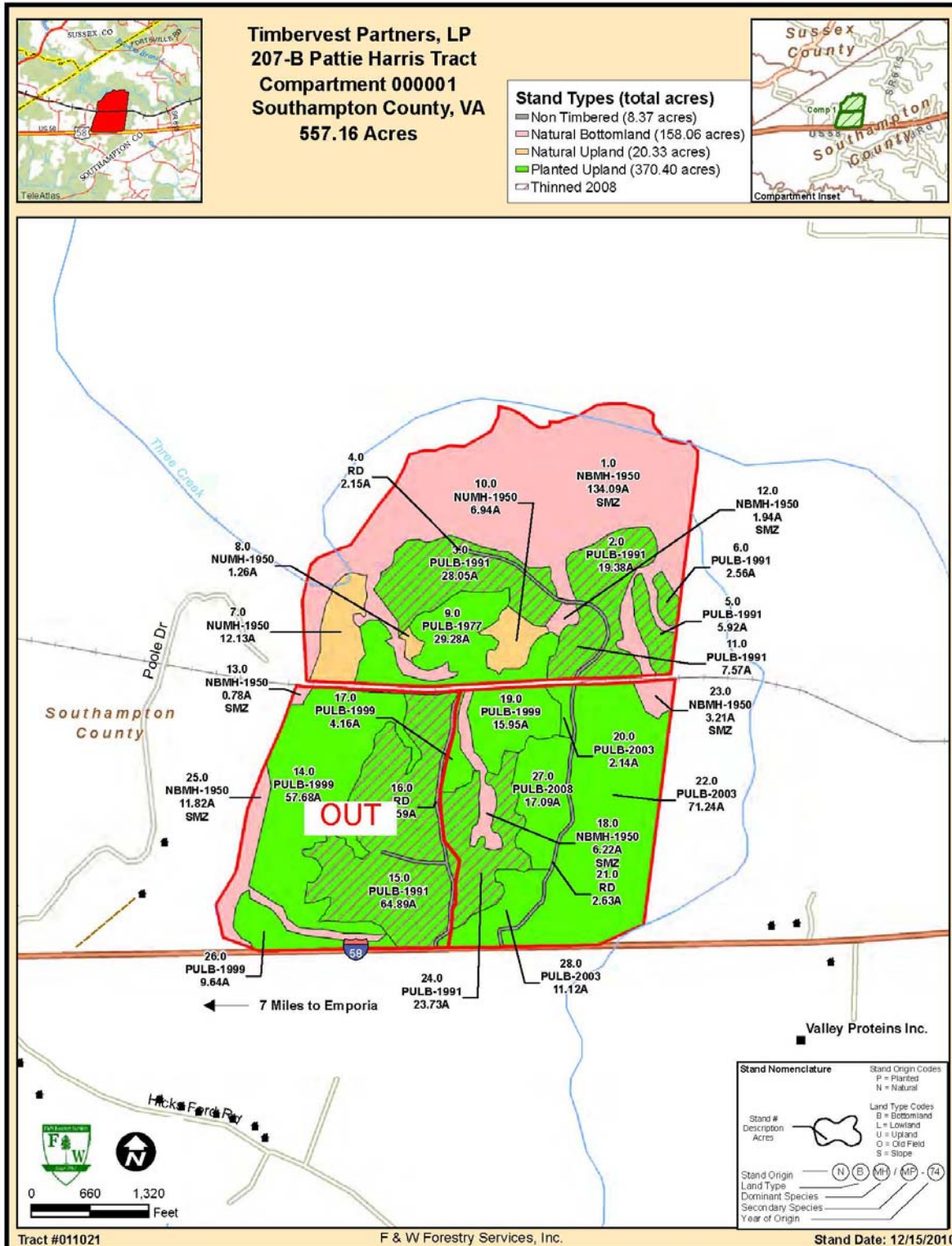
TAX MAP



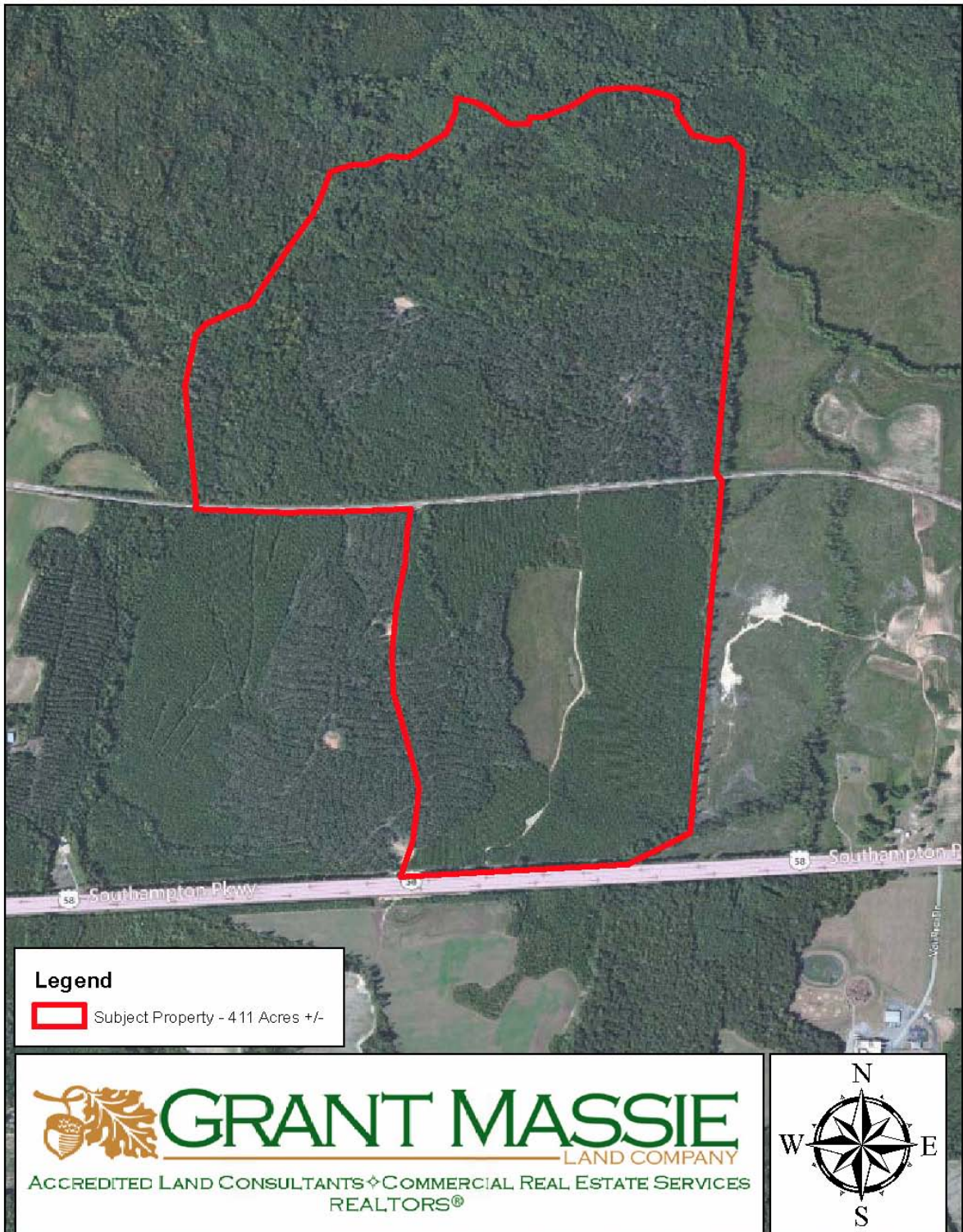
PHOTOS



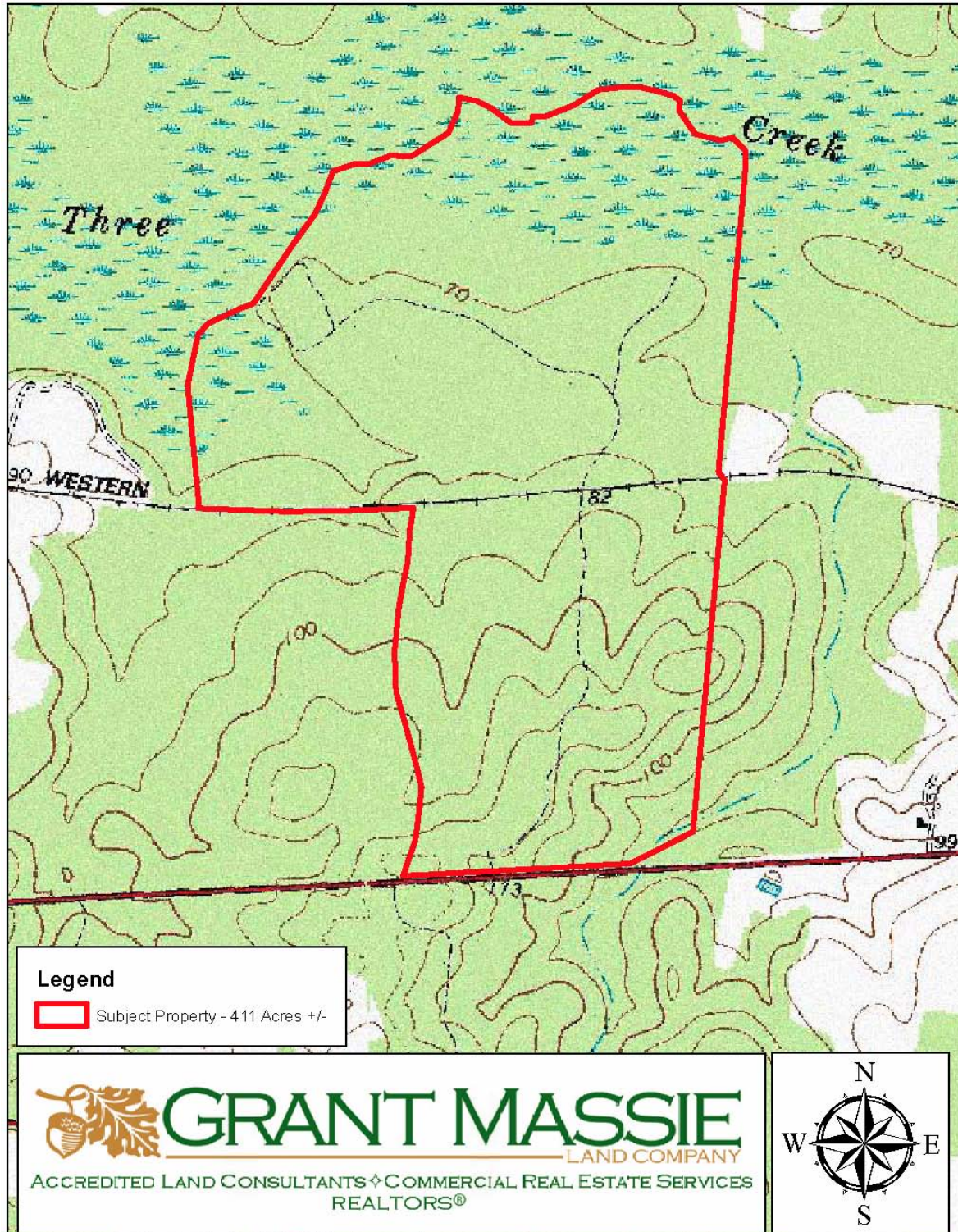
FOREST TYPE MAP



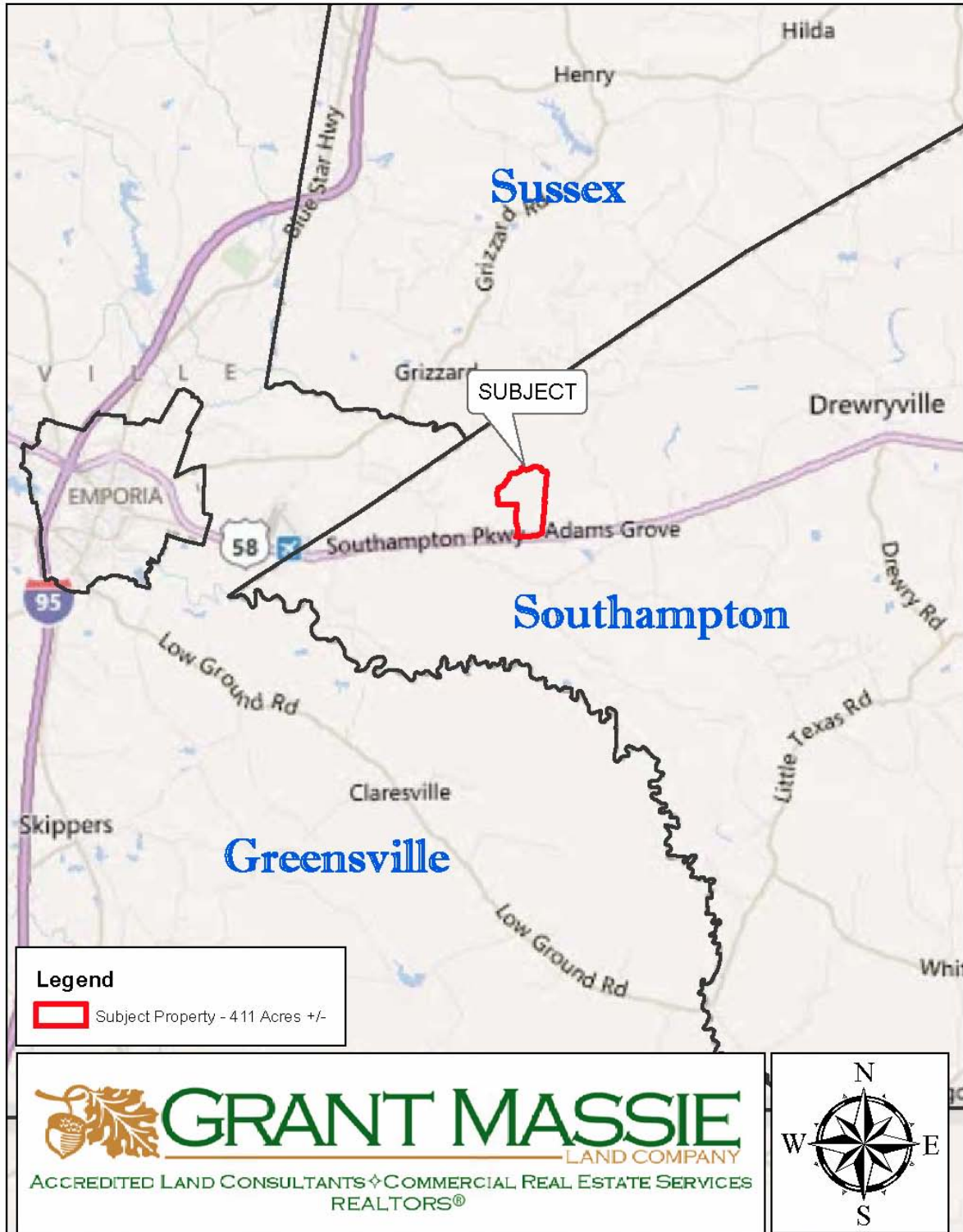
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

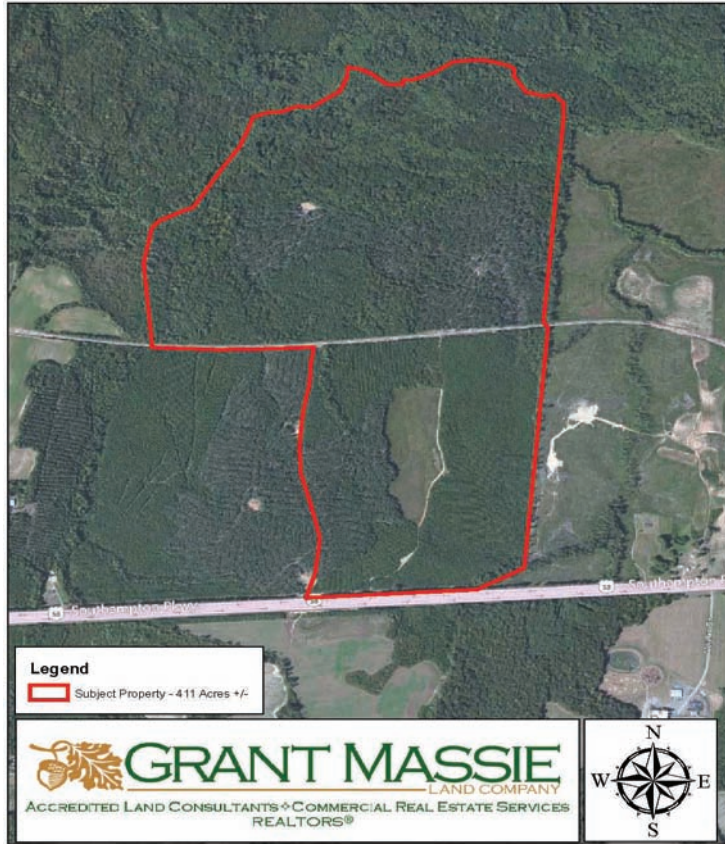


LOCATION MAP



LAND FOR SALE

411 ACRES +/- IN SOUTHAMPTON

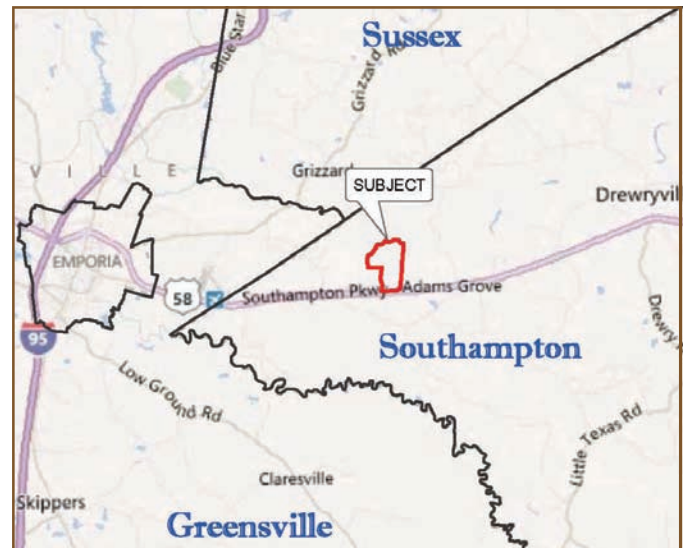


PROPERTY INFORMATION:

- ✧ Excellent Investment Opportunity for Recreation, Timber Production and/or Long-term Commercial Potential
- ✧ Long Road Frontage on the 4-lane, Divided Highway 58
- ✧ Long Frontage on Both Sides of the Norfolk & Southern Railway
- ✧ Some Mixed Pine and Hardwood Timber Value
- ✧ Convenient to Emporia (7 miles +/-) and Courtland (20 miles +/-)

\$822,000

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All information is deemed reliable, but not guaranteed.

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