

PRICE REDUCED

FOR SALE

392± Acres—Woods Hill Farm, Southampton County

1501 Clay Street, Franklin, Virginia 23851



- ❑ A working farm of 392± acres in Southampton County (partially in City of Franklin) including a complement of farm buildings, horse stables and several homes.
- ❑ Approximately 80 acres in row crops, 60 acres in hay and 46 acres in CRP (Conservation Reserve Program), with the balance in timberland or with improvements. See attached survey.
- ❑ Frontage on Route 58, Clay Street and Delaware Road (Route 687); public water and sanitation sewer available on site.
- ❑ An excellent agricultural/recreational property with development future.

For additional information, please contact:



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Commonwealth Commercial Partners, Inc. represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.

Woods Hill Farm - 392± Acres

Southampton County

1501 Clay Street, Franklin, VA 23851

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

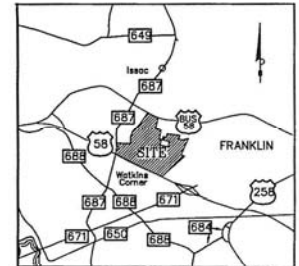
I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510315 0315 C & 510060 0001 D, DATED SEPT. 4, 2002.

STATE REGISTERED LAND SURVEYOR

PLAT SHOWING PROPERTY OF
S.W. RAWLS, JR.

LOCATED ON CLAY STREET, RAWLSDALE ROAD,
SOUTHAMPTON PARKWAY & DELAWARE ROAD
FRANKLIN MAGISTERIAL DISTRICT &
CITY OF FRANKLIN
SOUTHAMPTON COUNTY, VIRGINIA
SCALE 1"=400' NOV. 12, 2008

TOTAL AREA OF THIS PLAT IS 391.759± Ac.



SITE MAP
NOT TO SCALE

LEGEND:

- DENOTES IRON PIN
- DENOTES COMPUTED POINT
- DENOTES MONUMENT
- DENOTES IRON AXLE

THIS PLAT WAS DRAWN WITH THE USE OF THE FOLLOWING
PLATS: PB 16 PG 56, DB 151 PG 205, DB 330 PG 741
PB 8 PG 146, DB 328 PG 271, PB 14 PG 31, INSTR.#
010000482 & PB 12 PG 9 AND THE FIELD SURVEY TO TIE
PLATS TOGETHER.

