

LOG CABIN ON 113.84 ACRES WITH OTHER IMPROVEMENTS

MECKLENBURG COUNTY, VIRGINIA

PRICE REDUCED - \$439,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Mecklenburg County Tax Map records as parcel number 49-A-1, 49-A-2, 49-A-3, 49-A-3A and 49-2-5. According to the tax records the property contains 113.84 acres. The deed is recorded in Deed Book 289 on Page 518, Deed Book 305 on Page 333, Deed Book 381 on Page 58, Deed Book 412 on Page 619 and Instrument # 020002282. A copy of the entire plat can be found in Plat Cabinet 1 Slide 337 on Page 1.

The subject property is currently zoned Agricultural (AG). There are approximately 1,879.47 feet of road frontage on State Route 687 (Country Way). The street address for the subject property is **496 Country Way, Chase City, VA 23924**.

The subject property contains significant improvements. Those improvements include:

- 1) Log Cabin Main Home measuring approximately 1,400 sq. feet +/- with 3 bedrooms and a bathroom built in 1985;
- 2) Rural Retail Cottage with potential conversion to a guest cottage measuring 736 sq. feet per county tax records and built in 1993;
- 3) Garage/Workshop measuring 1,221 square feet per tax records which is insulated and heated;
- 4) Renovated Rental House measuring 1,024 sq. feet per the tax records with 3 bedrooms and a full bathroom.
- 5) Numerous other outbuildings, sheds and carports.

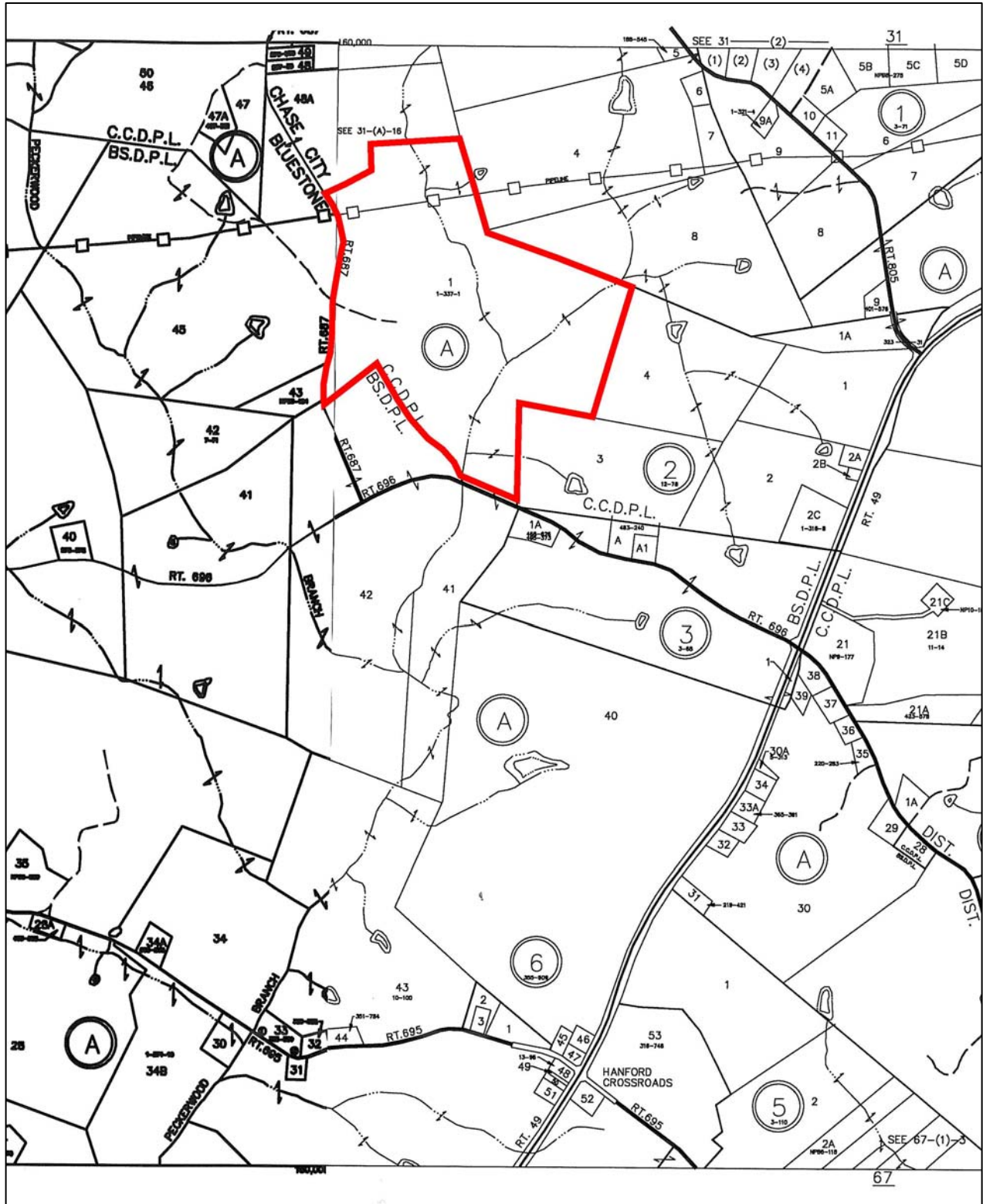
A Transcontinental Gas Line along with its 50-foot right-of-way crosses the subject property.

The subject property contains 3 ponds (2.75 acres +/- with dock, 1-acre and $\frac{3}{4}$ -acre) stocked with largemouth bass, catfish and crappie.

The subject property consists of approximately 23 acres of openland with the balance wooded in a mix of pine and hardwood sawtimber and mixed pulpwood. Of the total openland, there is approximately 5 acres +/- surrounding the two larger ponds in the northern half and 18 acres +/- of openland/cropland in the southern half of the subject property surround the rental house.

The subject property is situated approximately 5 miles +/- southwest of Chase City and 11 miles +/- north of Clarksville. It is only a 9 mile drive +/- to the nearest Kerr Reservoir/Buggs Island Lake public access area at Staunton View Park and 11 miles +/- to Occoneechee State Park for myriad of recreational pursuits (i.e., world famous sport fishing, water skiing, sailing, camping, etc.).

TAX MAP



PHOTOGRAPHS



DRIVEWAY OFF OF COUNTRY WAY



MAIN LOG HOME – SIDE/FRONT VIEW



MAIN LOG HOME – SIDE/BACK VIEW



RETAIL COTTAGE



INSULATED GARAGE



EQUIPMENT SHED

PHOTOGRAPHS



2.7-ACRE STOCKED POND WITH DOCK



1-ACRE POND



RENTAL HOUSE



0.75-ACRE POND WITH DOCK



LONG FRONTAGE ON COUNTRY WAY



MIXED PINE AND HARDWOOD TIMBER

PG0090 APR 24 2000

Course	Level	Base line	Time
1	N	855.18	493.39
2	N	855.18	493.39
3	N	855.18	493.39
4	N	855.18	493.39
5	N	855.18	493.39
6	N	855.18	493.39
7	N	855.18	493.39
8	N	855.18	493.39
9	N	855.18	493.39
10	N	855.18	493.39
11	N	855.18	493.39
12	N	855.18	493.39
13	N	855.18	493.39
14	N	855.18	493.39
15	N	855.18	493.39
16	N	855.18	493.39
17	N	855.18	493.39
18	N	855.18	493.39
19	N	855.18	493.39
20	N	855.18	493.39
21	N	855.18	493.39
22	N	855.18	493.39
23	N	855.18	493.39
24	N	855.18	493.39
25	N	855.18	493.39

Print Cabinet 1 Slide 339 Page 1

GIBSON EUGENE SMITH
D.B. 252, PG. 47
W.B. 60, PG. 816
T.P. 31-A-16

JEAN L. & WILLIE H. THOMPSON, JR.
D.B. 334, PG. 387
O.P.B. 5, PG. 85
T.D. 40-A-9

GLADYS J. LANYON
D.B. 349, PG. 284
W.B. 52, PG. 441
P.B. 12, PG. 78
T.P. 49-2-4

T.P. 40-2-5
IN. 020002282

113.84 ACRES

T.P. 49-A-3
D.B. 412, PG. 619

GLADYS J. LANYON
D.B. 127, PG. 530
W.B. 62, PG. 441
P.B. 12, PG. 78
T.P. 49-2-3

APRIL 24 10 03:55 PM
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535
RECEIVED IN THE CLERK'S OFFICE OF
SHERIFFS AND DEPUTY SHERIFFS
SHERIFFS AND DEPUTY SHERIFFS
SHERIFFS AND DEPUTY SHERIFFS

DR. STEPHEN CHILDREY
DB 210 PC 220

**CRUTCHFIELD
Associates,**

SURVEYORS - ENGINEERS - PLANNERS
7800 HIGHWAY 47 EAST P.O. BOX 268
CHASE CITY, VIRGINIA 23924
434-372-5884 FAX 434-372-0871
FAX NO.: 02097.050 DATE: APRIL 17, 2002
02097.050G

200 0 200 400 600

GRAPHIC SCALE - FEET

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EXCISE:

YES	IRON PIN SET
NO	EXISTING IRON PIN
P.P.	TAX PARCEL
N.A.	DEED BOOK
P.B.	OLD PLAT BOOK
R.	PLAT BOOK
B.	WELL BOOK
G.	PAGE
1/8	RIGHT-OF-WAY
D.	FOUND
C.	CENTERLINE
I.	INSTRUMENT NUMBER

PLAT OF SURVEY
OF

113.84 ACRES
CHASE CITY DISTRICT
MECKLENBURG COUNTY, VIRGINIA

OWNED BY
WILLIAM R. THOMPSON

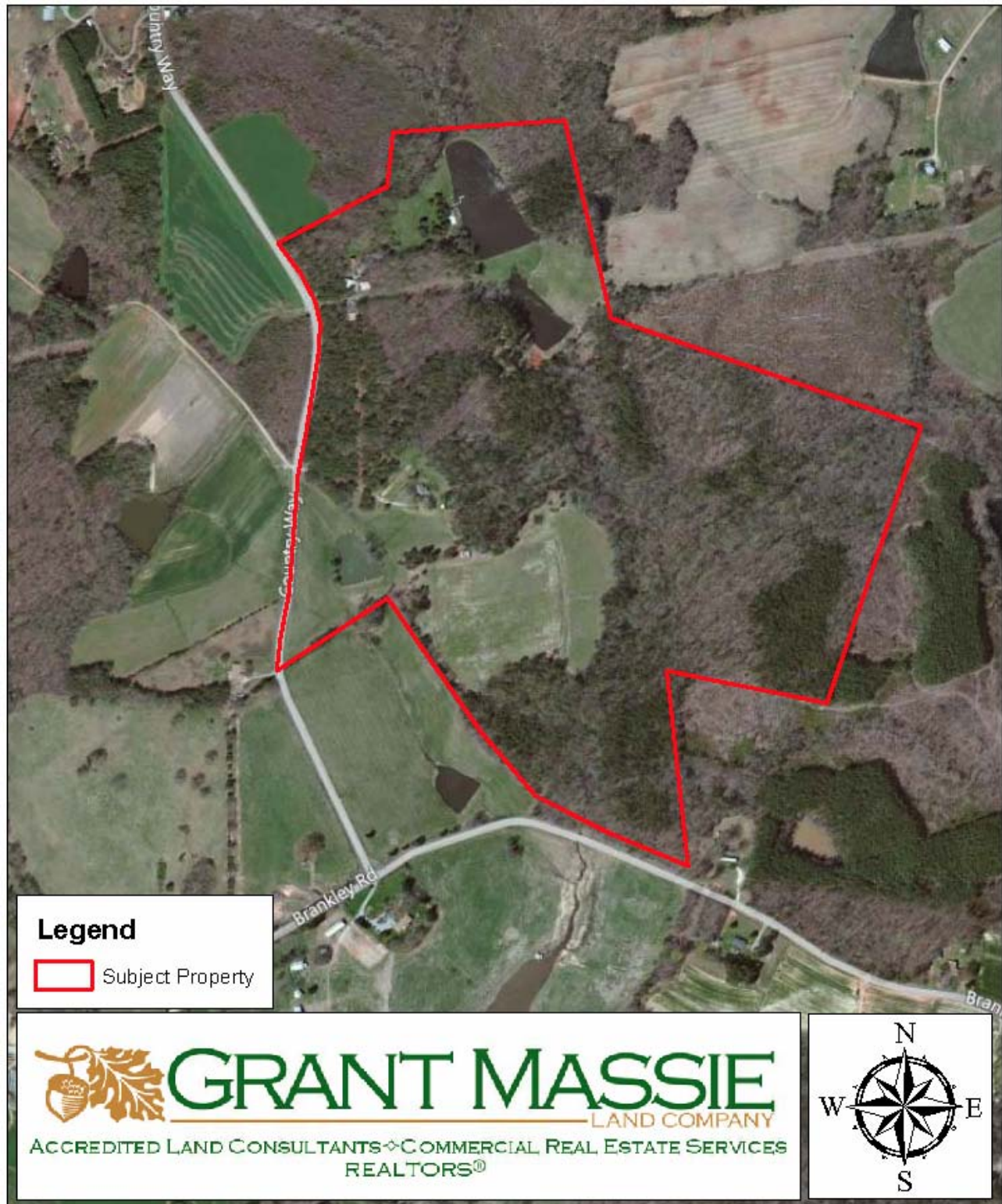
D.B. 305, PG. 333
PLAT-D.B. 305, PG. 335
D.B. 289, PG. 518
PLAT-D.B. 289, PG. 520
D.B. 412, PG. 619
D.B. 381, PG. 58
PLAT-D.B. 381, PG. 60
IN. 020002282
T.P. 49-A-1, 2, 3 & 3A
T.P. 49-2-5

SURVEYORS CERTIFICATE

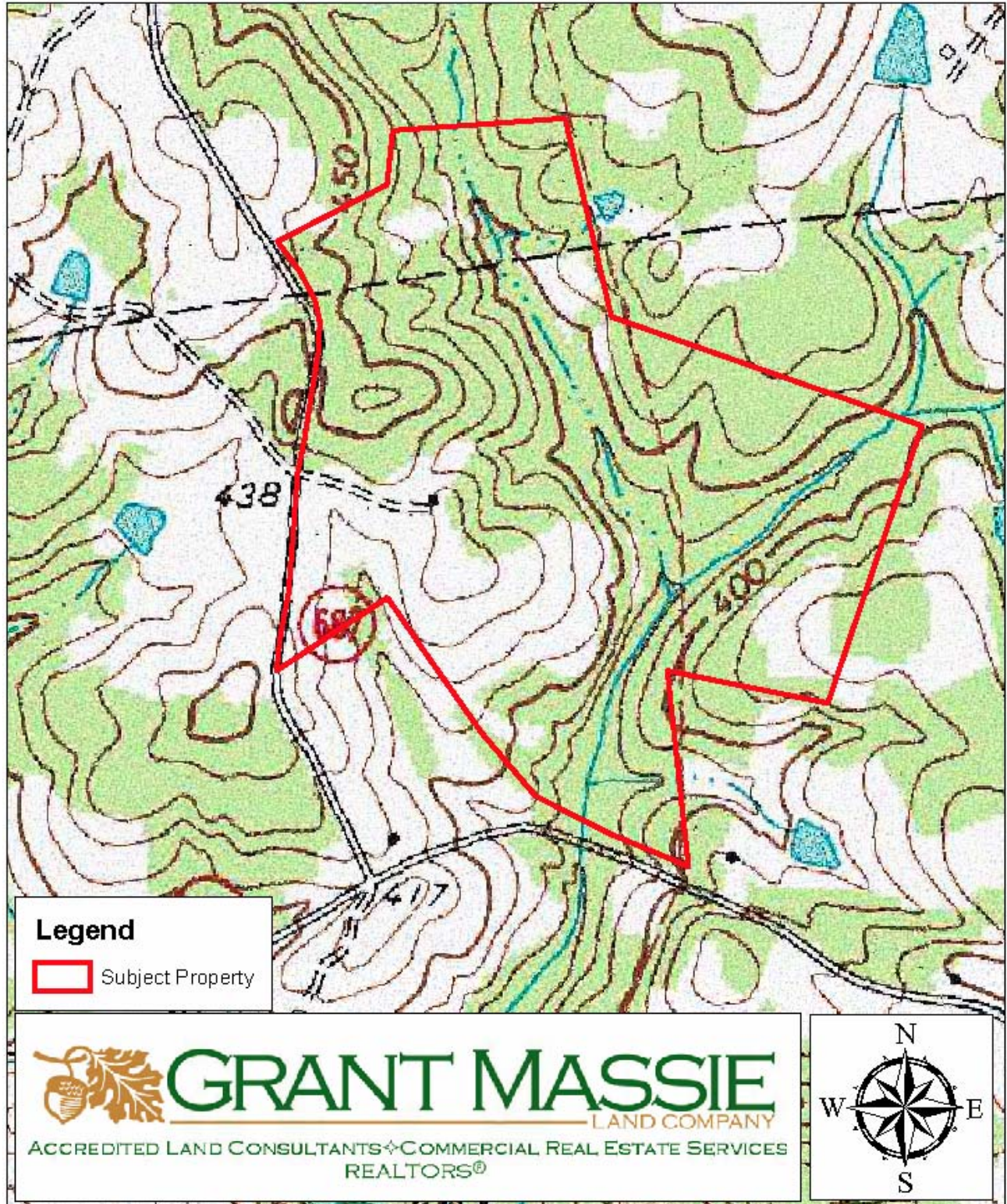
I HEREBY CERTIFY THAT THIS CURRENT BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

Marvin L. Crutchfield, U.S. District Court

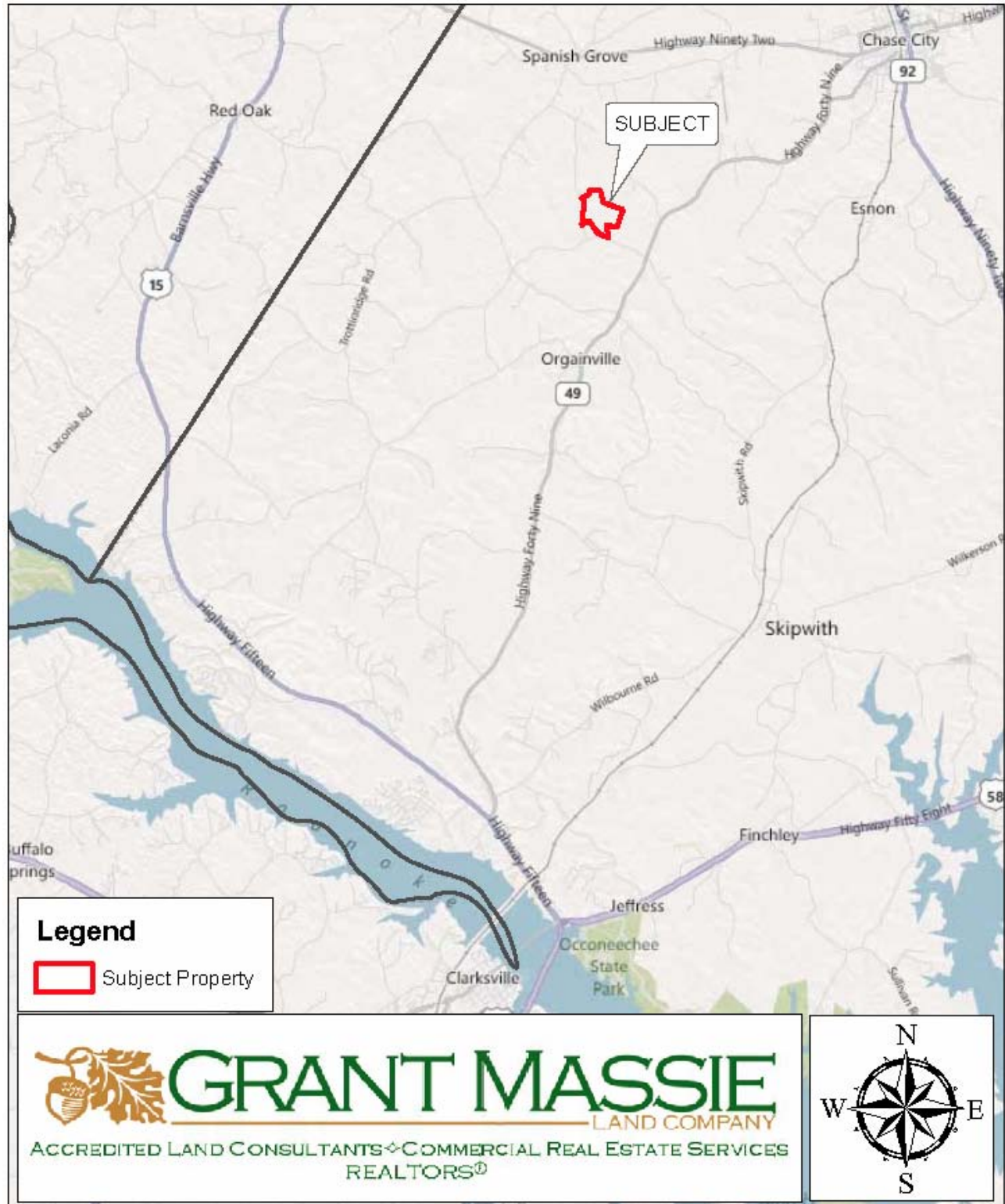
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FARM FOR SALE

113.84 ACRES - MECKLENBURG COUNTY



PROPERTY INFORMATION:

- *1,400 SQFT LOG CABIN WITH 1,221 SQFT HEATED GARAGE & 736 SQFT COTTAGE
- *RENOVATED 1,024 SQFT TENANT HOUSE
- *3 PONDS, TIMBER & OPEN LAND
- *LONG STATE ROAD FRONTAGE
- *OTHER OUT-BUILDINGS
- *WELL MAINTAINED PROPERTY

***PRICED TO SELL—\$439,000**



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