

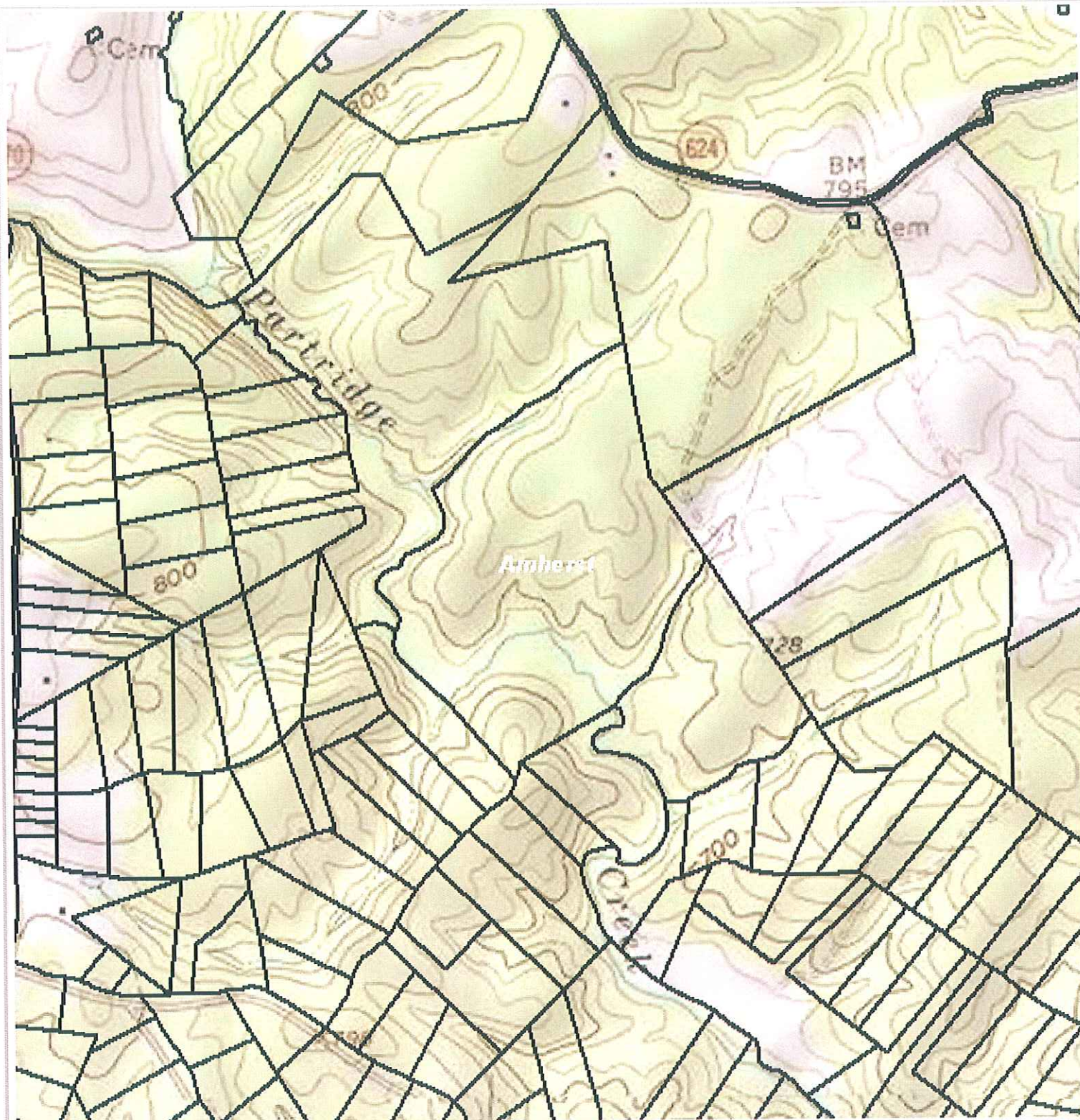


Scale: 1:9027.977411

Date: 11/09/2011

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Scale: 1:18055.954822


Date: 11/09/2011

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Agent Detail Report

Listings as of 01/09/12 at 11:07am

Active 01/09/12	Listing # 270200	Brick Amherst, VA 24521	Listing Price: \$169,900	
Area: Amherst				
	Prop Type	Farm and Land	Prop Subtype(s)	Land
	County/City	Amherst	Subdivision/	Amherst Plantation
	Tax Map/Pa	140-9-10	Lot Sq Ft (approx)	3592829 ((Public Record))
			Lot Acres (approx)	82.480
	DOM/CDOM	0/0		

School District Amherst

Directions From Faulknerville take North Coolwell to left on Bobwhite Road to right on Partridge Creek Road to left on Plantation Road. Stright on Manson Road to Brick Road.

Remarks 82 acres with Partridge Creek flowing through it. Mostly land except along the creek. Access off Brick Road in Amherst Plantation and deeded right-of-way of Early Farm Road. Owner will consider selling about 12 acres on the Brick Road side or about 70 acres on the Early Farm Road side.

Agent-Only Rmrks Owner would be willing to divide property.

Legal Description Lot 10 Section 8 Amherst Plantation

Listing Agent Malcolm Fleming (ID:L00870) Primary:434-942-9376 Secondary:434-277-9424 Other:434-946-5522, FAX: 434-946-7766
Listing Office Montague Miller And Co.-amher (ID:56) Phone: 434-946-5522, FAX: 434-946-7766
Listing Date 01/09/12 **Expiration Date** 06/12/12

Compensation 4%

Limited Services	No	Variable Comp.	No
Opt out of Internet	No	Publish Address	Yes
Allow Reviews	No	Allow Auto Estimate	No
Lot Number	10	Zoning	A1
Elementary School	Central Elem	Middle School	Amherst Midl
High School	Amherst High	Estimated Taxes	\$850
Owner Name	Richard McLean and Matthew McLean	Est. Wood Acres	2.00
Est. Clear Acres	80.00	Best Use	Investment, Limited Residential, Recreational
Access	Rt of Way < 40 Feet, Rd Frnt Prvt Unpaved	Miscellaneous	Ownr cnsidr Dividing, Stream / Creek
Topography	Est 5+ Bldg Sites, Level to Rolling	Utilities	No Soil Work Done
Building on Property	None	Documents on File	Aerial Photograph, Deed Restrictions, Restrictions/Covenan, Survey, Tax Map
Assoc Fee Includes	Road Maintenance	Restrictions	Doublewides Allowed, Mobiles Allowed, Modulares Allowed

Presented By: Malcolm Fleming / Montague Miller And Co.-amher Phone: 434-942-9376


Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed

U.S. Patent 6,910,045

Agent Detail Report

Listings as of 01/09/12 at 11:07am

Active 01/09/12	Listing # 270200	Brick Amherst, VA 24521	Listing Price: \$169,900	
Area: Amherst				
	Prop Type	Farm and Land	Prop Subtype(s)	Land
	County/City	Amherst	Subdivision/	Amherst Plantation
	Tax Map/Pa	140-9-10	Lot Sq Ft (approx)	3592829 ((Public Record))
			Lot Acres (approx)	82.480
	DOM/CDOM	0/0		

School District Amherst

Directions From Faulknerville take North Coolwell to left on Bobwhite Road to right on Partridge Creek Road to left on Plantation Road. Stright on Manson Road to Brick Road.

Remarks 82 acres with Partridge Creek flowing through it. Mostly land except along the creek. Access off Brick Road in Amherst Plantation and deeded right-of-way of Early Farm Road. Owner will consider selling about 12 acres on the Brick Road side or about 70 acres on the Early Farm Road side.

Agent-Only Rmrks Owner would be willing to divide property.

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Listing Date 01/09/12 **Expiration Date** 06/12/12

Compensation 4%

Limited Services	No	Variable Comp.	No
Opt out of Internet	No	Publish Address	Yes
Allow Reviews	No	Allow Auto Estimate	No
Lot Number	10	Zoning	A1
Elementary School	Central Elem	Middle School	Amherst Midl
High School	Amherst High	Estimated Taxes	\$850
Owner Name	Richard McLean and Matthew McLean	Est. Wood Acres	2.00
Est. Clear Acres	80.00	Best Use	Investment, Limited Residential, Recreational
Access	Rt of Way < 40 Feet, Rd Frnt Prvt Unpaved	Miscellaneous	Ownr cnsidr Dividing, Stream / Creek
Topography	Est 5+ Bldg Sites, Level to Rolling	Utilities	No Soil Work Done
Building on Property	None	Documents on File	Aerial Photograph, Deed Restrictions, Restrictions/Covenan, Survey, Tax Map
Assoc Fee Includes	Road Maintenance	Restrictions	Doublewides Allowed, Mobiles Allowed, Modulares Allowed

Presented By: Malcolm Fleming / Montague Miller And Co.-amher Phone: 434-942-9376


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U.S. Patent 6,910,045

Agent Detail Report

Listings as of 01/09/12 at 11:57am

Active 01/09/12	Listing # 270202	Brick Amherst, VA 24521		Listing Price: \$39,900
Area: Amherst				
	Prop Type	Farm and Land	Prop Subtype(s)	Land
	County/City	Amherst	Subdivision/	Amherst Plantation
	Tax Map/Pa	140-9-10	Lot Sq Ft (approx)	522720 ((Owner))
			Lot Acres (approx)	12.000
	DOM/CDOM	0/0		

School District Amherst

Directions From Faulknerville take North Coolwell to left on Bobwhite Road to right on Partridge Creek Road to left on Plantation Road. Straight on Manson Road to Brick Road.

Remarks Approximately 12 acres bordered by Partridge Creek. Land is mostly open except along the creek. There is an additional 70 acres plus or minus adjoining this property. See MLS #270200.

Agent-Only Rmrks Lot is part of an 82 acre parcel the owner is willing to divide.

Legal Description Lot 10 Section 8 Amherst Plantation

Listing Agent Malcolm Fleming (ID:L00870) Primary:434-942-9376 Secondary:434-277-9424 Other:434-946-5522, FAX: 434-946-7766
Listing Office Montague Miller And Co.-amher (ID:56) Phone: 434-946-5522, FAX: 434-946-7766
Listing Date 01/09/12 **Expiration Date** 06/12/12

Compensation 4%

Limited Services	No	Variable Comp.	No
Opt out of Internet	No	Publish Address	Yes
Allow Reviews	No	Allow Auto Estimate	No
Lot Number	10	Zoning	A1
Elementary School	Central Elem	Middle School	Amherst Midl
High School	Amherst High	Estimated Taxes	\$250
Owner Name	Richard McLean and Matthew McLean	Associated w/MLS #	270200
Best Use	Investment, Limited Residential, Recreational	Access	Rt of Way < 40 Feet, Rd Frnt Prvt Unpaved
Miscellaneous	Stream / Creek	Topography	Level to Rolling
Building on Property	None	Documents on File	Aerial Photograph, Deed Restrictions, Restrictions/Covenan, Survey, Tax Map
Assoc Fee Includes	Road Maintenance	Restrictions	Doublewides Allowed, Mobiles Allowed, Modulares Allowed

Presented By: Malcolm Fleming / Montague Miller And Co.-amher Phone: 434-942-9376

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U.S. Patent 6,910,045

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Property Information - Tax Map# 140 9 10 - Account# 18488

Property Owner:
McClellan Richard & Matthew

Legal Description:
Lot 10 Sec 8 Amherst
Plantation
140 9 10

[Sales](#)

Owner's Address:
67 Huckleberry Circle
Emporium, Pa 15834

[Report](#)

Zoned:
A1

Total Land Area:
82.480Acres

Prior Assessment: 82,500

Physical Location:
911 Address Not On File

Assessment Values:

Building 1 0

Other Impr 0

Land Value 165,000

Calculated Value: 165,000

Rounded Taxable Value: 165,000

[View Map](#)

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