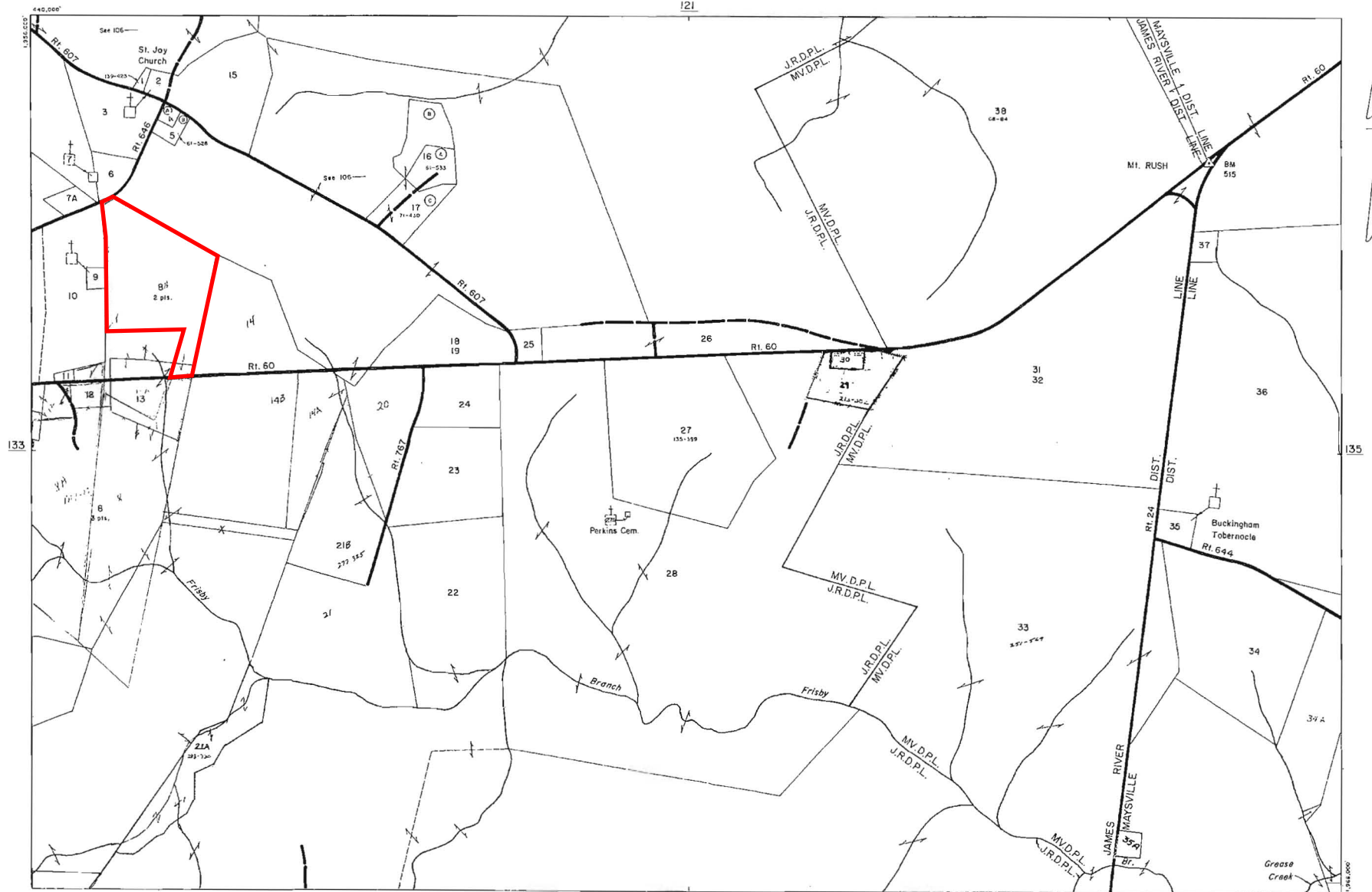


Tract 1	22 Acres on US-60
Acreage	22.462
County	Buckingham
Road	US-60 and Rt.646
Access	208' paved frontage on US-60 127' paved frontage on Rt.646
Plat	Yes, 1994
Perc	3BR Conventional
Water	N/A
Sewer	N/A
Electric	Yes
Wooded	Reseeded in pine, 2011
Stream	N/A
Views	Beautiful mountain views
Buildings	N/A
Tax Map	134-8B
Zoning	Agricultural
Tax Assmt	\$64,000
Min. Bid	\$20,000 Owner Financing Available 20% down, 9% interest, 10 year term
Notes	May be subdividable into 2 tracts Right-of-way along edge of property to cemetery (not on property)
Directions	From Sprouses Corner, 60W 10 miles to RIGHT on Briar Hook Rd (646). Half mile on right.

Thomas

BUCKINGHAM COUNTY



JAMES RIVER
MAYSVILLE DISTRICT

SECTION 134

Property Identification Run Dt: 4/27/2011 Owner Name/Address
 Map #: 134 8B BRANCH C DOUGLAS & JEFFERSON M
 Acct #: 000007421-001 CATLETT
 Address: W JAMES ANDERSON HWY PO BOX 2006
 City/St: , APPOMATTOX VA 24522

Legal Description 01 of 01
 RT 60-5 MI W OF
 BUCKINGHAM
 22.2462 AC

Occupancy: VACANT Year Built:
 Dwl Type: MH/Type:N/ Year Rmld:
 Use/Class: /AGRICULTURAL: 20-99.99 AC Year Efflt:
 Year Assd: 2008 Condition:
 Zoning: On Site Date: (GVS) 9/20/2006
 Dist: 03 JAMES RIVER Review Date: ()

Deed Bk/Pg: 382/ 528
 Plat Bk/Pg: 210A/
 Acreage: 22.246
 Land Use:
 Total Mineral:
 Total Land: 64000
 Total Imp:
 Total Value: 64000

Improvement Description		
Exterior	Interior	Site
		SITE-PAVED
		SITE-ROLLING

Land Valuation								
M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	7	HOME SITE	E	1.000		20000.00		20000
A	4	OPEN PAVED	H	3.000		2500.00		7500
A	7	WOODED PAV	G	18.246		2000.00		36492
Total Land Value								64000

Comments	
10	GRTR JULIA S THOMAS DB382-528 PLAT BOOK 4-23,24
10	REFERENCED IN DEED .5947 DEEDED TO JAMES BLANKS
10	IN DB382-530 INSTRU 10-1297
Total Property Value	
64000	

Sec	Type	Str	Description	Area
			Cur. Value	Prev. Value
Land			64000	20600
Improvements				211%
Total			64000	20600
Average Price Per Acre			2877	
Sale Date/Amount	8/06/2010			50000