

757.435 ACRES BRUNSWICK COUNTY, VIRGINIA

ASKING PRICE - \$1,495,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Brunswick County Tax Map records as parcel number 68-70A, 71, 72, 73 and 69-3. According to the tax records the property contains 757.45 acres. The deed is recorded in Deed Book 285 on Page 521. A review of the Brunswick County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
68-70A	84.45
68-71	153.0
68-72	182.0
68-73	127.0
69-3	<u>210.0</u>
	757.45

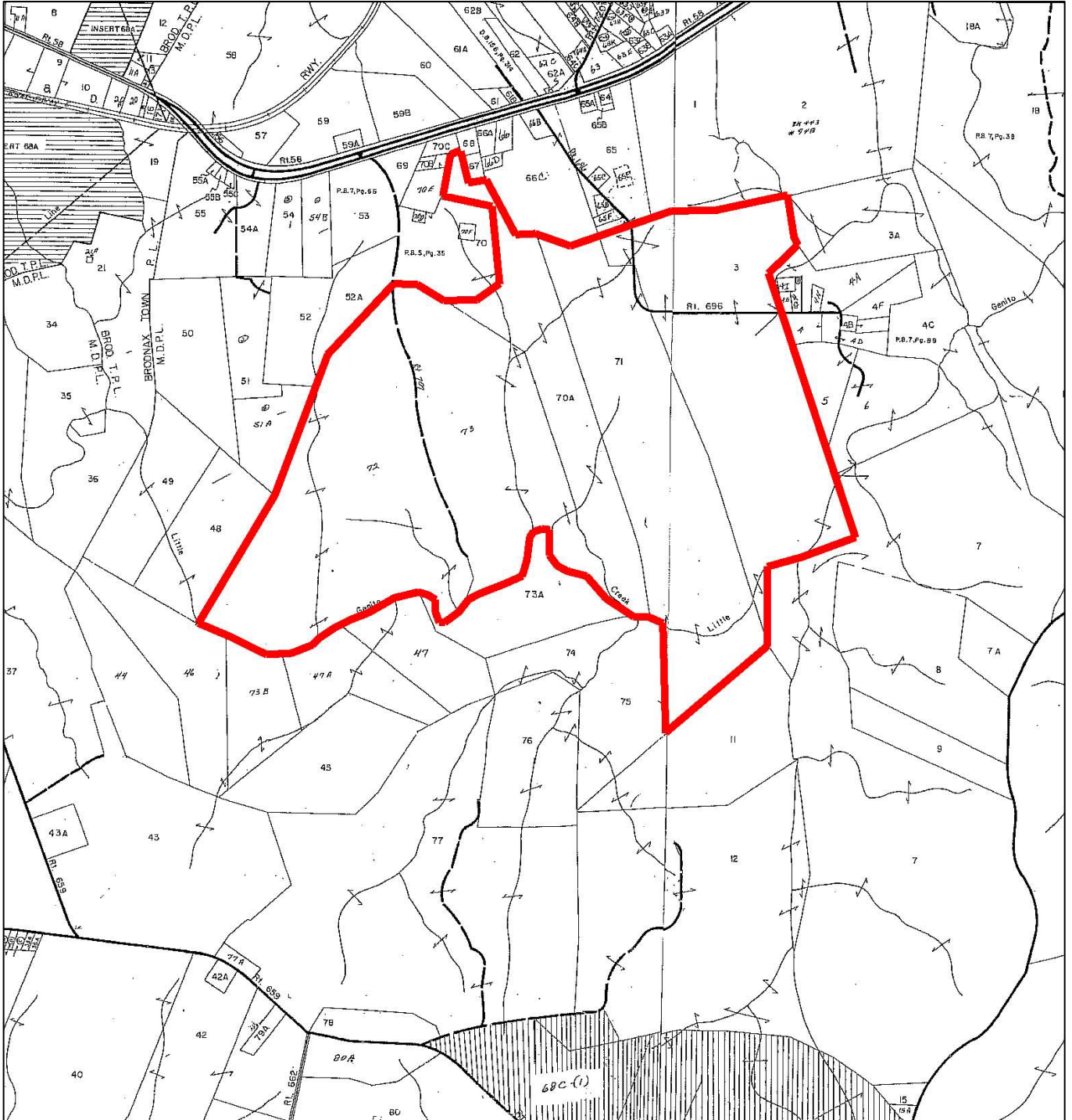
The subject property is currently zoned Agricultural. There are approximately 60' of road frontage on Route 58 and 2,800' on Rogers Road (Route 696).

The property has approximately 88 acres of open pastureland, 230 acres of 18-20 year old Loblolly pine mixed with some areas of mixed pine/hardwood trees and 438 acres of recently cut-over land. There is a 2 acre pond and West Genito Creek runs along much of the southern boundary of the property.

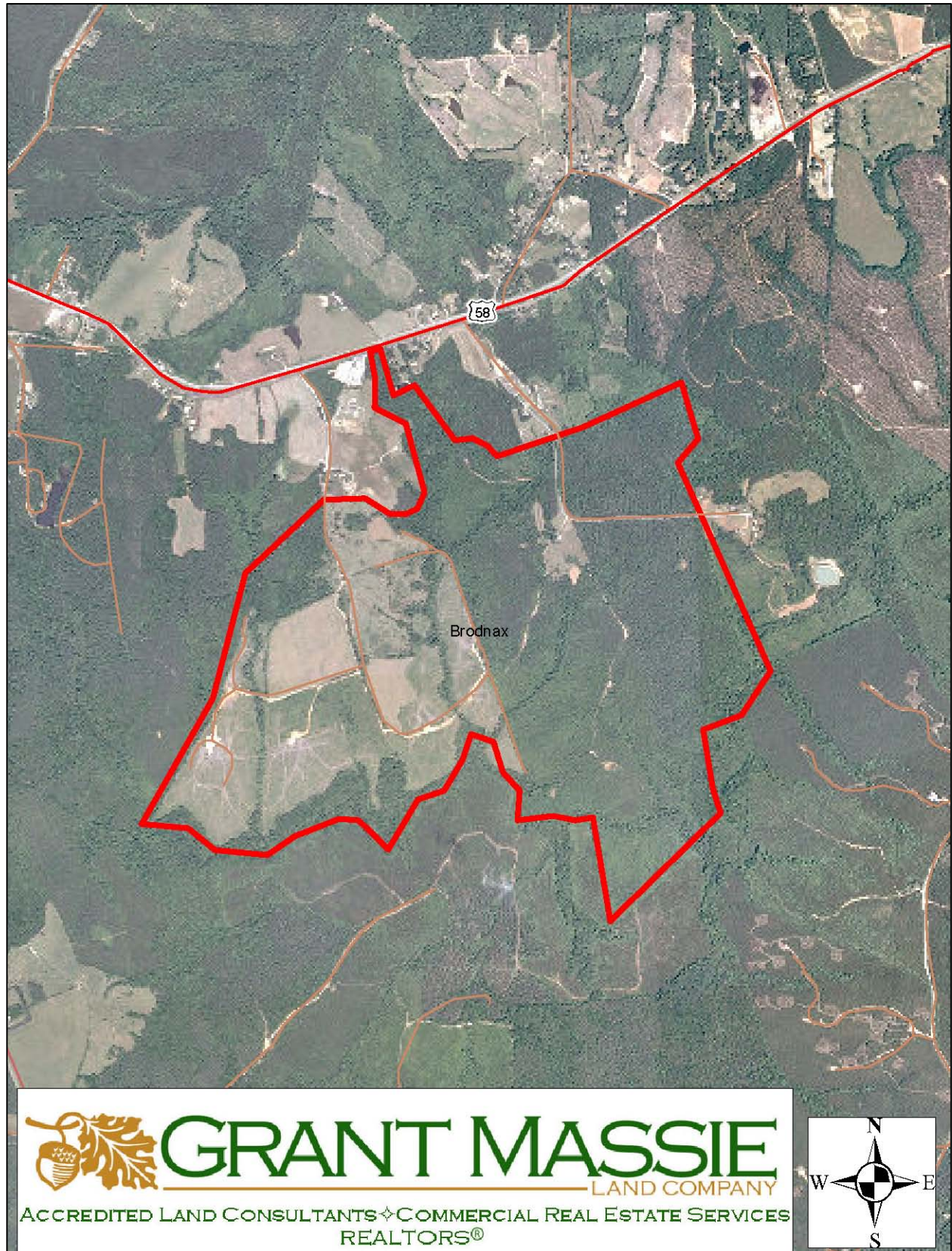
The Projected Land Use Map indicates that a portion of the property may be considered for Industrial Use, however there is no public sewer or public water in the area at the present time.

There is a 1,215 square foot 3 bedroom, 1 bath brick rancher built around 1980 located on the property just off of Route 696. This is in fair condition and is presently being used as a hunting lodge.

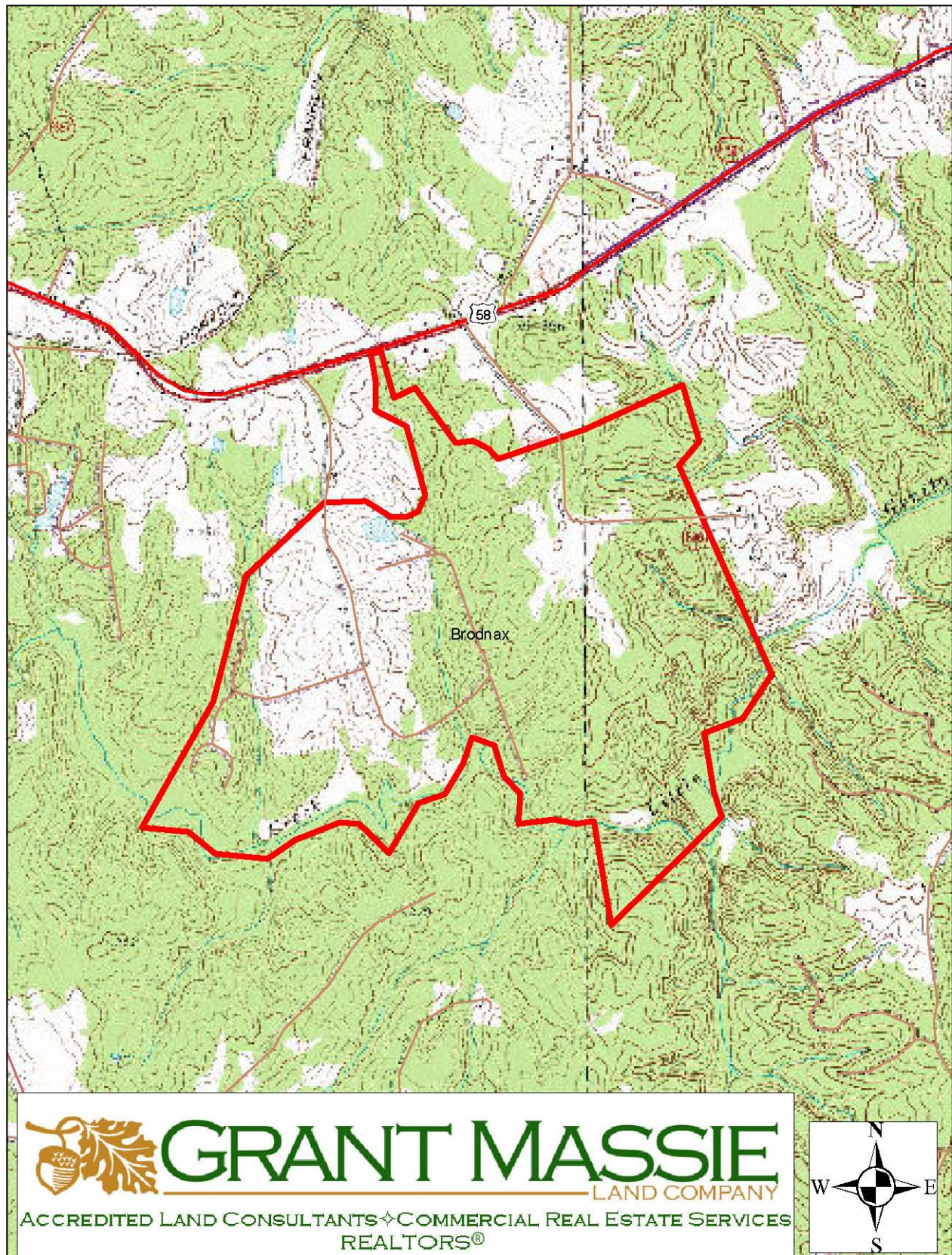
TAX MAP



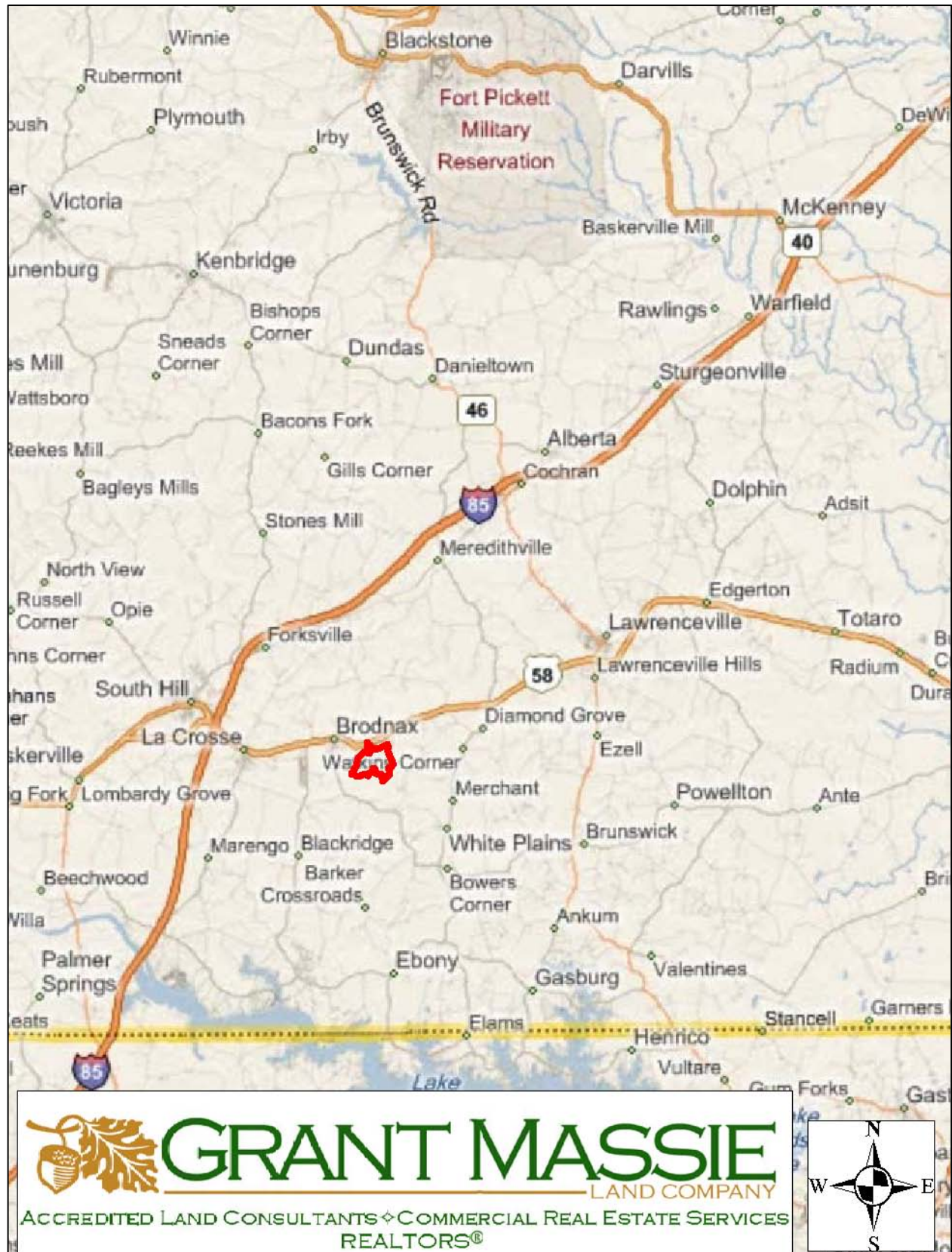
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



757.45 ACRE FARM FOR SALE

BRUNSWICK CO., VIRGINIA



FARM TRACT

ASKING PRICE
\$1,495,000

FOR 24 HOUR RECORDED
INFORMATION CALL:
LANDLINE-1-888-471-LAND #2155
Or visit our website at:
www.GrantMassie.com

PROPERTY INFORMATION:

- *LOCATED ONE MILE EAST OF BORDNAX
- *88 ACRES OF OPEN LAND
- *18 TO 20 YEAR OLD PINES & MIXED
HARDWOODS ON 230 ACRES
- *2 ACRE POND
- * SMALL BRICK RANCHER
- * FRONTAGE ON ROUTE 58, ROUTE 696 &
ROUTE 707
- *POSSIBLE OWNER FINANCING
- *COUNTY LAND USE PLAN SHOWS
INDUSTRIAL POTENTIAL



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ALL INFORMATION DEEMED, RELIABLE BUT NOT GUARANTEED.