

200 ACRES SUSSEX COUNTY, VIRGINIA

ASKING PRICE - \$290,000



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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 70-A-19. According to the tax records the property contains 200 acres +/- . The deed is recorded in Deed Book 83 on Page 391. A review of the Sussex County Tax Records indicates the following:

| <u>Tax Map Number</u> | <u>Acreage</u> |
|-----------------------|----------------|
| 70-A-19 | 200 |

The subject property is currently zoned Agriculture. There are approximately 550 feet of road frontage on State Route 626 (Courthouse Road).

The subject property contains approximately 40 acres +/- of openland with the remainder wooded. The timber was cut in 2008 and replanted in pines in early 2009.

The subject property is located approximately 2.2 miles North of Sussex Courthouse and approximately 8.5 miles from Interstate 95.

There is a 834 square foot +/- house (circa 1950) on the subject property. The house does not add any significant value to the subject property.



PHOTOGRAPHS



FRONTAGE ON COURTHOUSE ROAD



FARM ROAD GOING INTO PROPERTY



CROPLAND NEAR ROAD



CROPLAND

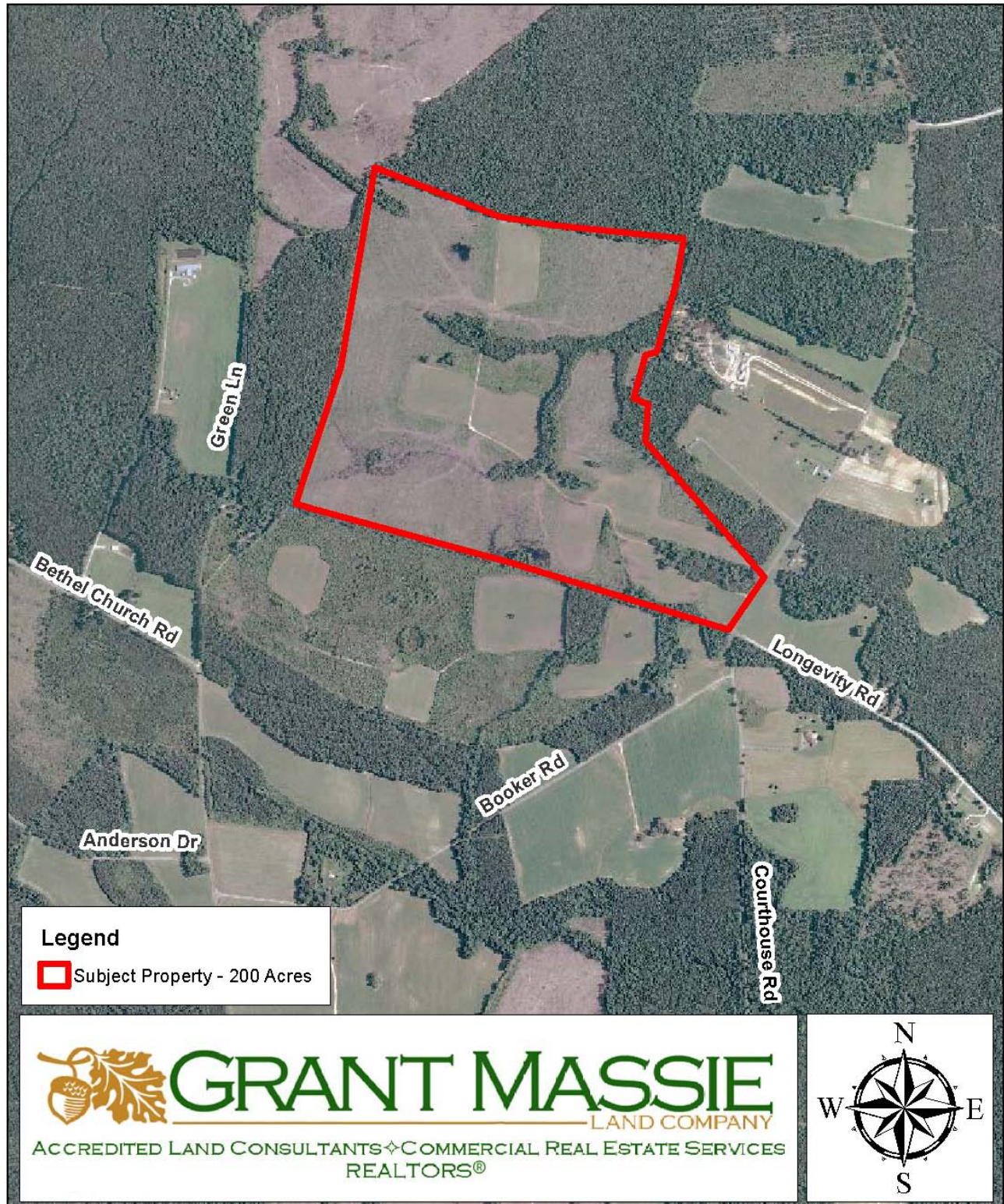


CUT-OVER WOODS NEAR FIELD

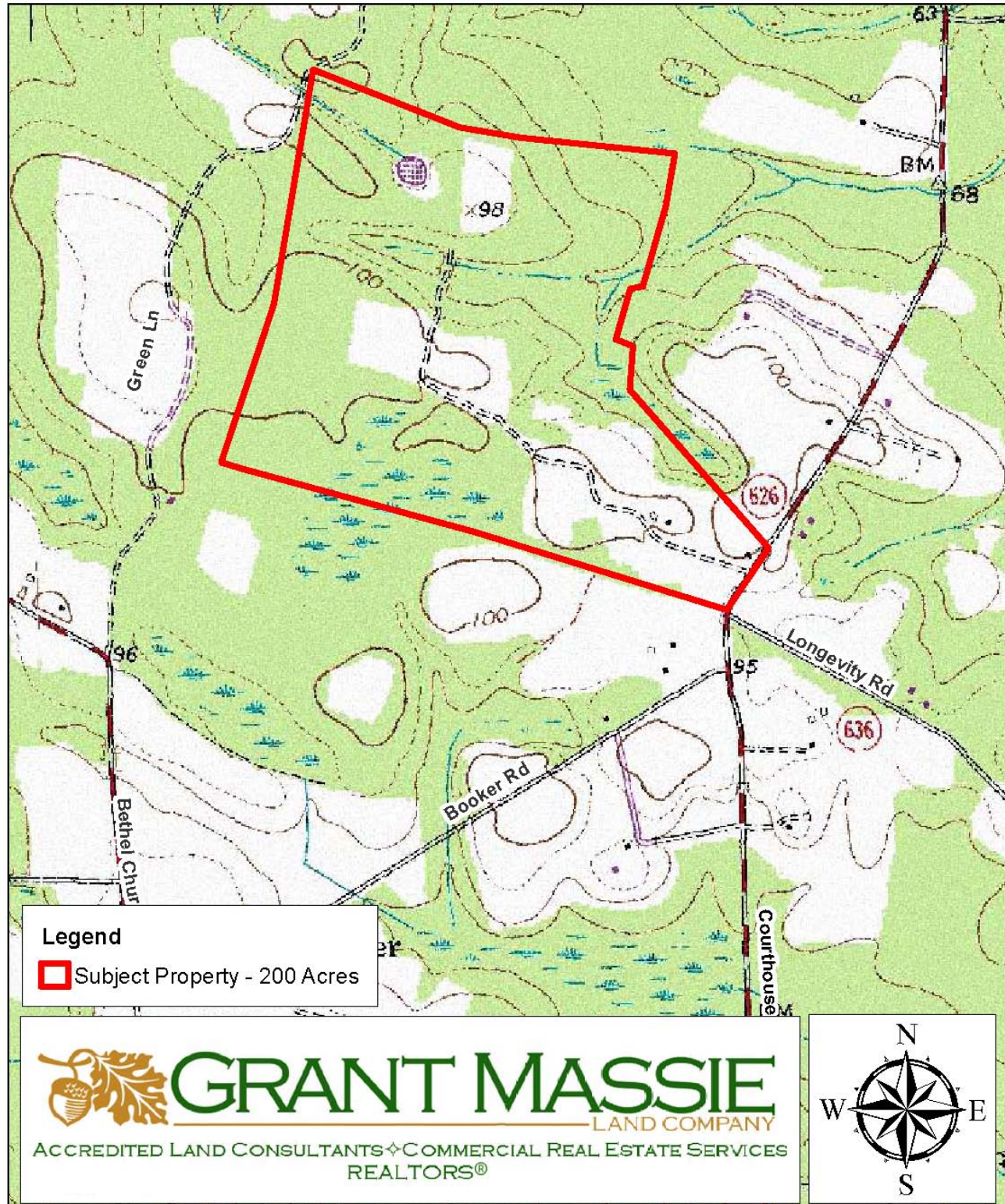


CUT-OVER WOODS WITH YOUNG PINES

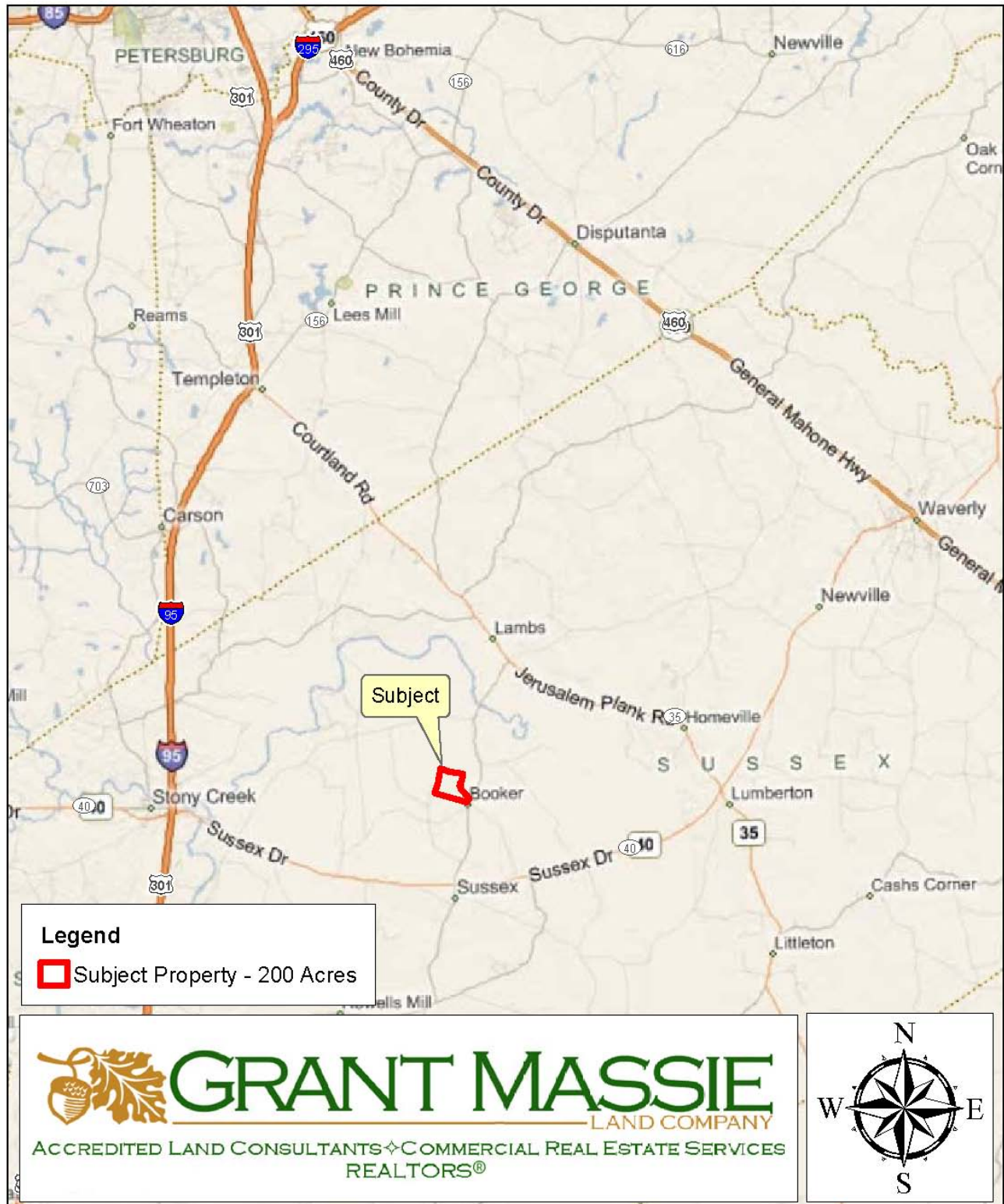
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



200-ACRE FARM FOR SALE IN SUSSEX COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Recreational & Farmland Investment
 - * 40 Acres +/- of Cropland
 - * 160 acres +/- of Pines Planted in 2009
 - * Frontage on Courthouse Road (Rt. 626)
- * Located 2.2 Miles North of Sussex Courthouse
- * Convenient To Interstate 95 (8.5 Miles +/-)

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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