

134 ACRES +/- DINWIDDIE COUNTY, VIRGINIA

ASKING PRICE - \$795,000



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PROPERTY DESCRIPTION

The subject property is shown on Dinwiddie County Tax Map records as parcel number 8-1, part of 8-2, and 8-9. According to the tax records the property contains 134 acres. A review of the Dinwiddie County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
8-1	20.00
8-2 (approx)	53.00
<u>8-9</u>	<u>61.70</u>
TOTAL:	134.70

The subject property is currently zoned A-2 except for parcel 8-2 which is zoned RR. There are approximately 2,500 feet +/- of frontage on the north side of Route 601, and 2,665 feet +/- of road frontage on Chesdin Lake Road.

There is 1,720 feet +/- of frontage on the Appomattox River below Chesdin Dam. The subject property is located adjacent to Lake Chesdin's dam property and public access boat ramp.

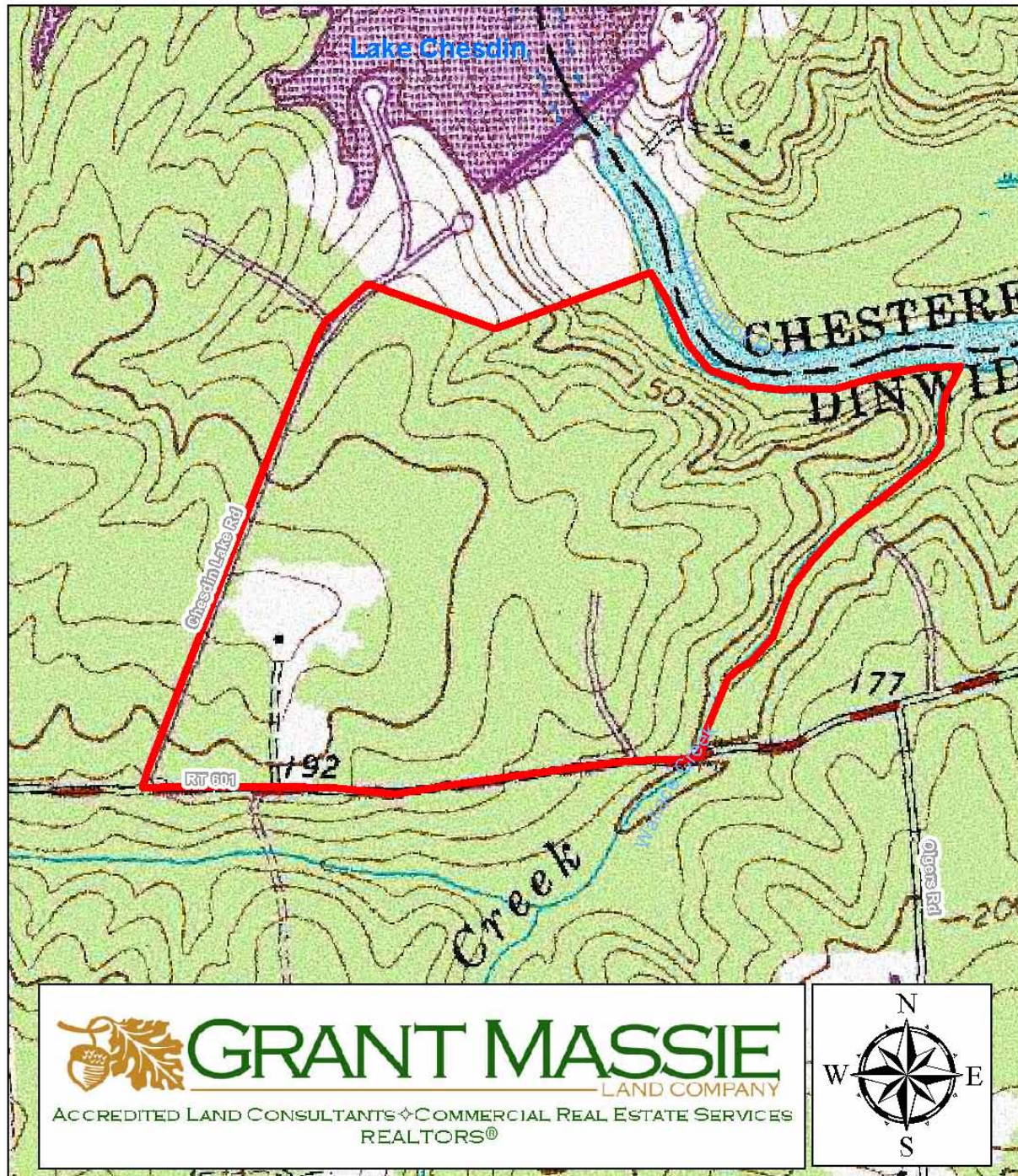
The timber is a mixture of thinned pine and hardwood pulpwood and sawtimber. There is significant timber value.

The subject property has the potential for residential development, homesite(s) convenient to Lake Chesdin, recreational pursuits, etc.

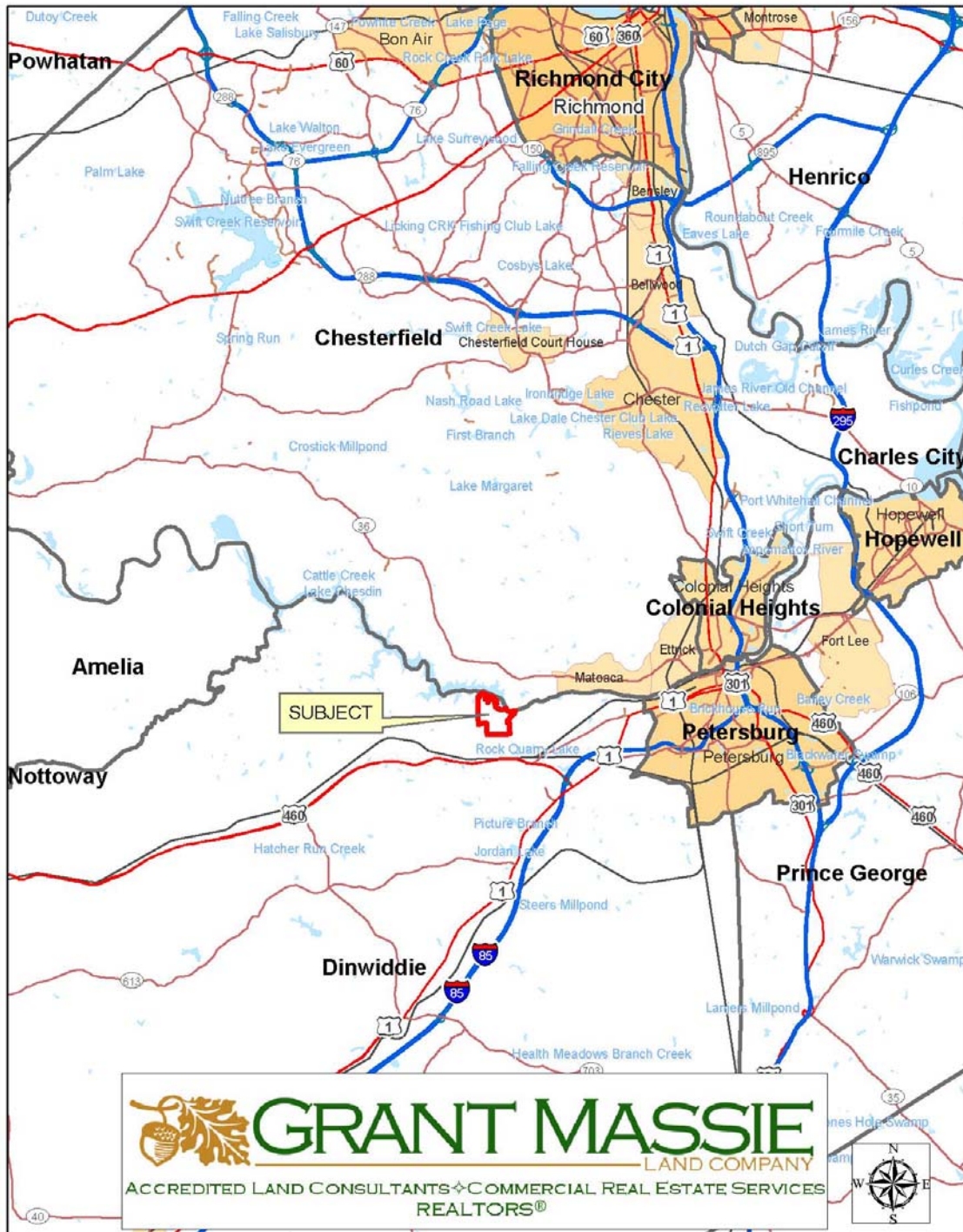
AERIAL PHOTOGRAPH



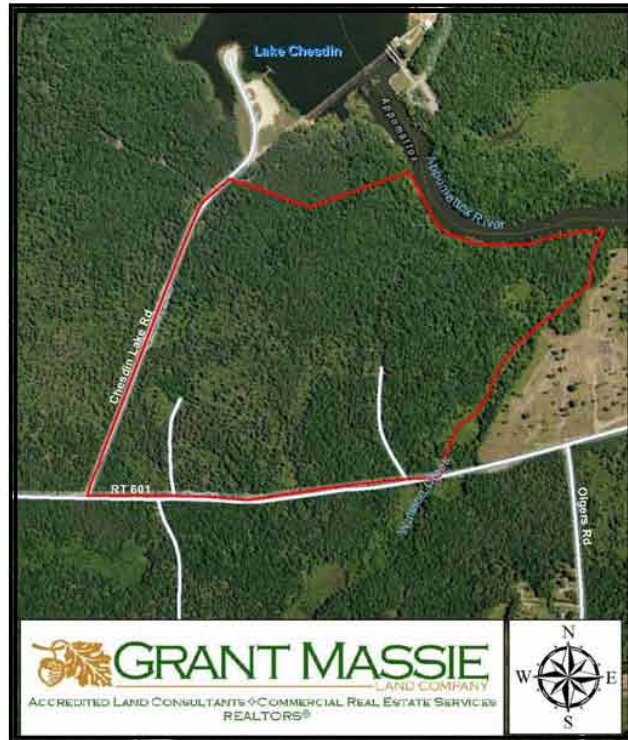
TOPOGRAPHIC MAP



LOCATION MAP



APPOMATTOX RIVER TRACT 134 ACRES +/- IN DINWIDDIE



PROPERTY INFORMATION:

- ♦ 0.3 MILES +/- OF FRONTAGE ON THE APPOMATTOX RIVER BELOW LAKE CHESDIN.
- ♦ ZONING ALLOWS RESIDENTIAL DEVELOPMENT, HOMESITE(S) NEAR LAKE CHESDIN, RECREATION, ETC.
- ♦ PINE PLANTATION AND MIXED HARDWOODS ~ SIGNIFICANT TIMBER VALUE.
- ♦ LONG FRONTAGE ON RIVER ROAD (RT 601) & CHESDIN LAKE ROAD.

For 24-hour recorded information call
LANDLINE 1-888-471-LAND #2134
or visit our website at
WWW.GRANTMASSIE.COM

\$795,000



EXPERTISE—CONSULTATION—RESULTS

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All Information Deemed Reliable but not guaranteed.

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