

63.1 ACRES GREENSVILLE COUNTY, VIRGINIA

ASKING PRICE - \$139,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

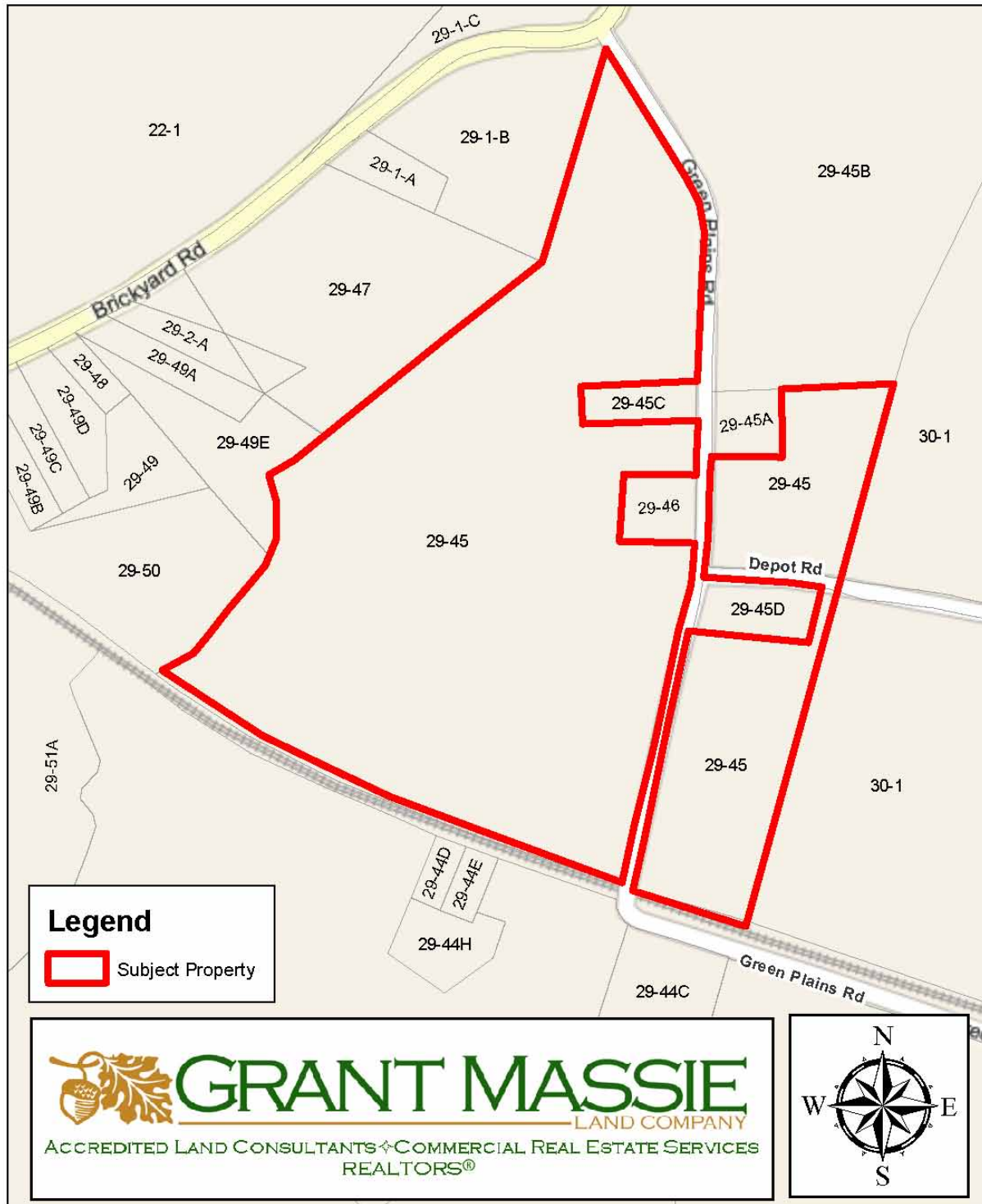
The subject property is shown on Greenville County Tax Map records as parcel number 29-45. According to the tax records the property contains 63.10 acres. The deed is recorded in Instrument # 050000553. The plat is recorded in Plat Book 15 on Page 160.

The subject property is currently zoned Agricultural (A-1). There are approximately 3,558.37 non-contiguous feet of road frontage on Virginia Route 711 (Green Plains Road). The existing farm road known as Depot Road runs through the eastern portion of the subject property to an adjacent parcel. There is also 2,000.52 feet +/- on the railroad right-of-way.

The subject property has a mix of cropland and woodland. There is approximately 26.4 acres of cropland in 6 different fields. The remainder of the subject property is wooded with mixed hardwoods and scattered pines.

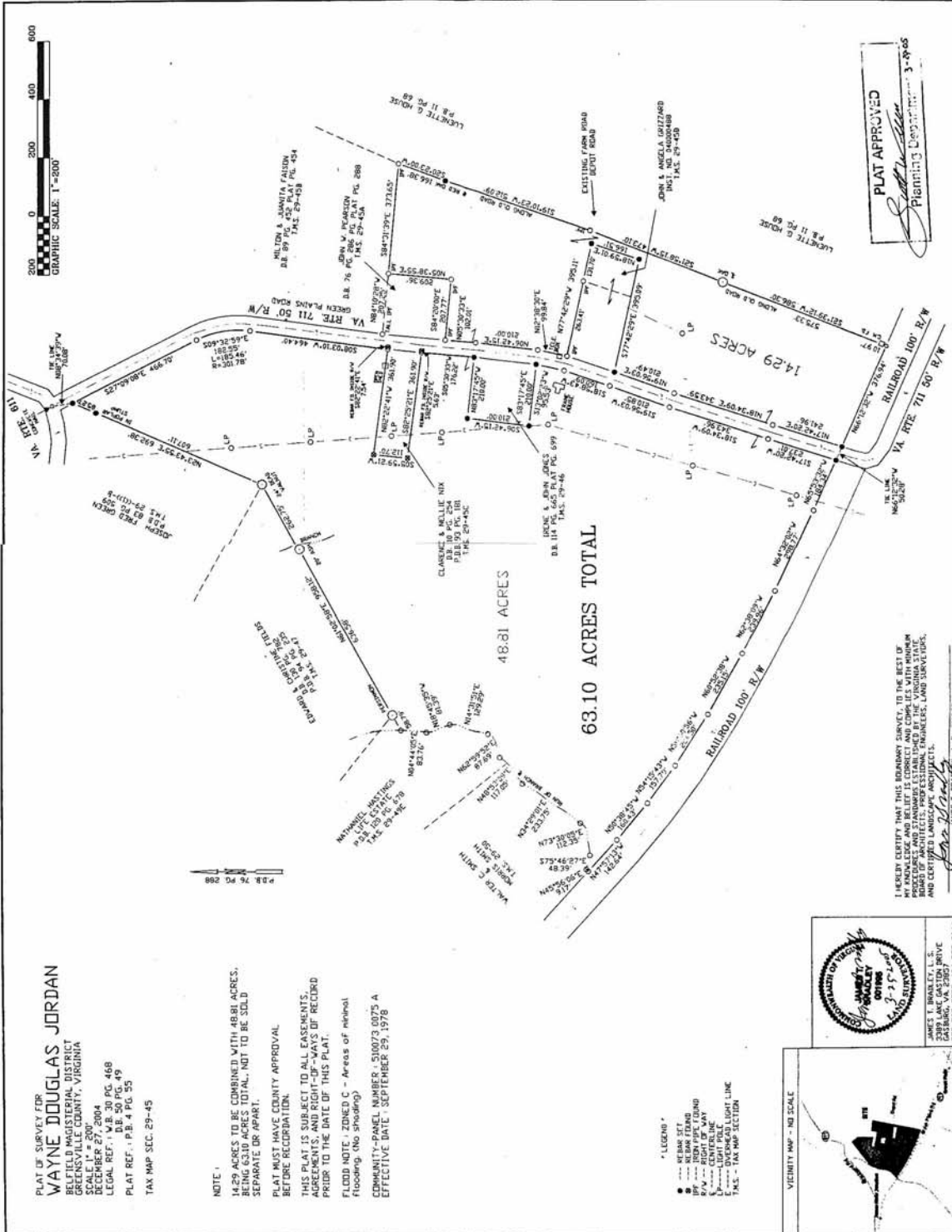
It is located in the eastern part of Greenville County near the Southampton County and Sussex County line and just northeast of the Emporia Municipal Airport. It is located approximately 3.1 miles northeast of the City of Emporia and 5.4 miles +/- from Interstate 95.

TAX MAP



PLAT

160



PHOTOGRAPHS



SOUTHEASTERN FIELD LOOKING NORTH



SOUTHEASTERN FIELD FROM RT 711



SOUTHWESTERN FIELD LOOKING NW



SMALL FIELD – WEST SIDE OF RT 711

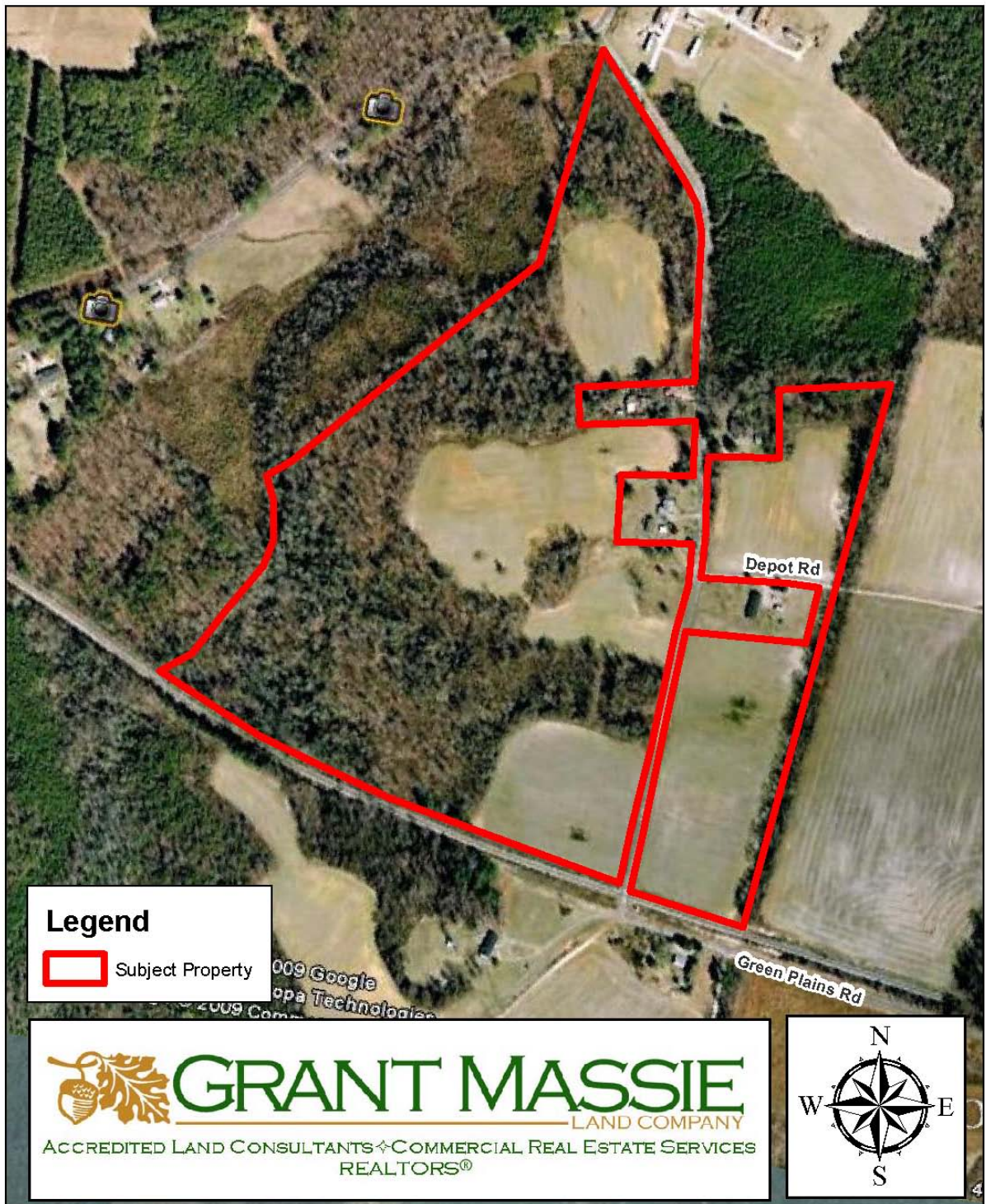


CROPLAND AND MIXED WOODLAND

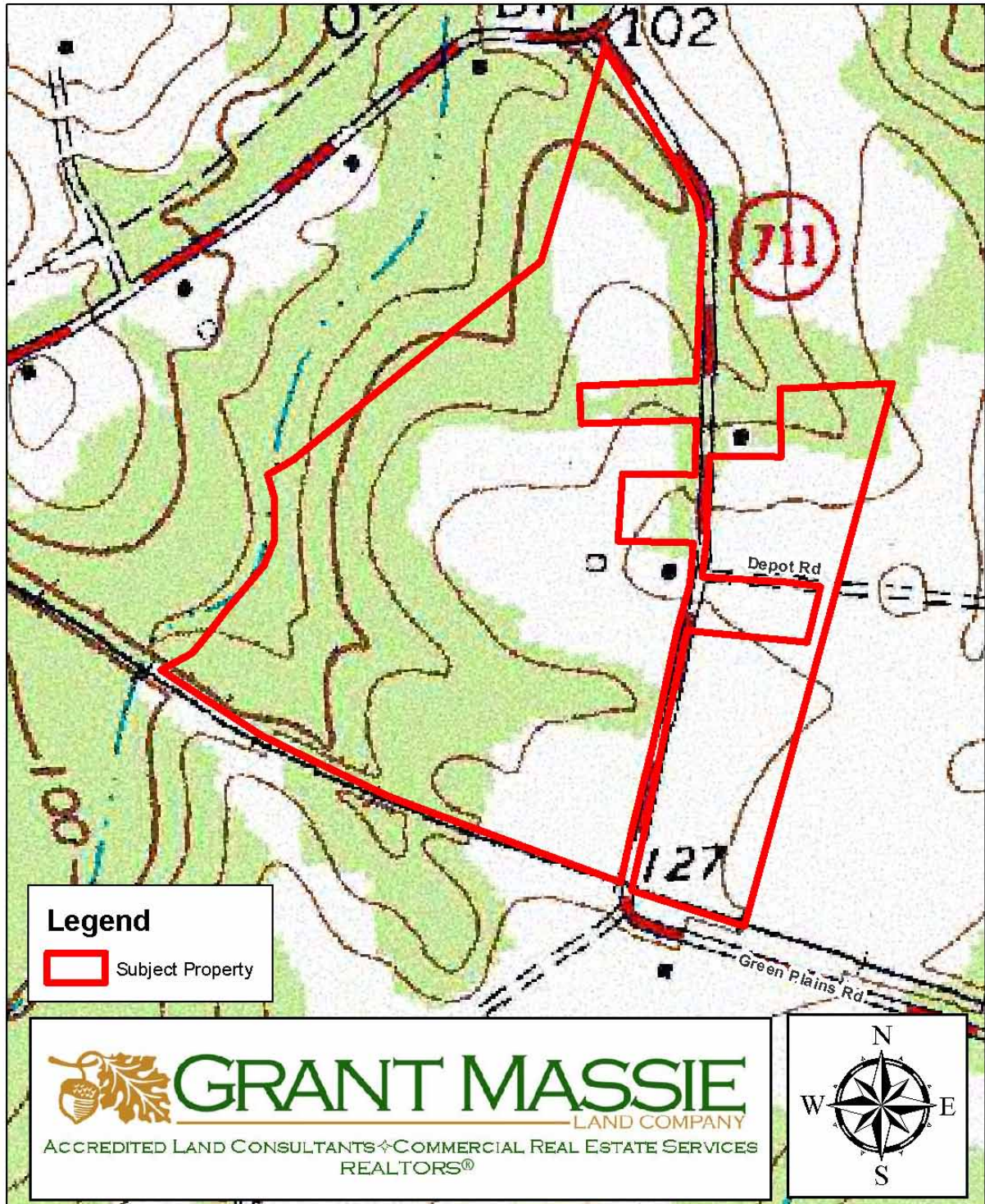


MIXED HARDWOOD AND PINE WOODLAND

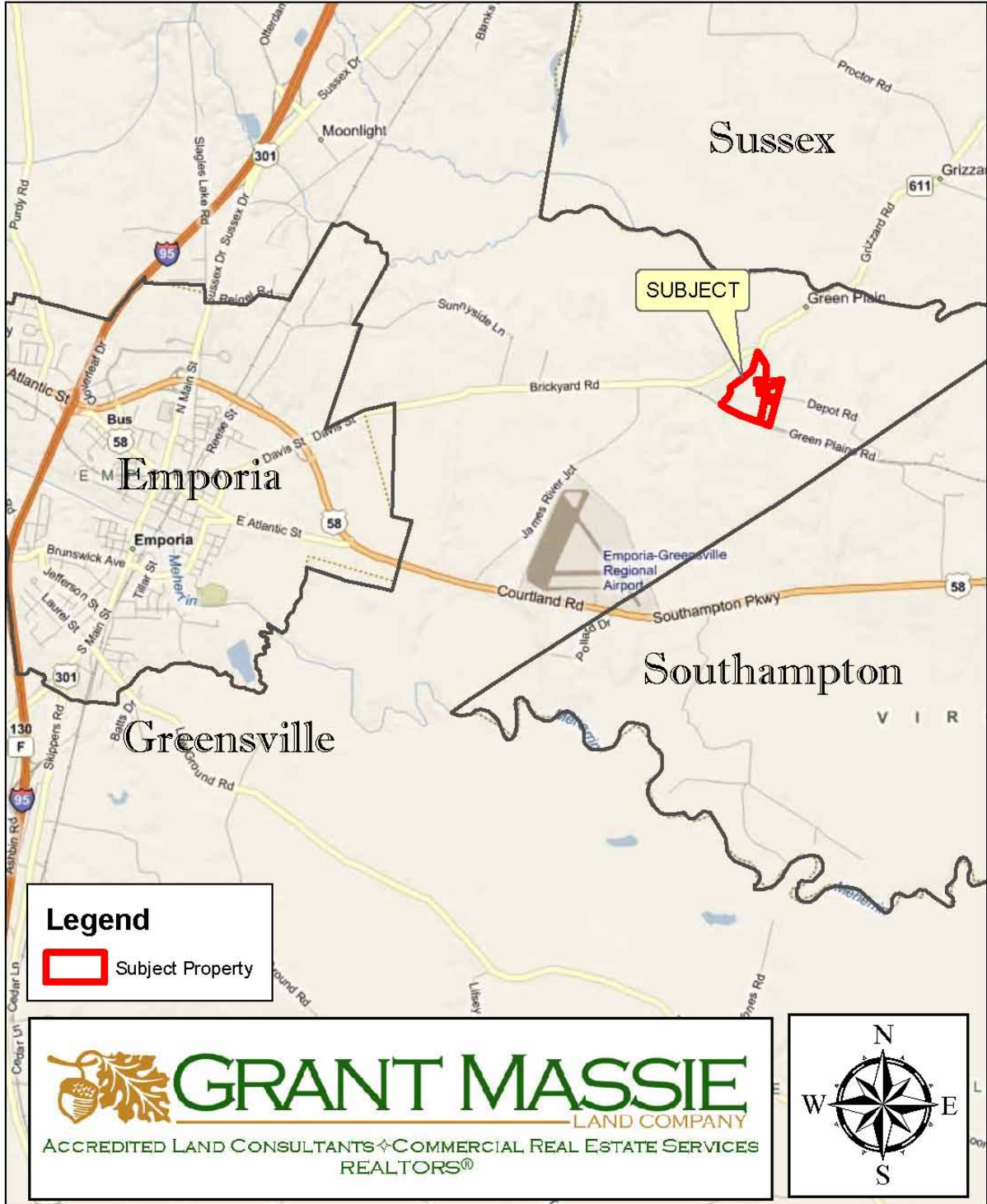
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



63.1 ACRE FARM FOR SALE

GREENSVILLE COUNTY



PROPERTY INFORMATION:

- *26 ACRES OF CROPLAND
- *REMAINDER WOODED WITH MIXED HARDWOODS/PINES
- *LONG FRONTAGE ON GREEN PLAINS ROAD (RT. 711)
- *CONVENIENT TO EMPORIA (3.1 MILES) & INTERSTATE 95 (5.4 MILES)
- *PRICED TO SELL—\$139,000**



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