

70.43 ACRES LUNENBURG COUNTY, VIRGINIA

ASKING PRICE - \$195,000



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS

JEFFREY S. HUFF
REALTOR®, FORESTER

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP
- III. PHOTOGRAPHS
- IV. PLAT
- V. AERIAL PHOTO
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Lunenburg County Tax Map records as parcel number 54-A-40. According to the tax records the property contains 65 acres; however, a 1996 plat completed by Warren A. Trent shows the actual acreage around 70.43 acres. The deed is recorded in Instrument # 080000678.

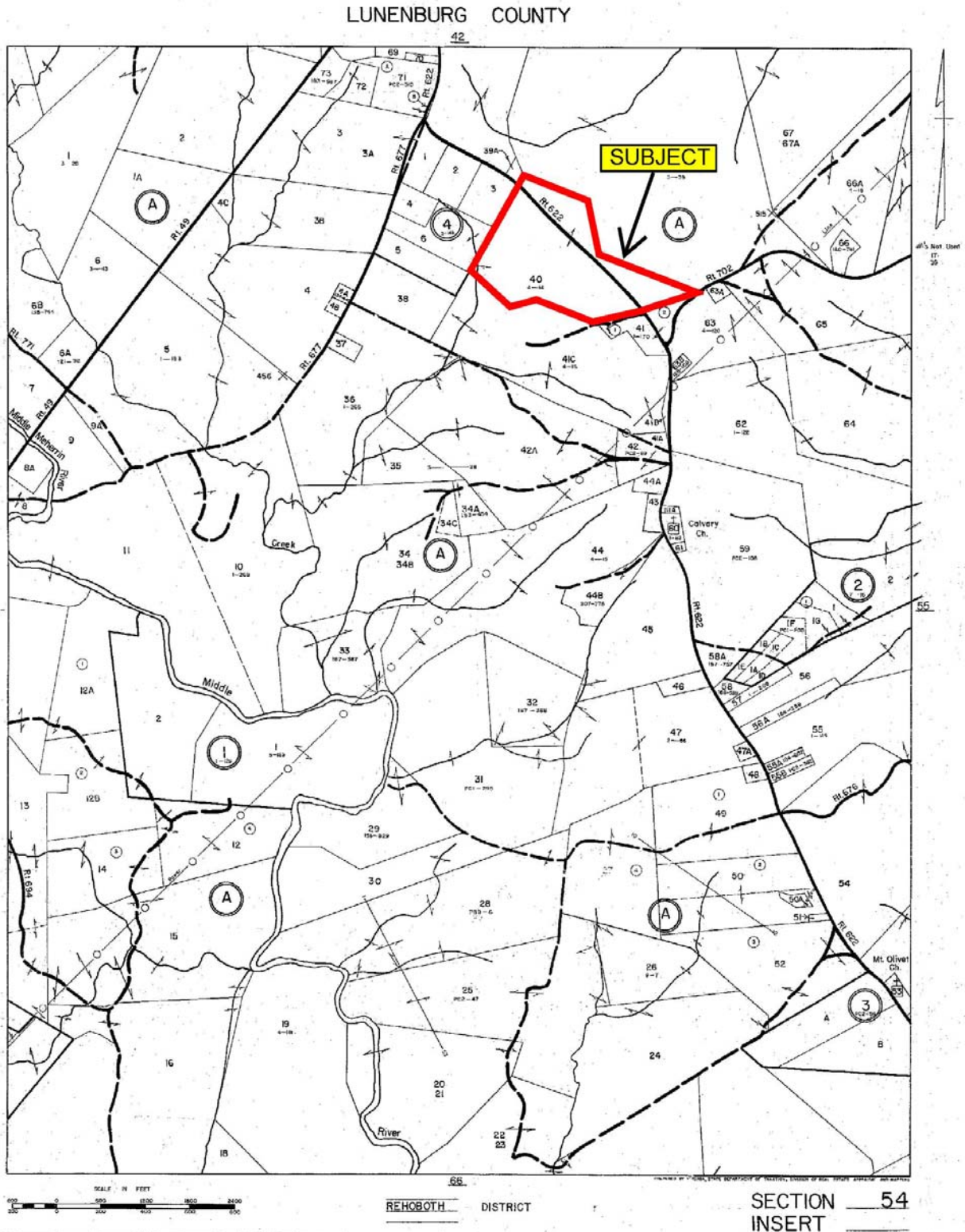
The subject property is currently zoned Agricultural. There are approximately 2,439 feet of road frontage on both sides of State Route 622 (Rehoboth Road) and a corner intersects with State Route 702 (Skelton Road).

The improvements include a circa 1960s house measuring a total of 1,128 square feet per the Lunenburg County tax records. It contains 2 bedrooms and one full bathroom. Other improvements include four barns and a metal carport.

The subject property contains approximately 27 acres of open land on the south side of State Route 622 surrounding the house. The remainder of the property is in naturally regenerated hardwoods and pines from a timber harvest approximately 8 to 10 years ago. There is no significant timber value.

The subject property is located approximately ¾-mile southeast of Rehoboth and Highway 49. It is also located conveniently between Victoria (9 miles +/-) and Chase City (10.5 miles +/-).

TAX MAP



PHOTOGRAPHS



VIEW OF HOUSE



VIEW OF HOUSE FROM REHOBOTH ROAD



VIEW OF OPENLAND TO THE WEST



VIEW OF OPENLAND TO THE EAST

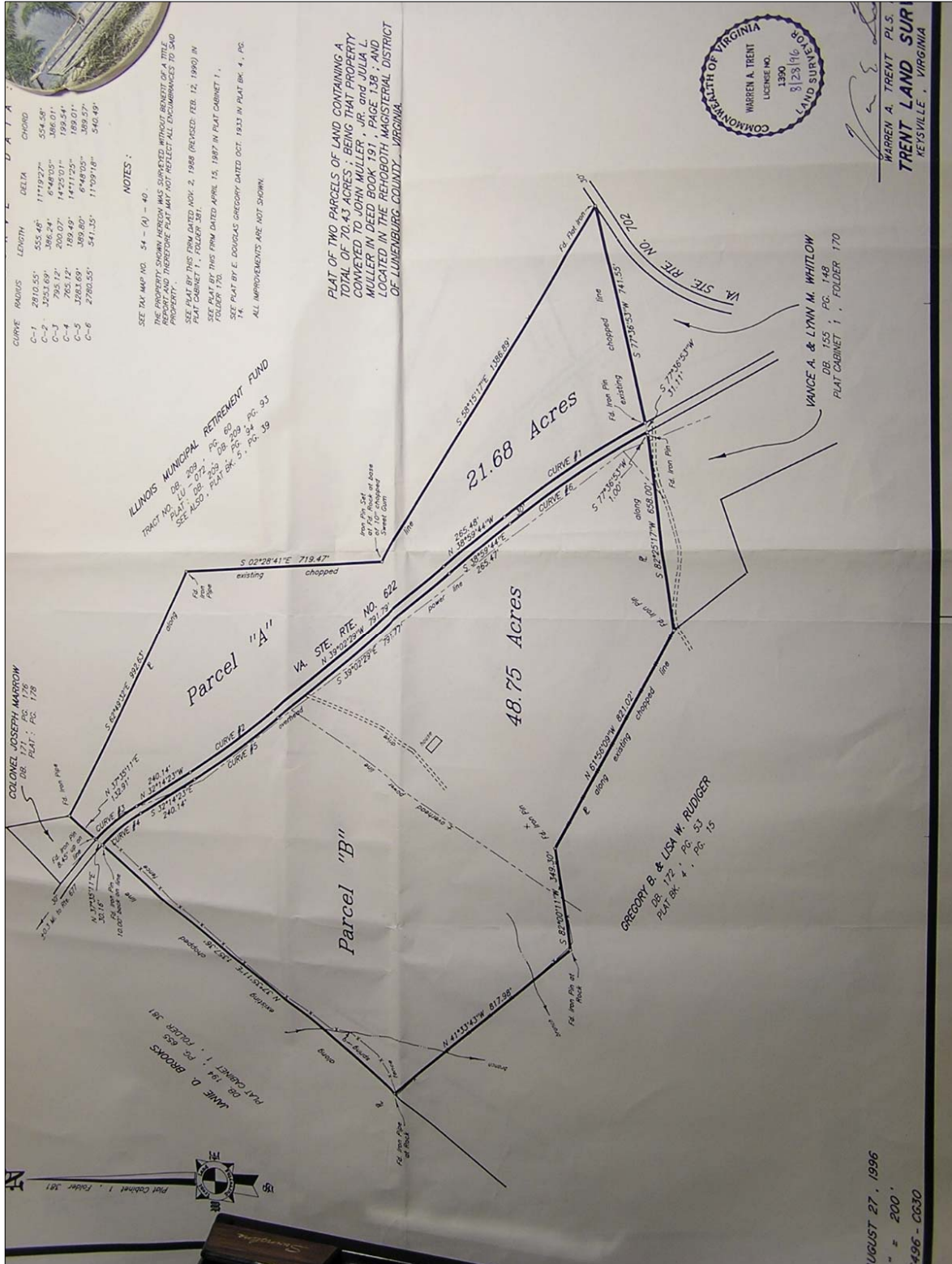


YOUNG MIXED WOODLAND

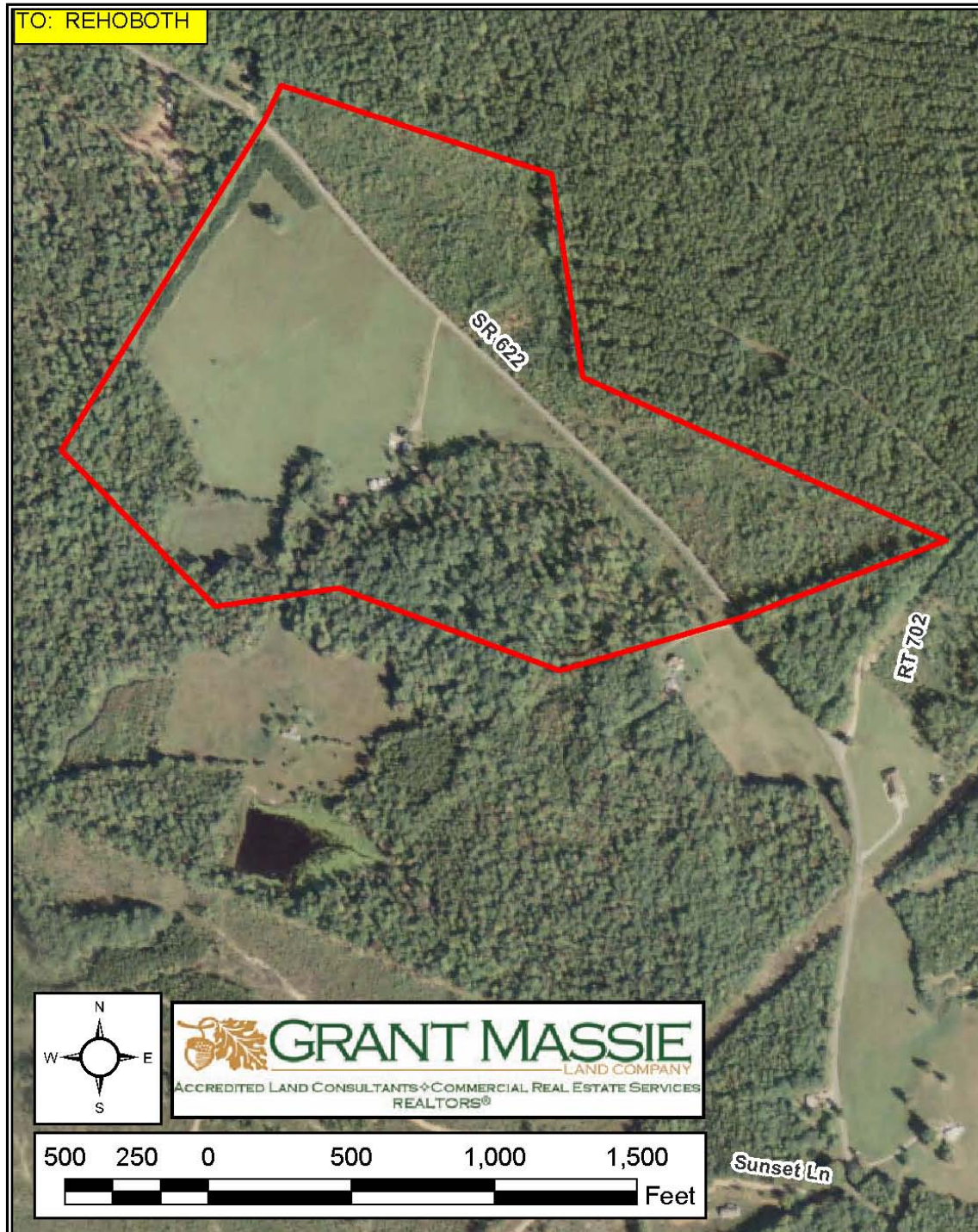


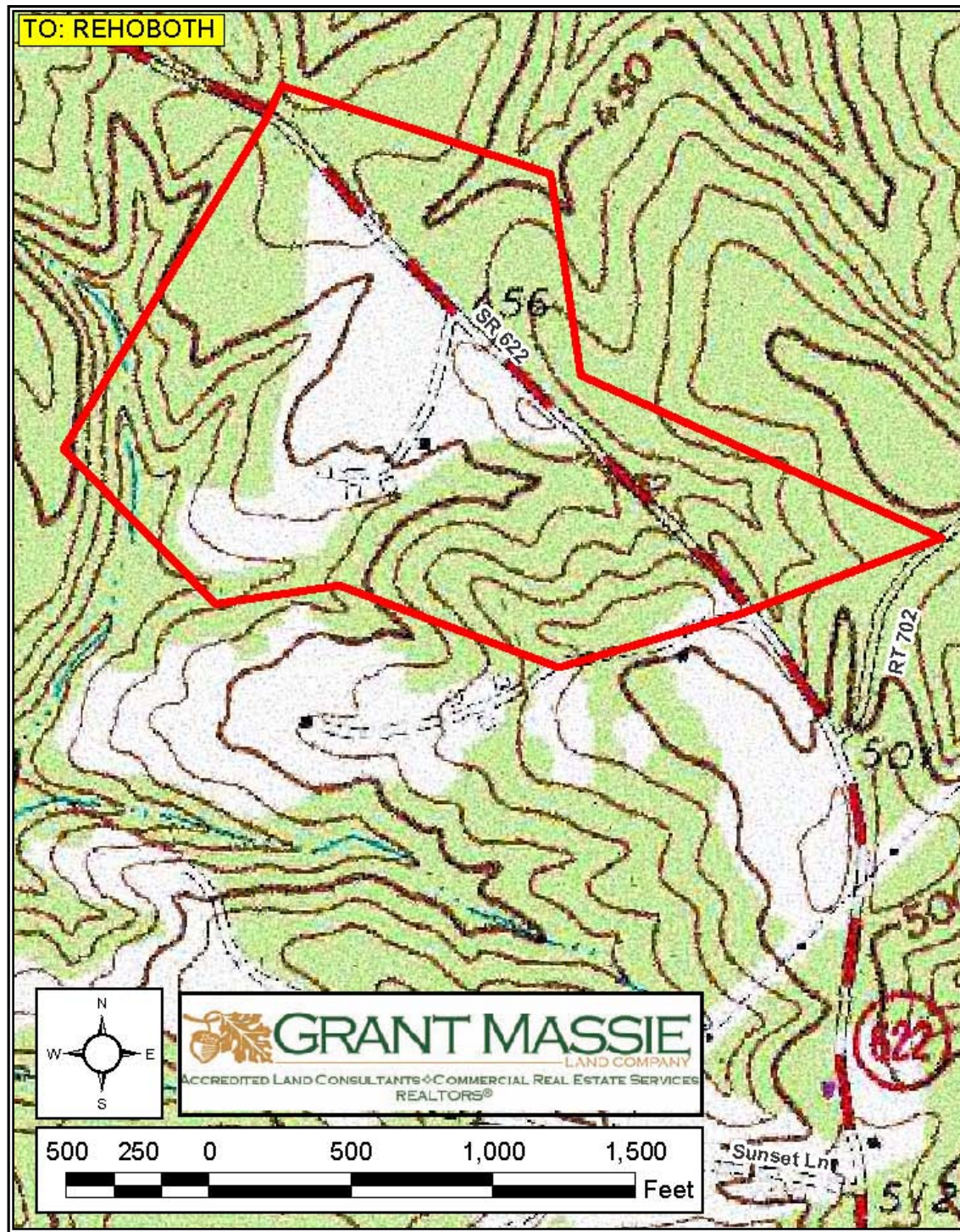
FRONTS ON BOTH SIDES OF REHOBOTH ROAD

PLAT

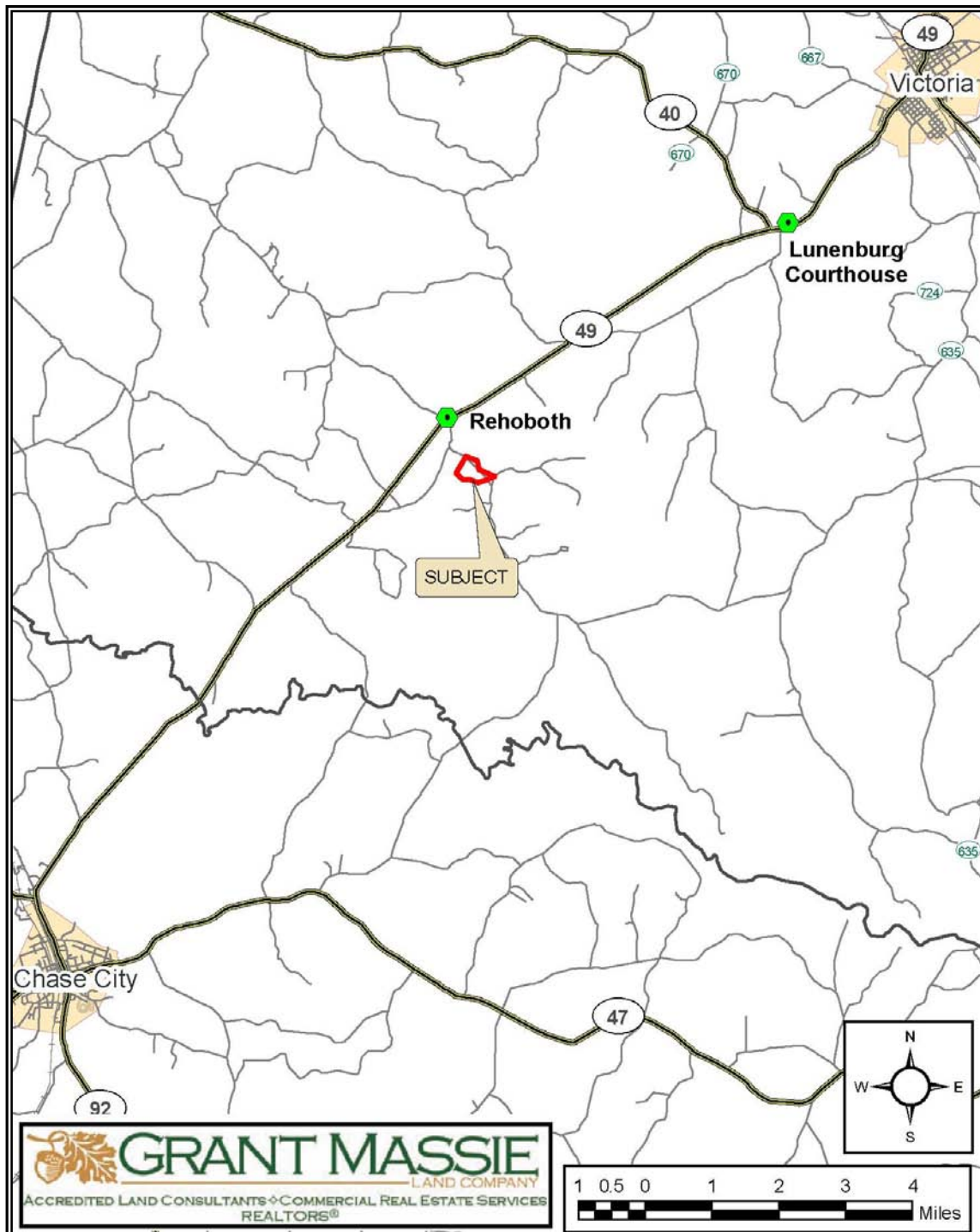


AERIAL PHOTOGRAPH





LOCATION MAP



FOR SALE - 70.43 ACRES IN LUNENBURG COUNTY



\$195,000

PROPERTY INFORMATION:

- APPROXIMATELY 27 ACRES OF OPENLAND, REMAINDER WOODED
- ROAD FRONTAGE ON BOTH SIDES OF REHOBOTH ROAD (S. R. 622)
- IMPROVEMENTS INCLUDE OLD HOUSE (CIRCA 1960s), CARPORT & BARN
 - CONVENIENT TO REHOBOTH AND HIGHWAY 49
- CENTRALLY LOCATED BETWEEN VICTORIA (9 mi. +/-) & CHASE CITY (10.5 mi. +/-)

REPRESENTED BY:

BILL GRANT
ALC, VLS
(804) 754-3476
wgrant@grantmassie.com

JEFFREY HUFF
REALTOR, FORESTER
(804) 750-1207
jhuff@grantmassie.com

FOR 24 HOUR A DAY RECORDED
INFORMATION
CALL LANDLINE **1-888-471-LAND #2124**
OR LOG ON TO OUR WEBSITE AT
www.GrantMassie.com

ALL INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.

 **GRANT MASSIE**
LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®
EXPERTISE—CONSULTATION—RESULTS
1403 PEMBERTON ROAD, SUITE 106
RICHMOND, VIRGINIA 23238
(804) 750-1200—TOLL FREE 1-800-665-LAND