

205.931 ACRES +/- ISLE OF WIGHT COUNTY, VIRGINIA

ASKING PRICE - \$573,200



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PROPERTY DESCRIPTION

The subject property is shown on Isle of Wight County Tax Map records as parcel number 19-1-018. According to the tax records the property contains 220.932 acres; however, a 15.001-acre portion of the subject property was conveyed to an adjacent landowner on 8/6/09. Thus, the current acreage is **205.931** acres +/- . A review of the Isle of Wight County Tax Records indicates the following:

| <u>Tax Map Number</u> | <u>Acreage</u> |
|-----------------------|---|
| 19-1-018 | 220.932 |
| | <u>- 15.001 Acreage to Nash (adjacent owner)</u> |
| | 205.931 Total Acres |

The subject property is currently zoned Rural Agricultural Conservation (RAC). There are approximately 2,475 feet +/- of road frontage on Route 682 White House Road.

There is approximately 33 acres of cropland. There is 21.5 acres +/- of hardwood pulpwood along the creek running through the property and 151 acres +/- of pine pulpwood that was thinned in 2008.

The subject property is located 6 miles +/- West of Smithfield.

PHOTOGRAPHS



CROPLAND ALONG ROUTE 682



WOODLAND SURROUNDING CROPLAND



MIXED WOODLAND



WOODLAND ALONG ROUTE 682

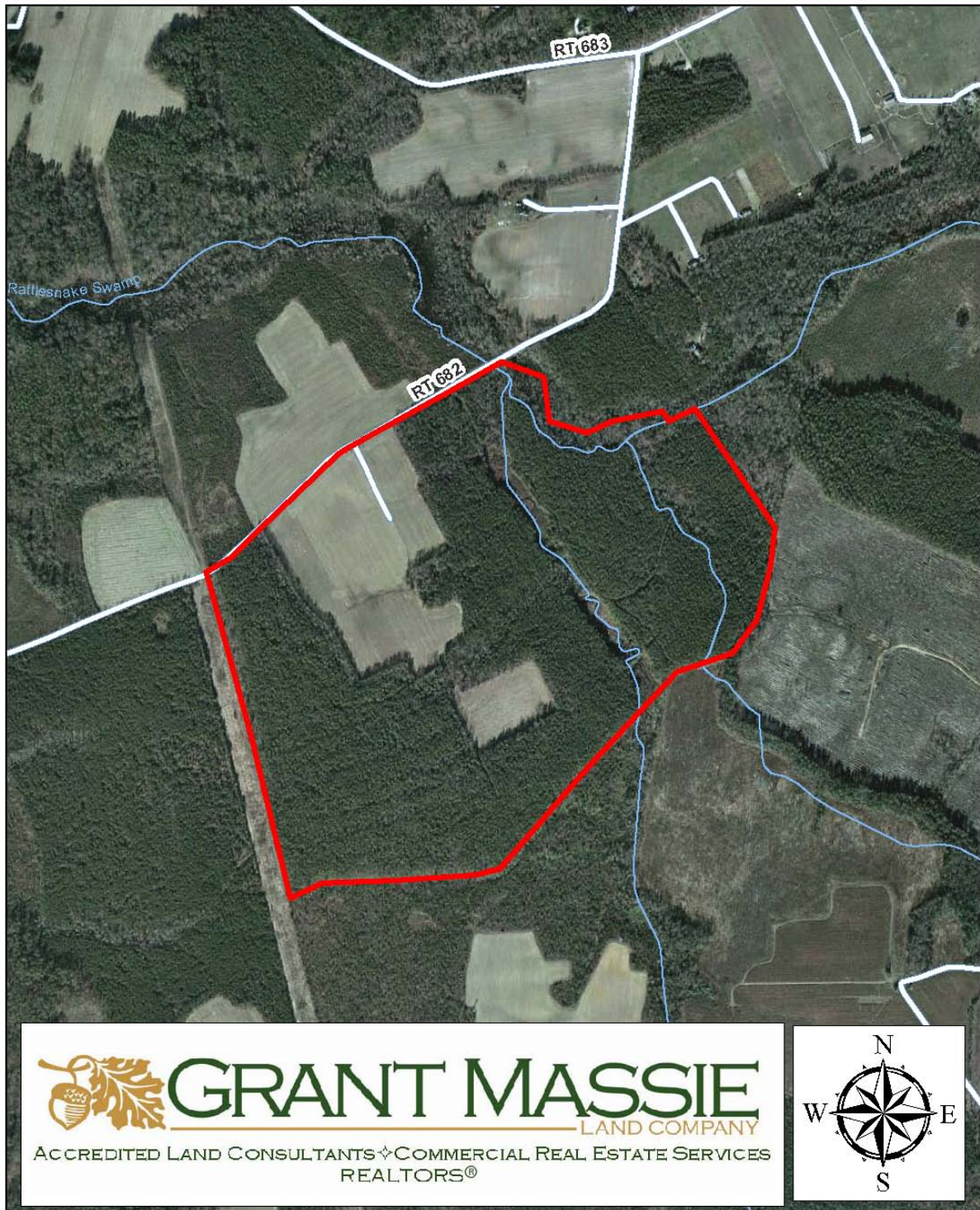


FRONTAGE ON ROUTE 682 (LEFT SIDE)

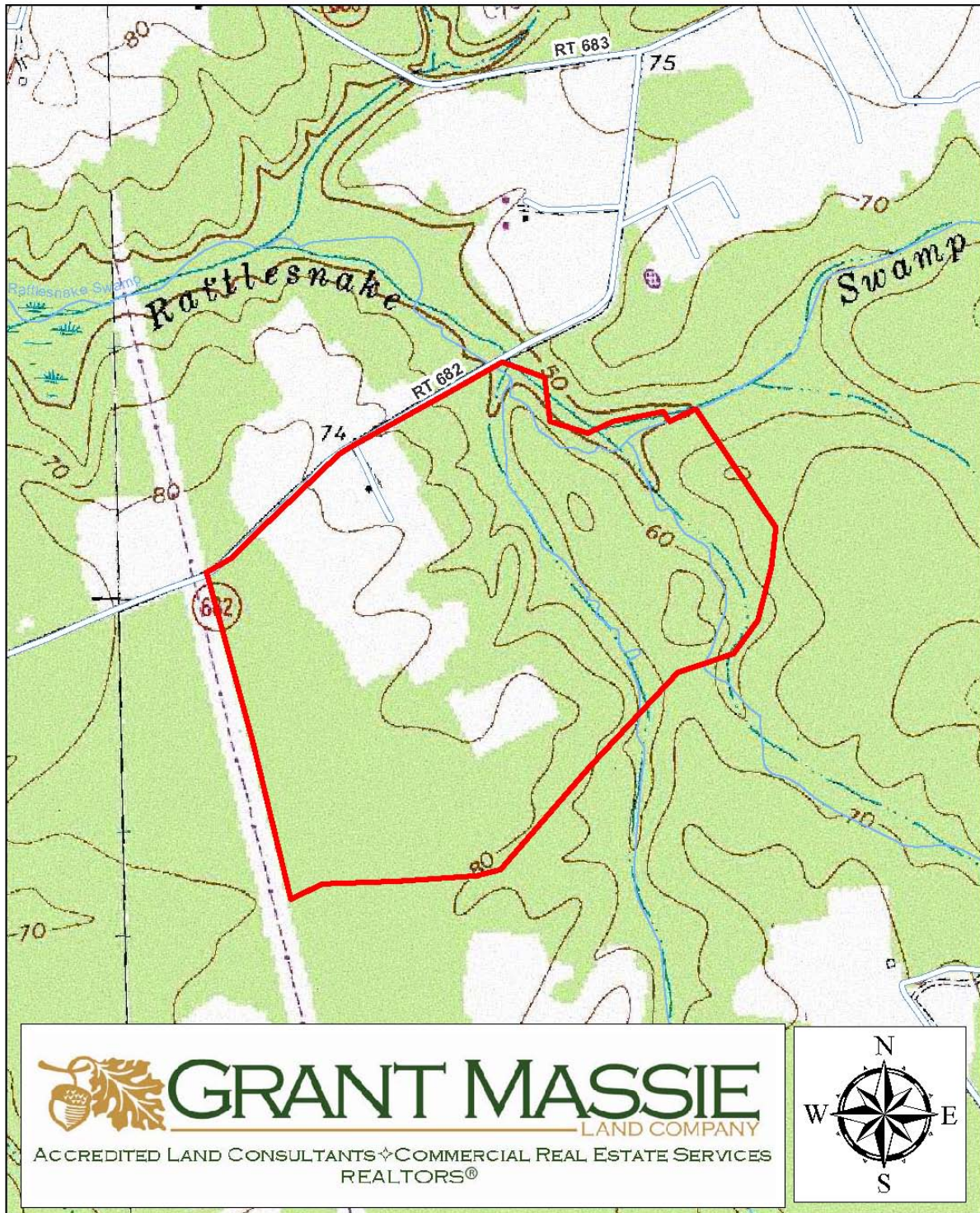


ROUTE 682 LOOKING WEST

AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



PICTURE PERFECT

CROPLAND & PINE PLANTATION

205.9 ACRES IN ISLE OF WIGHT COUNTY, VA



PROPERTY INFORMATION:

- *33 Acres +/- of Cropland**
- *Merchantable Timber Value**
- *Long Frontage on Whitehouse Road (Rt. 682)**
- *Located 6 Miles +/- West of Smithfield**
- *Priced Below County Assessment**
- *Asking Price \$573,200**



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