

548.15 ACRES +/- DINWIDDIE COUNTY, VIRGINIA

ASKING PRICE - \$3,750,000



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PROPERTY DESCRIPTION

The subject property is shown on Dinwiddie County Tax Map records as parcel number 8-1, 8-2, 8-4, 8-5, 8-9. According to the tax records the property contains 548.15 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	315.20
8-4	119.25
8-5	32.00
<u>8-9</u>	<u>61.70</u>
TOTAL:	548.15

The subject property is currently zoned A-2 except for parcel 8-2 which is zoned RR. There are approximately 4,670' +/- of frontage on the north side of Route 601, 3,650' +/- of frontage on the south side of Route 601 and 2,665' +/- of road frontage on both sides of Chesdin Lake Road.

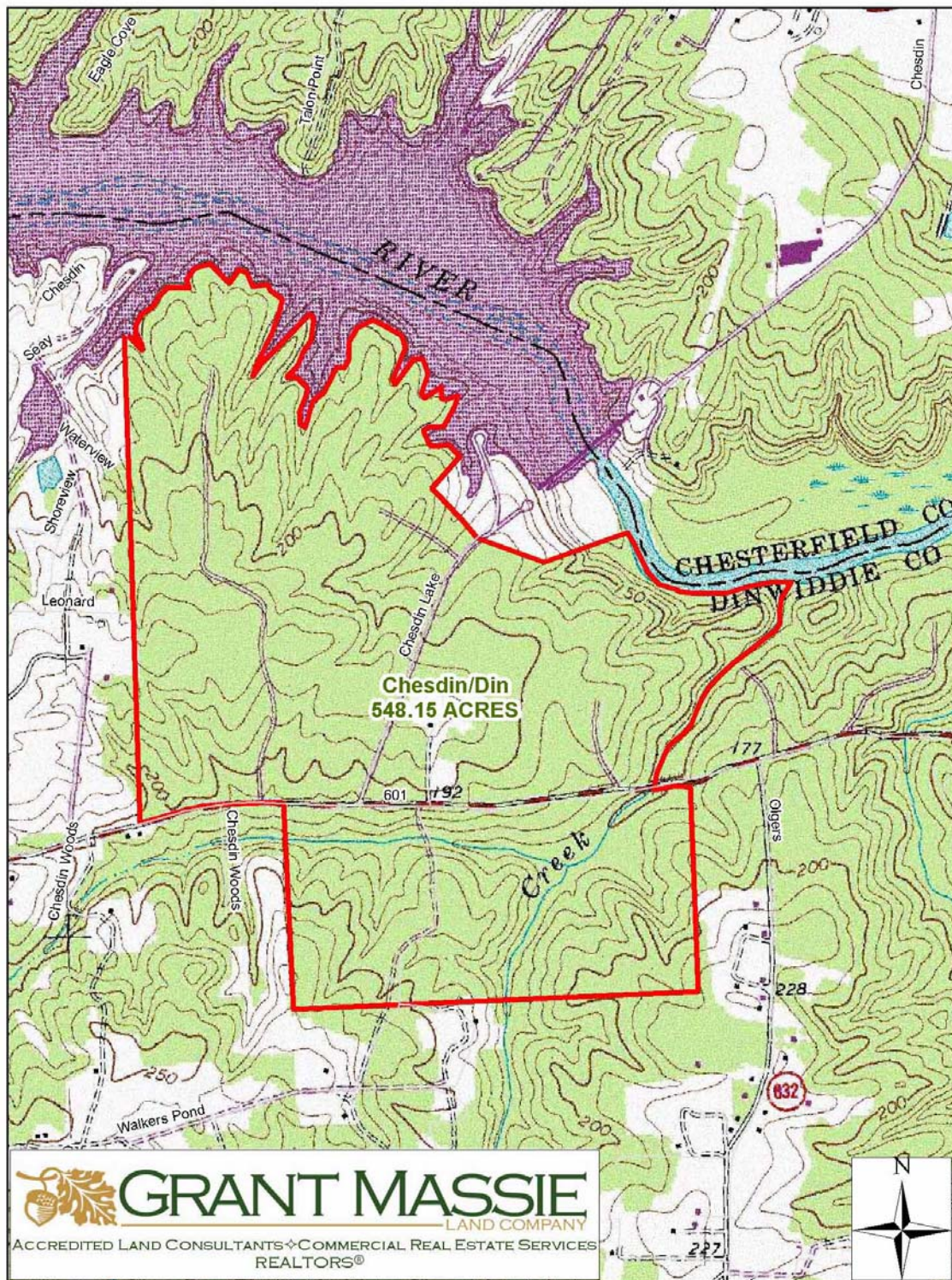
There is 6,750' +/- (1.25 miles +/-) of water frontage on Chesdin Lake and 1,720' on the Appomattox River below Chesdin Dam.

There are 190 acres +/- of thinned pine pulpwood and 358 acres +/- of mixed sawtimber.

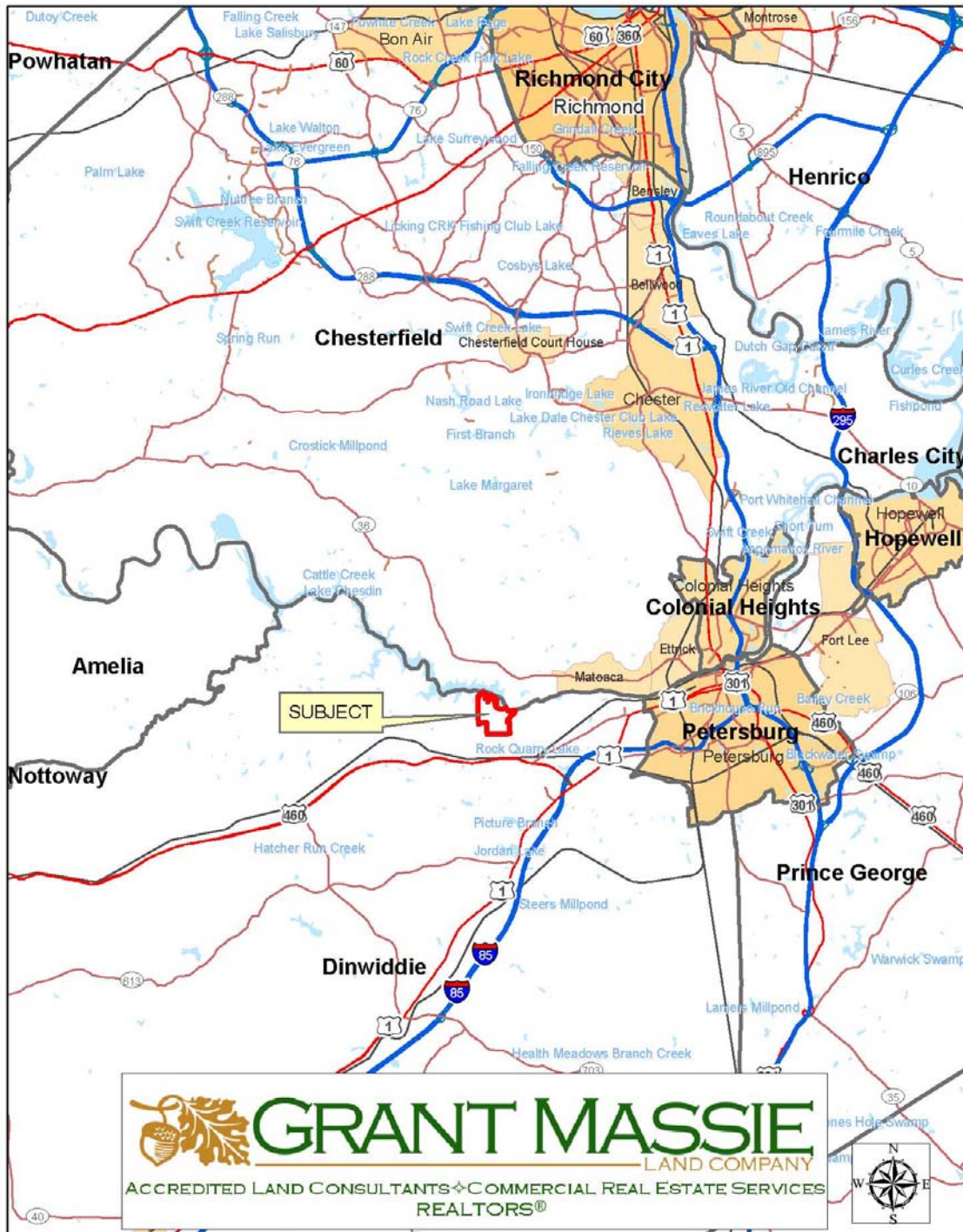
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



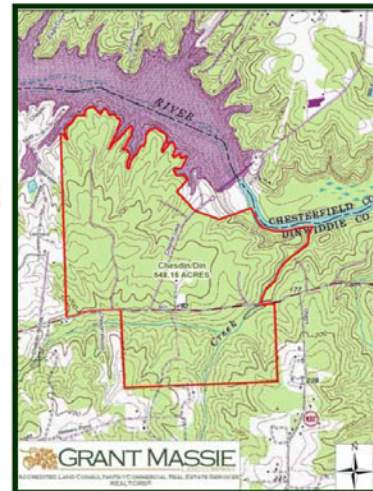
AWESOME DEVELOPMENT TRACT-

LAKE CHESDIN

**548.15 Acres +/-
Dinwiddie County, VA**



**ASKING PRICE:
\$3,750,000**



PROPERTY INFORMATION:

- *1.25 MI. +/- ON LAKE CHESDIN**
- *0.3 MI. +/- ON THE APPOMATTOX RIVER**
- *FRONTS BOTH SIDES OF RT. 601 & CHESDIN LAKE ROAD**
- *ZONED: RR AND A-2**
- *MIXED SAWTIMBER & THINNED PINES**

FOR 24 HOUR RECORDED INFORMATION
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