

109.23 ACRES +/- SUSSEX COUNTY, VIRGINIA

ASKING PRICE - \$286,000



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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 43-A-19, 43-3-1, 43-3-2, and 43-3-3. According to the tax records the property contains 109.23 acres. A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
43-A-19	50.00
43-3-1	43.44
43-3-2	5.75
<u>43-3-3</u>	<u>10.04</u>
TOTAL:	109.23

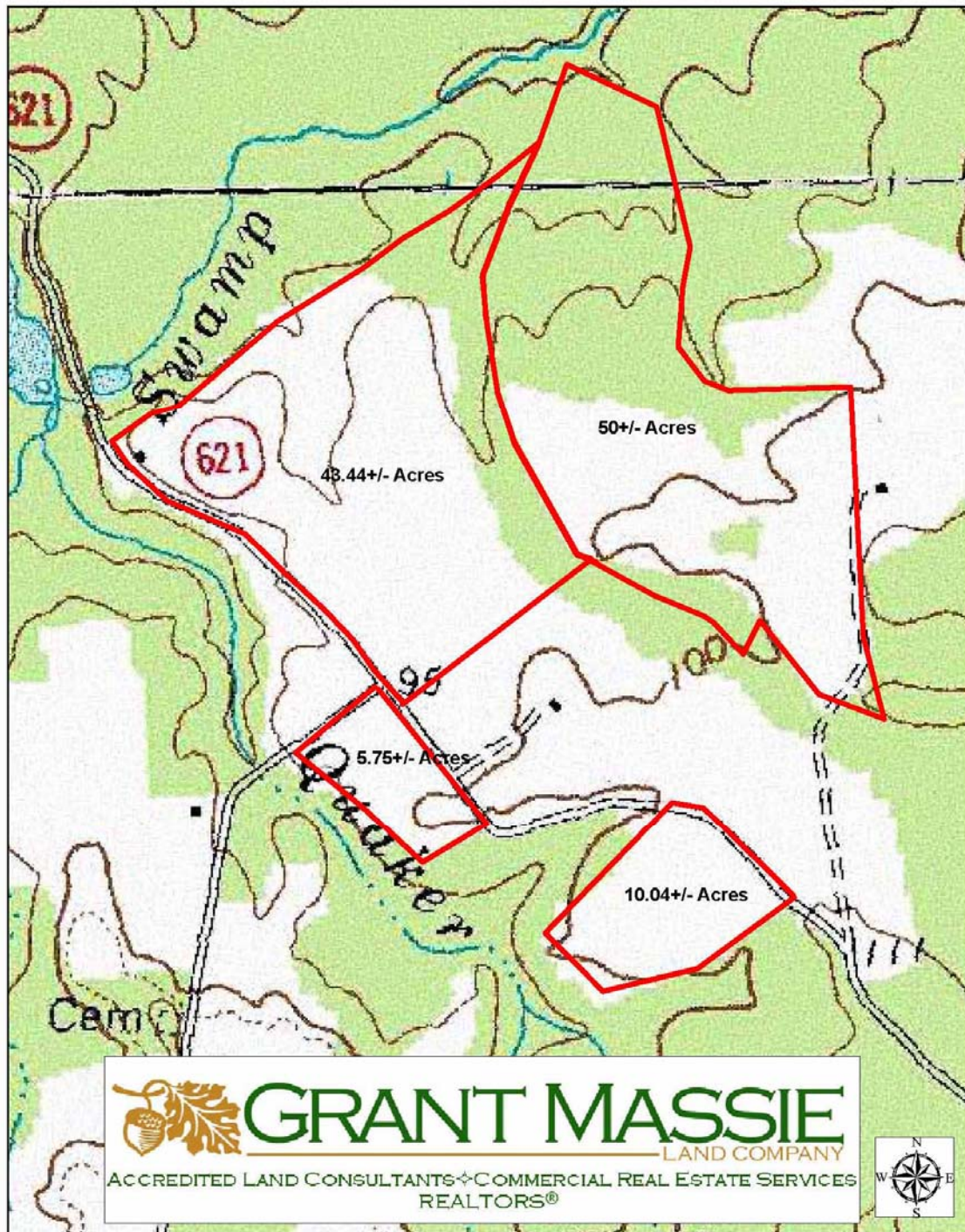
The subject property is currently zoned A-1. There are approximately 3,400' of total road frontage on Route 621 (Harrell Mill Rd) and Brown Rd.

There are approximately 44 acres +/- of openland with the remainder wooded. There is approximately 15.6 acres of 21-year old planted pines, 10 acres of hardwood sawtimber and 16.3 acres of mixed sawtimber.

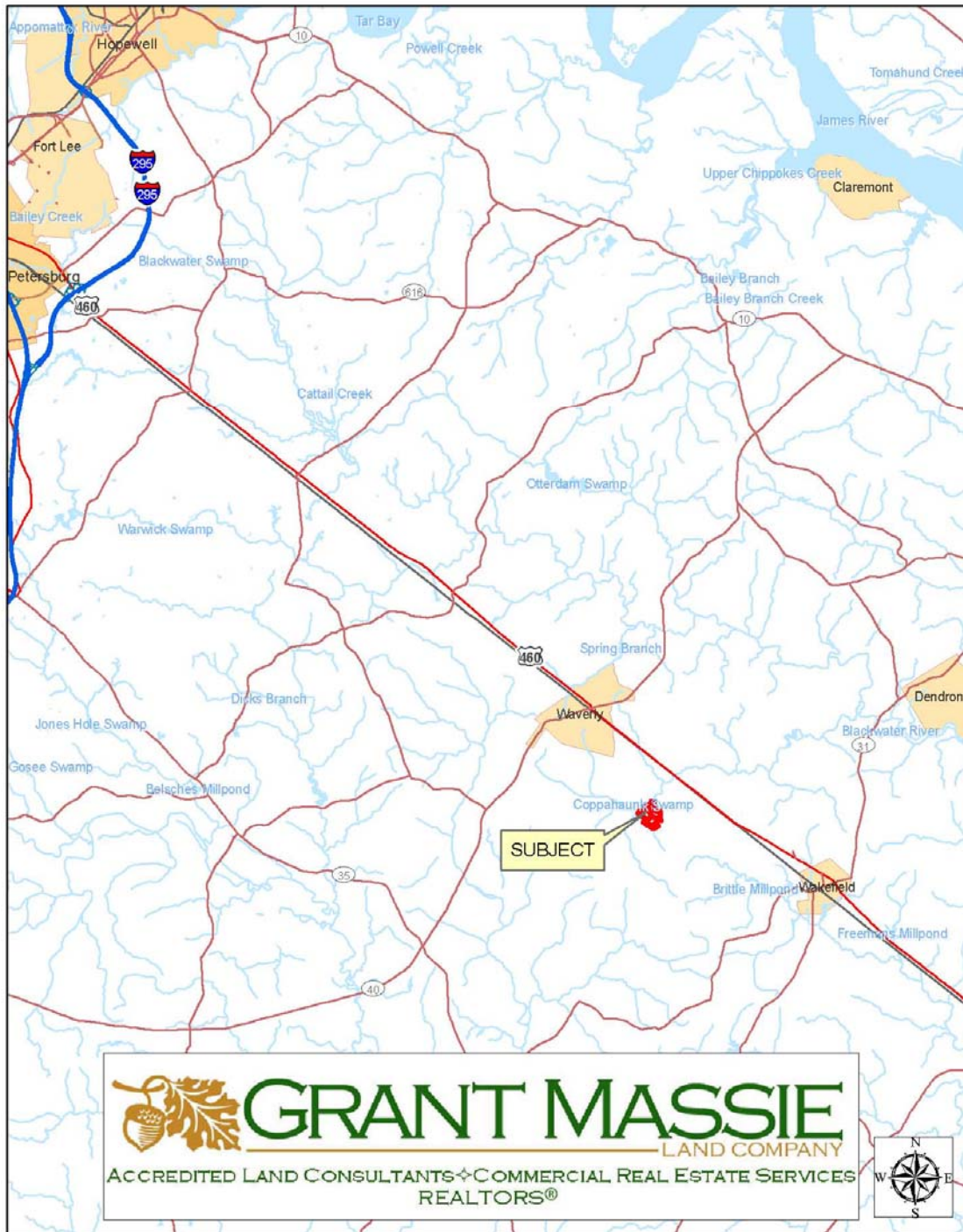
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



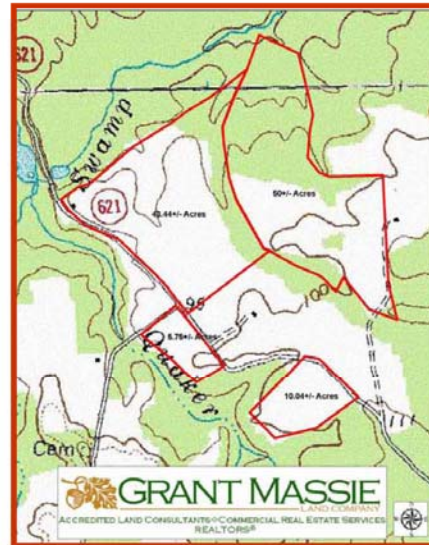
COUNTRY INVESTMENT!

109.23 ACRES +/- FOR SALE IN SUSSEX COUNTY, VIRGINIA



PROPERTY INFORMATION:

- *MULTIPLE NON-CONTIGUOUS PARCELS
- *44 ACRES +/- IN CROPLAND
- *REMAINDER WOODED IN MIXED PINES/
HARDWOODS
- *LONG FRONTAGE ON HARRELL MILL
ROAD & BROWN ROAD
- ***PRICED AT \$286,000**



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