

# 1,173.5 ACRES +/- AMELIA COUNTY, VIRGINIA

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ASKING PRICE - \$2,957,000



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# PROPERTY DESCRIPTION

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The subject property is shown on Amelia County Tax Map records as parcel number 63-1 through 5 and 62-41 through 43. According to the tax records the property contains 1,173.49 acres, collectively. A review of the Amelia County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
63-1 to 5 & 62 - 41 to 44	1,173.49

The subject property is currently zoned Agricultural-Conservation. There are approximately 9,100' of road frontage on the north side of Route 623 and 900' on the south side of Route 623.

There is approximately 28,965' (or 5.5 miles +/-) of frontage on the upper reaches of Lake Chesdin and the Appomattox River.

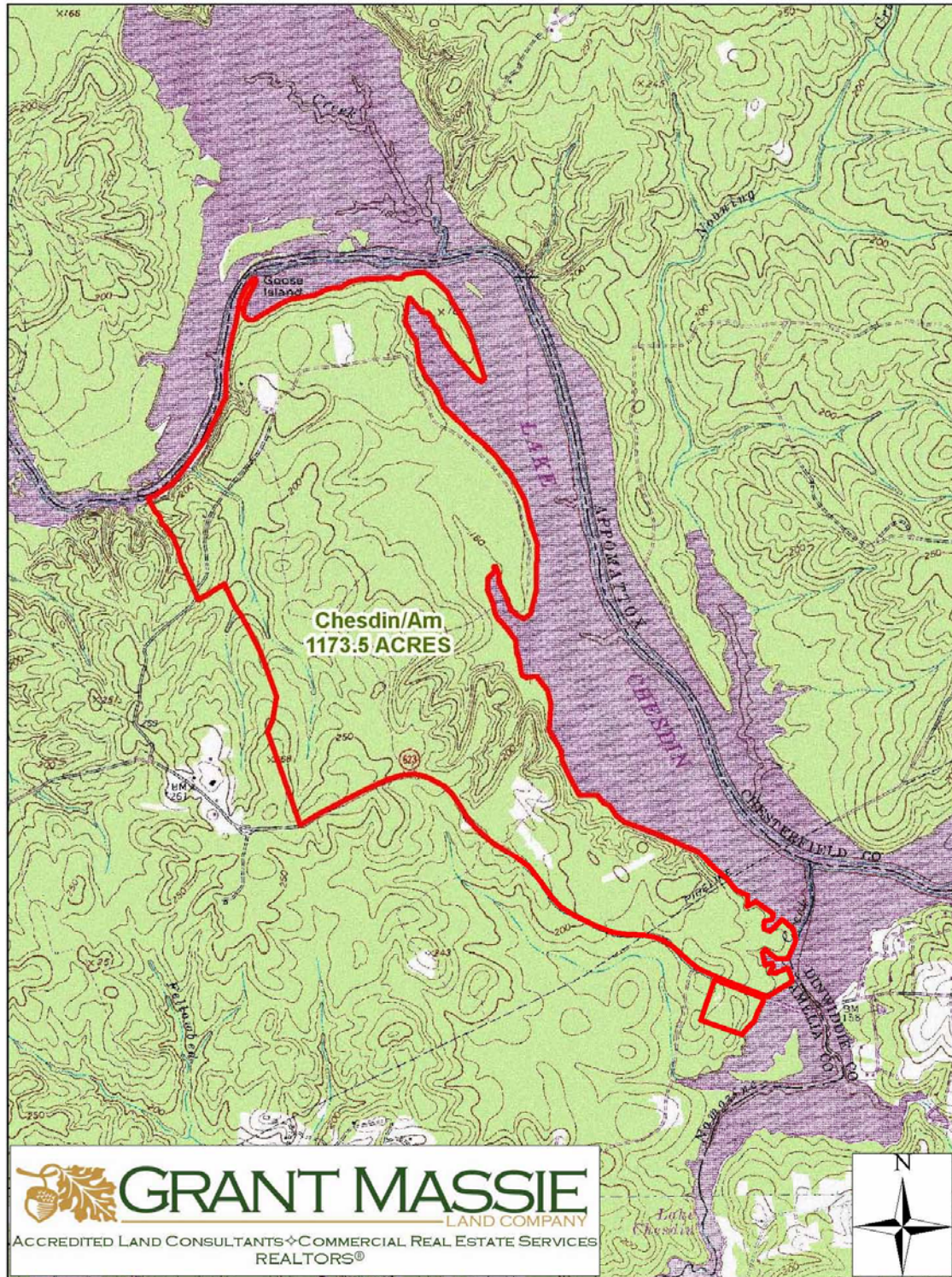
There are 446 acres of un-thinned pine pulpwood, 125 acres of mixed pulpwood, 504 acres of thinned pine pulpwood, 75 acres of mixed sawtimber and 23 acres of openland.

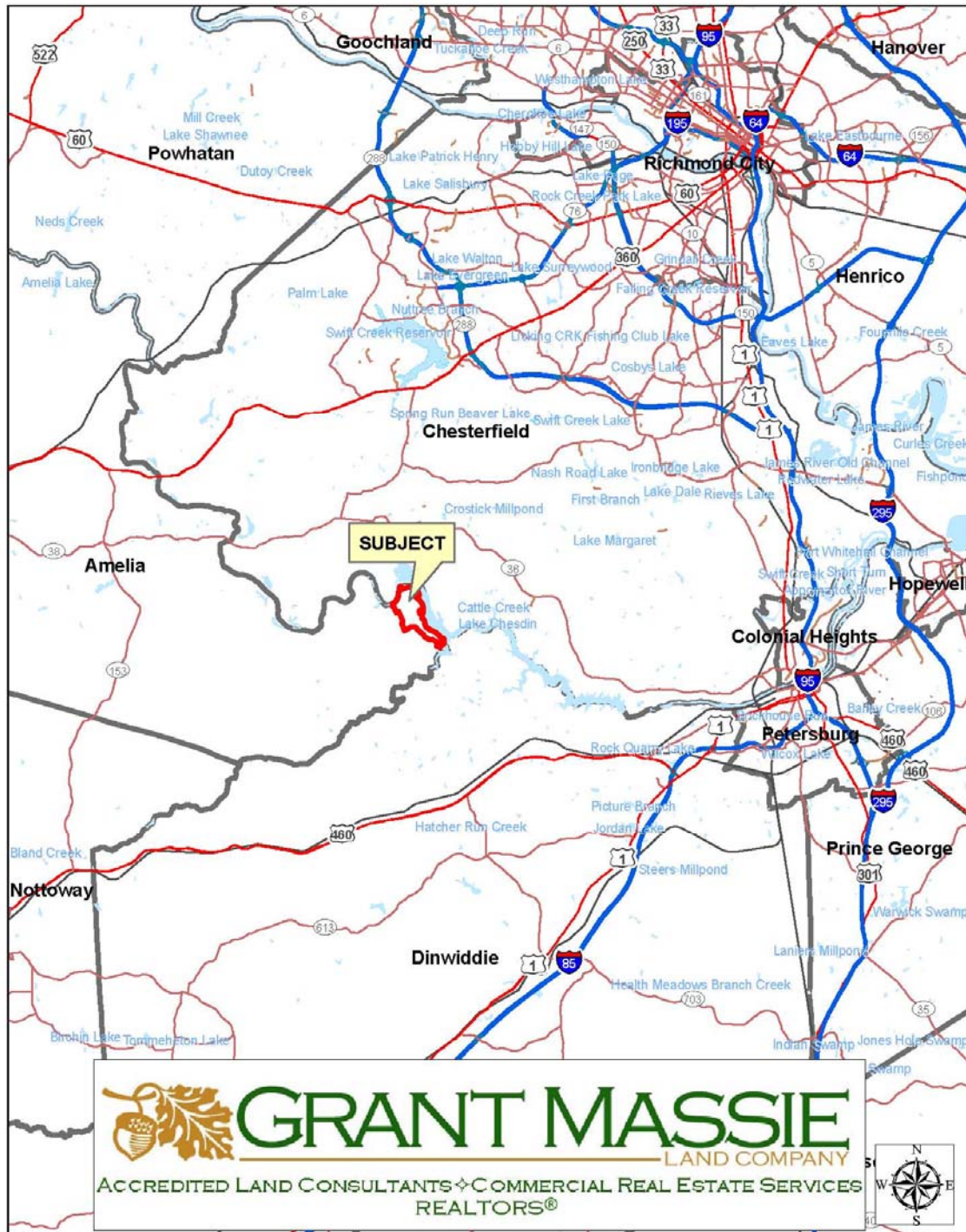
# AERIAL PHOTOGRAPH

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# TOPOGRAPHIC MAP





# OWN WATERFRONT HEAVEN!

1,173.5 ACRES +/-  
AMELIA COUNTY, VA



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## PROPERTY INFORMATION:

**\*5.5 MILES +/- ON LAKE CHESDIN & APPOMATTOX RIVER**

**\*LONG FRONTAGE ON RT. 623**

**\*ZONED: A-C**

**\*23 ACRES OF OPENLAND**

**\*REMAINDER WOODED—EXISTING TIMBER VALUE**

FOR 24 HOUR RECORDED INFORMATION  
CALL LANDLINE: 1-888-471-LAND #2120

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All information deemed reliable, but not guaranteed.