

25.87 ACRES SUSSEX COUNTY, VIRGINIA

PRICE - \$95,000



REPRESENTED BY:
WILLIAM G. GRANT
ALC, VLS
804-754-3476

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CCIM, ALC
804-754-3474

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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 1-1-1. According to the tax records the property contains 25.87 acres. The deed is recorded in Deed Book 172 Page 113 A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
1-1-1	25.87

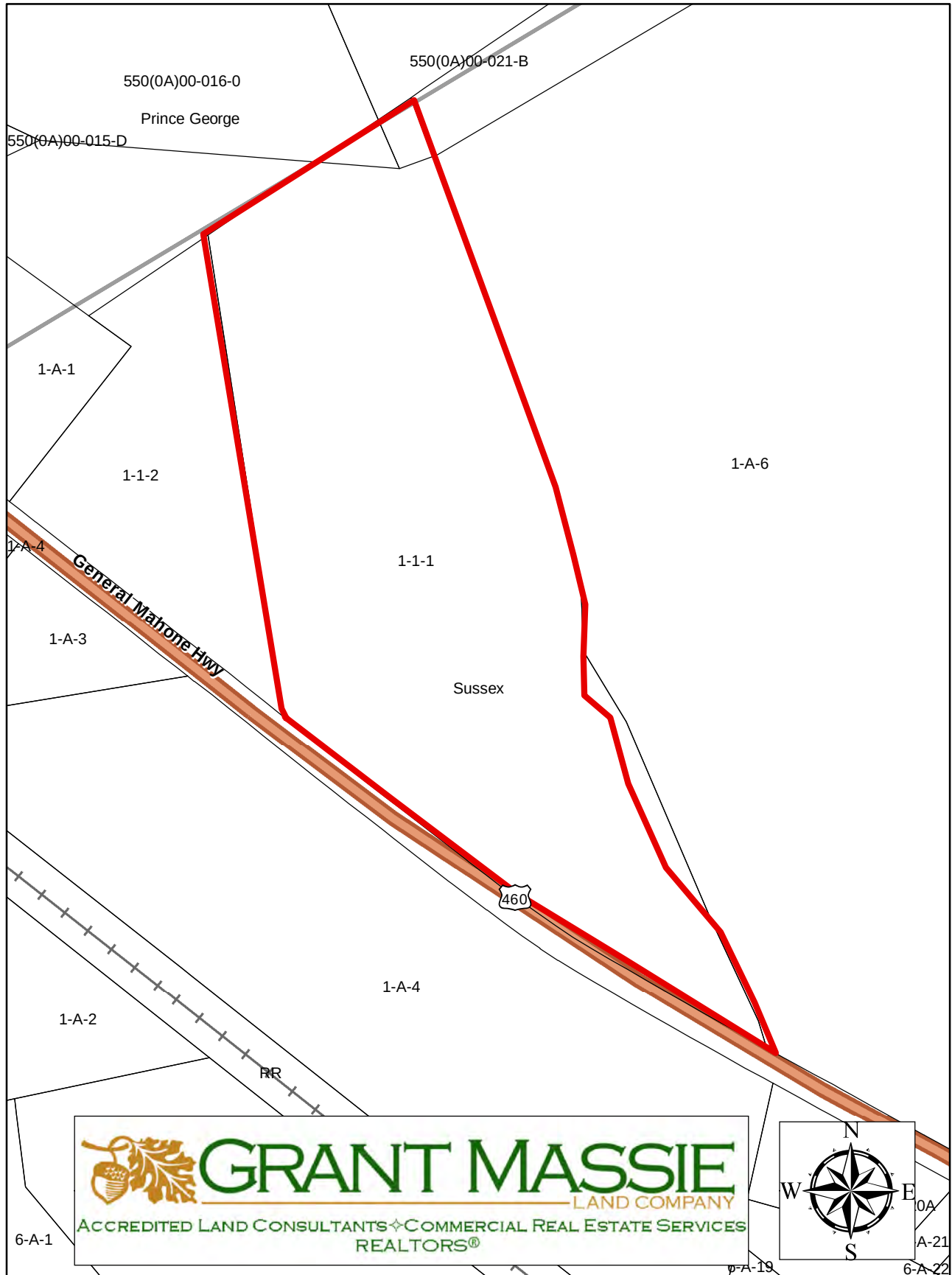
The subject property is currently zoned A-1(General Agricultural). There are approximately 1,415 feet of road frontage on Route 460.

There are approximately 17 acres of cropland (FSA indicates 18.51 acres) with the balance of the property in small mixed timber.

PHOTOGRAPHS



TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

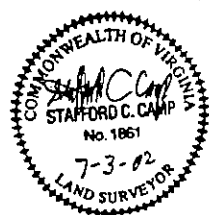
P.B. 22 - PG. 153

NOTES:

- 1.) OPEN AREA TAKEN FROM ASCS AERIAL PHOTO
- 2.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

AREA TABLE

LOT 1 = 25.87± ACRES
 LOT 2 = 13.13 ACRES
 TOTAL AREA = 39.00± ACRES



PLAT SHOWING
 SURVEY OF PROPERTY FOR
BLACKWATER ASSOCIATES, L.L.C.
 LOTS 1 & 2
 WAVERLY MAGISTERIA, DISTRICT
 SUSSEX COUNTY, VIRGINIA
 SCALE: 1" = 300' JUNE 17, 2002
 REVISION DATE: JULY 3, 2002

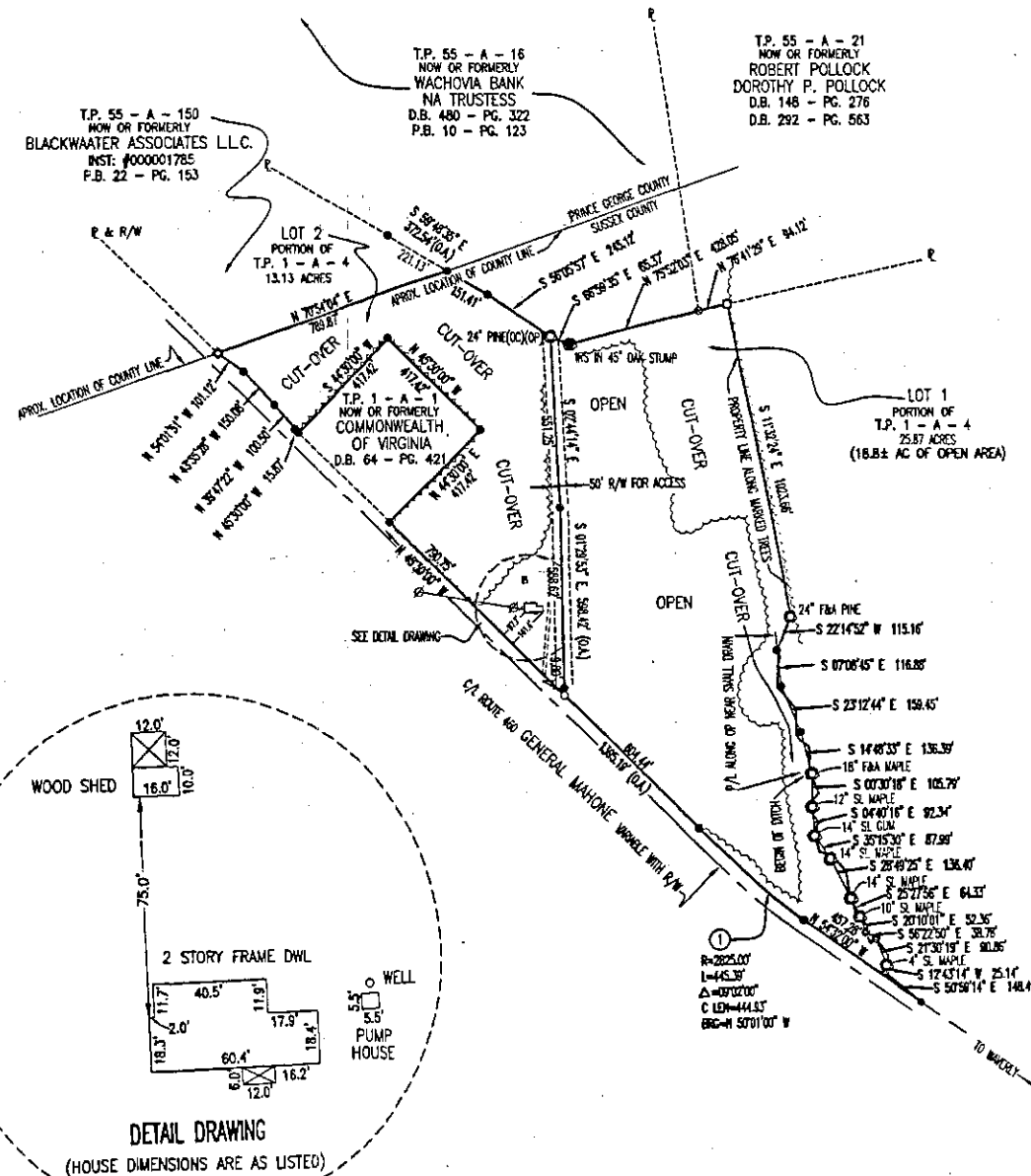
APPROVED

Stafford C. Camp 7/15/02
 LAND SURVEYOR

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County, The foregoing instrument was this day presented to the office aforesaid and is, together with the certificate of acknowledgment, admitted to record this 15th day of July, 2002, at 11:30 A.M.

TESTE: *Hayden Williams* Clerk

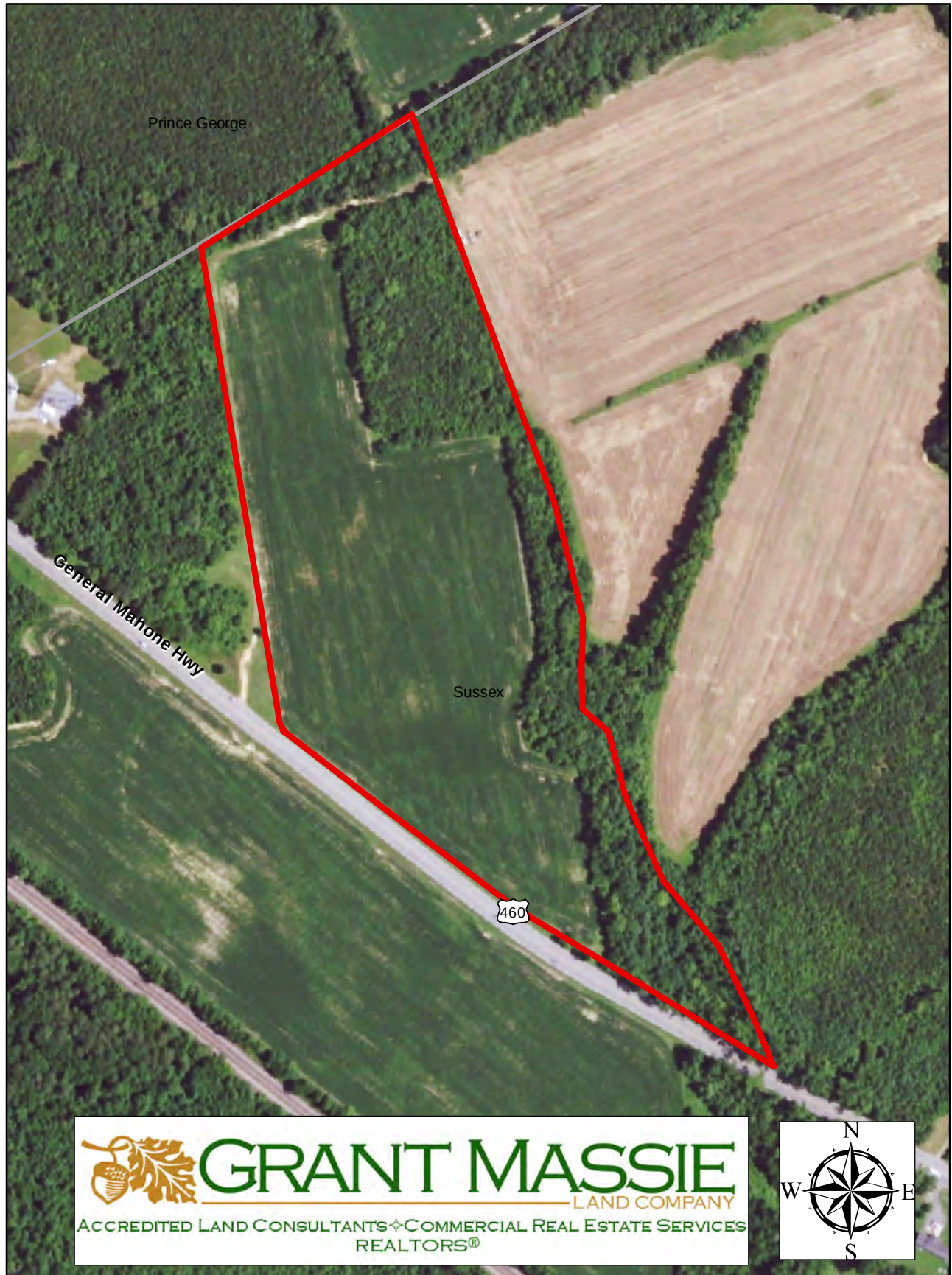
Mailed: SEP 16 2002
 Mike Sullivan, Sr.
 3502 Oaklawn Blvd.
 Hopewell, VA 23860



SCALE IN FEET
 1" = 300'

S.V. CAMP, M & ASSOCIATES, INC.	
22730 MAIN ST. COURTLAND, VIRGINIA	
PHONE: (757) 653-9278	
FAX: (757) 653-9600	
DATE: 7/15/02	
ACC. BY:	FIELD BOOK NO.:
DATE:	P.B. 229 PG. 8
SHEET: 1 OF 1	

SUMMER AERIAL PHOTO



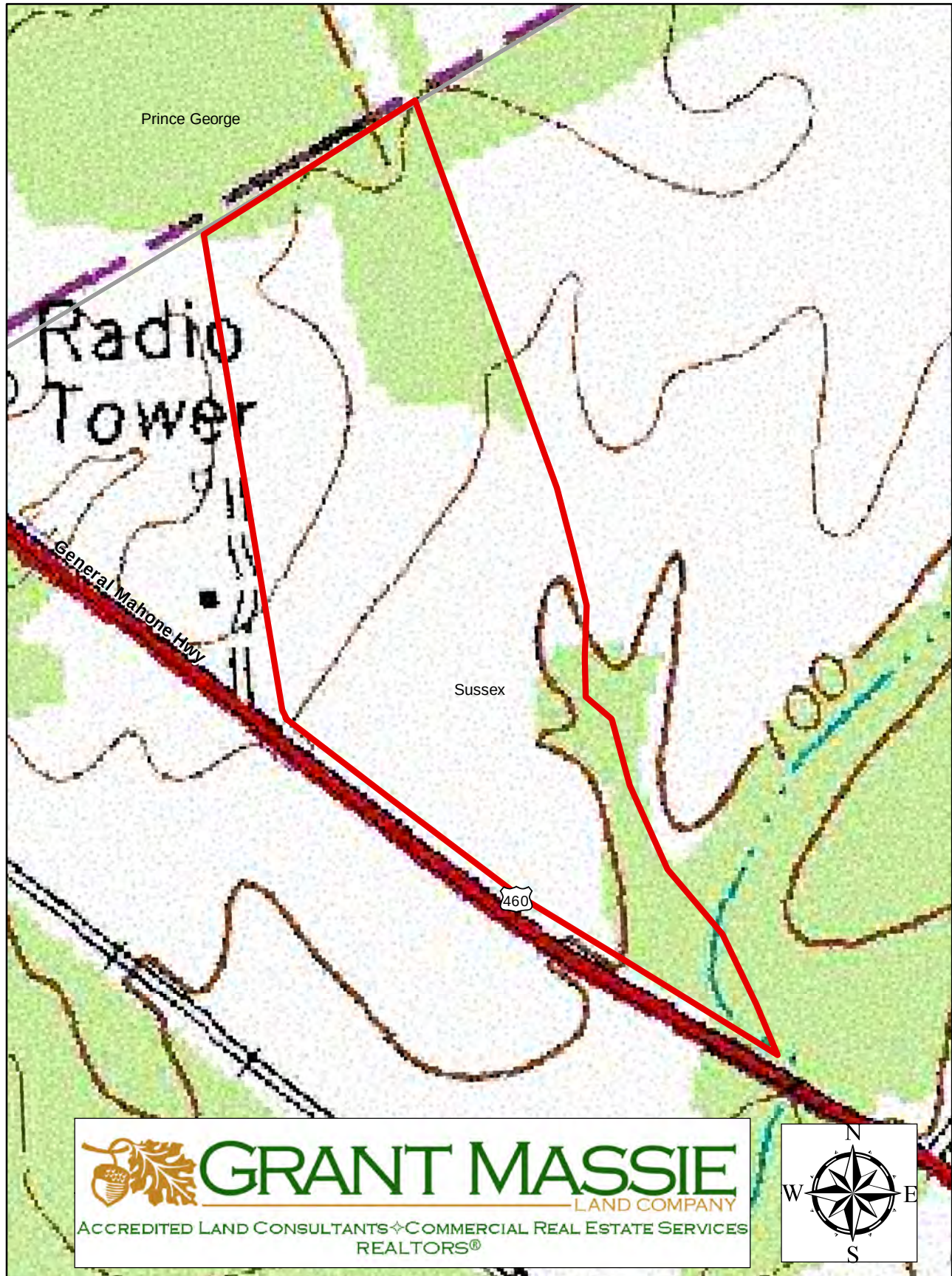
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

WINTER AERIAL PHOTO



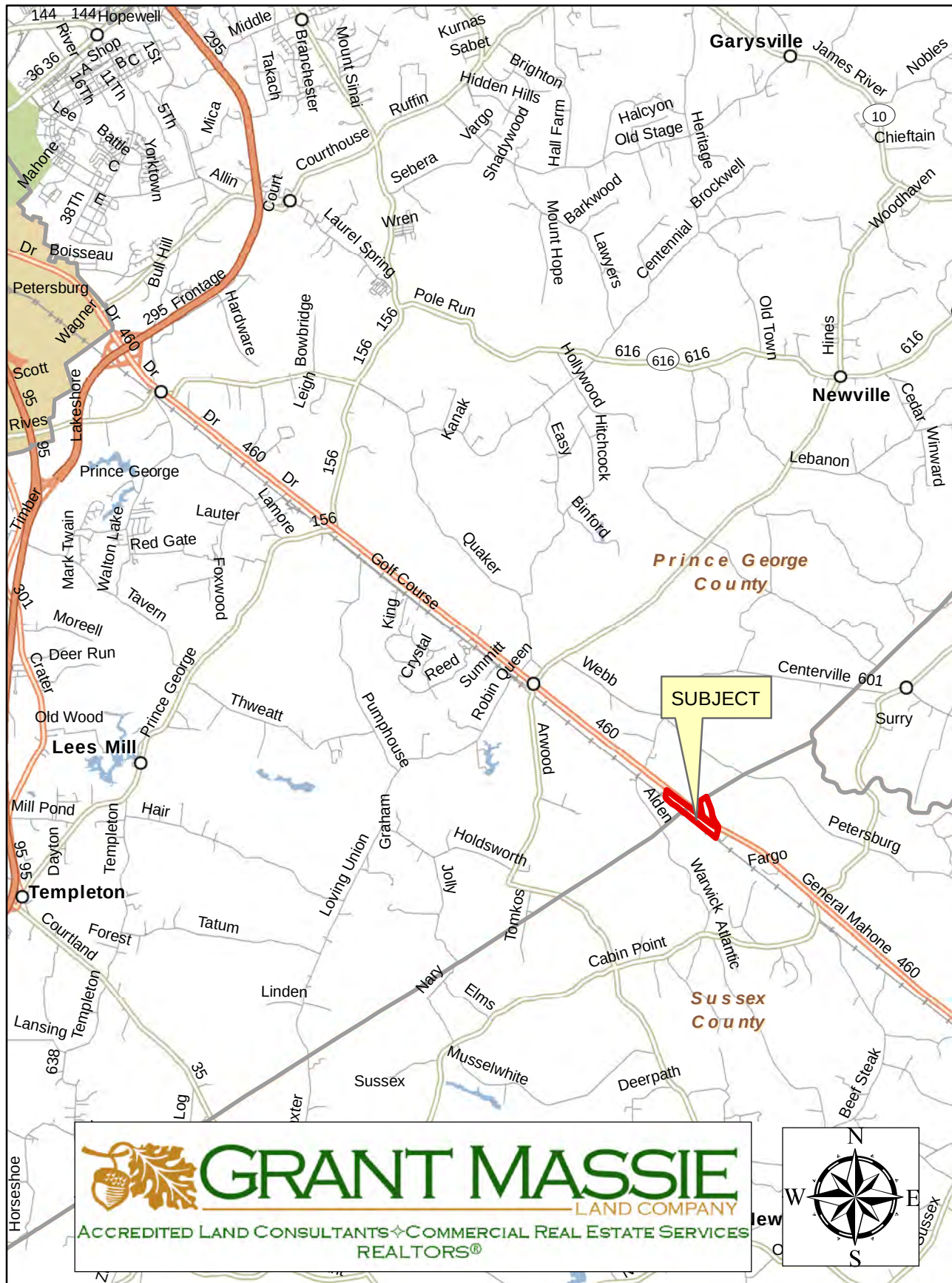
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHY MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED