

52.4 ACRES SUSSEX & PRINCE GEORGE COUNTY, VIRGINIA

PRICE - \$219,500



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PROPERTY DESCRIPTION

The subject property is shown on Sussex & Prince George County Tax Map records as parcel number 1-A-3, 1-A-4 & 550-0A-00-015-0. According to the tax records the property contains 52.4 acres. The deed is recorded Instrument # 000001785 (Prince George). A review of the Sussex & Prince George County Tax Records indicates the following:

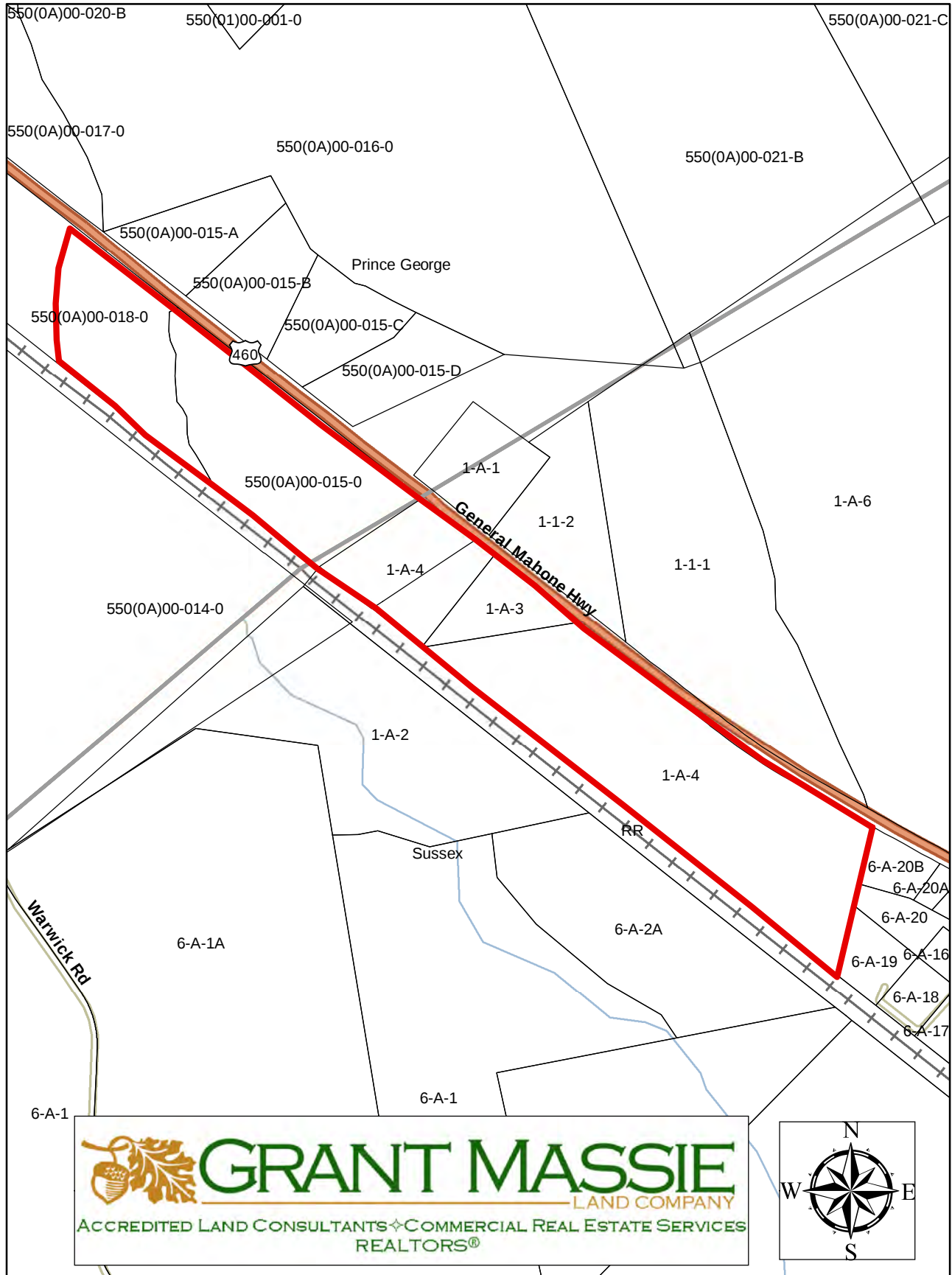
<u>Tax Map Number</u>	<u>Acreage</u>
<u>Sussex County</u>	
1-A-3	4
1-A-4	35.29
<u>Prince George</u>	
550-0A-00-015-0	<u>13.11</u>
	52.4

The subject property is currently zoned B-2 (Business) & SFR (Single Family Residential). There are approximately 4,700 feet of road frontage on Route 460 and 4,600 feet of frontage on the rail line on the back of the property.

This tract has approximately 24 acres of cropland. Approximately 35 acres is zoned B-2 in Sussex.

The 13.11 acres in Prince George is zoned Single Family Residential and can be divided into two lots (5 acre minimum).

TAX MAP

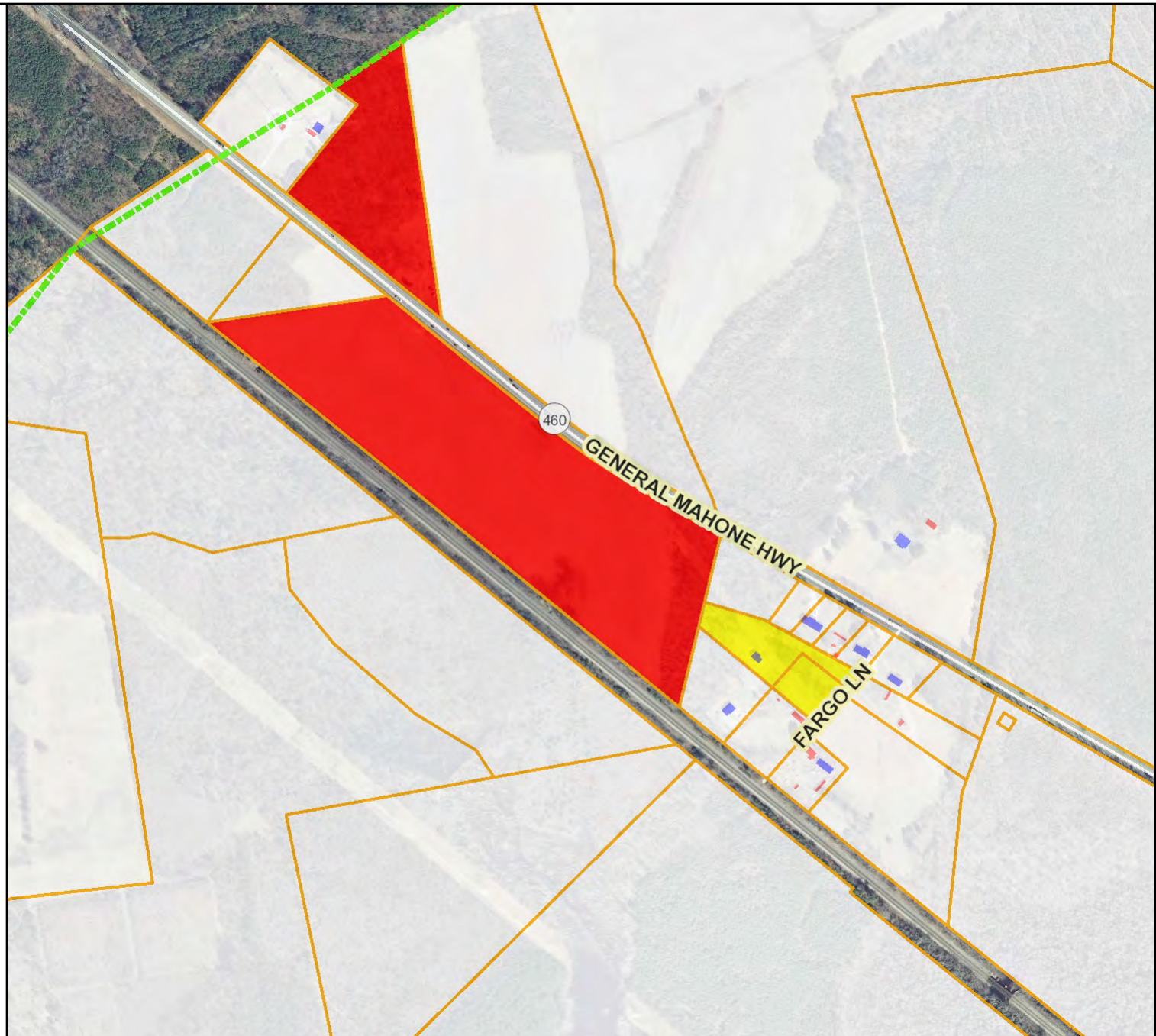


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

County of Sussex, Virginia

Legend

- County Boundary
- Building Footprints
- Building Footprints
- Outbuilding
- Primary
- Parcels
- Zoning
- Zoning
- A-1, General Agriculture
- R-R, Rural Residential
- R-1, General Residential
- R-2, Manufactured/Mobile Home Park
- B-1, Limited Business
- B-2, General Business
- B-3, Shopping Center
- I-1, Limited Industrial
- I-2, General Industrial
- PUD - Planned Unit Development
- Hidden Roads 18056



Map Printed from Sussex

Feet

0 200 400 600 800

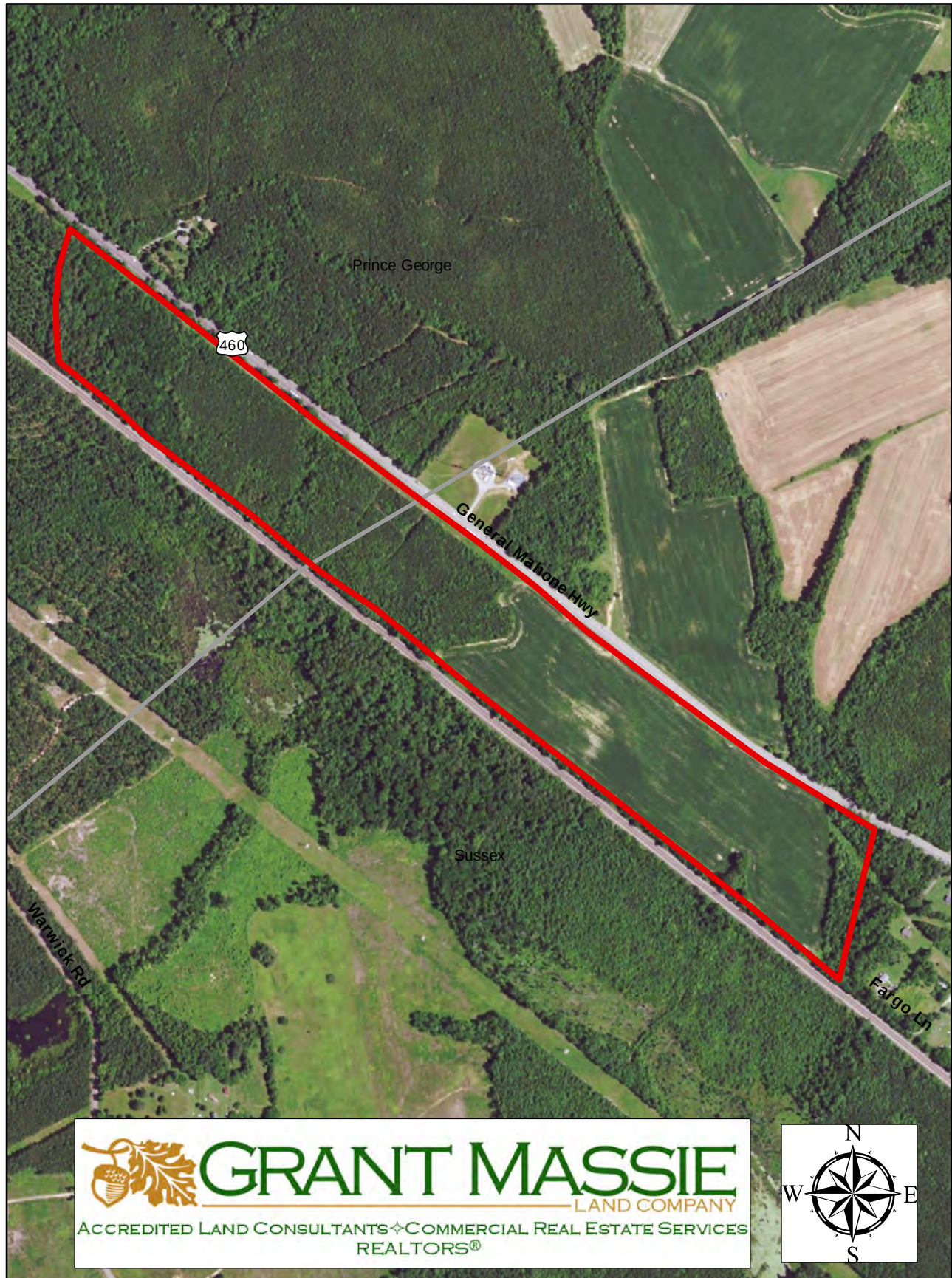
1:9,028 / 1"=752 Feet

Title:

Date: 12/1/2017

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Sussex County is not responsible for its accuracy or how current it may be.

SUMMER AERIAL PHOTO



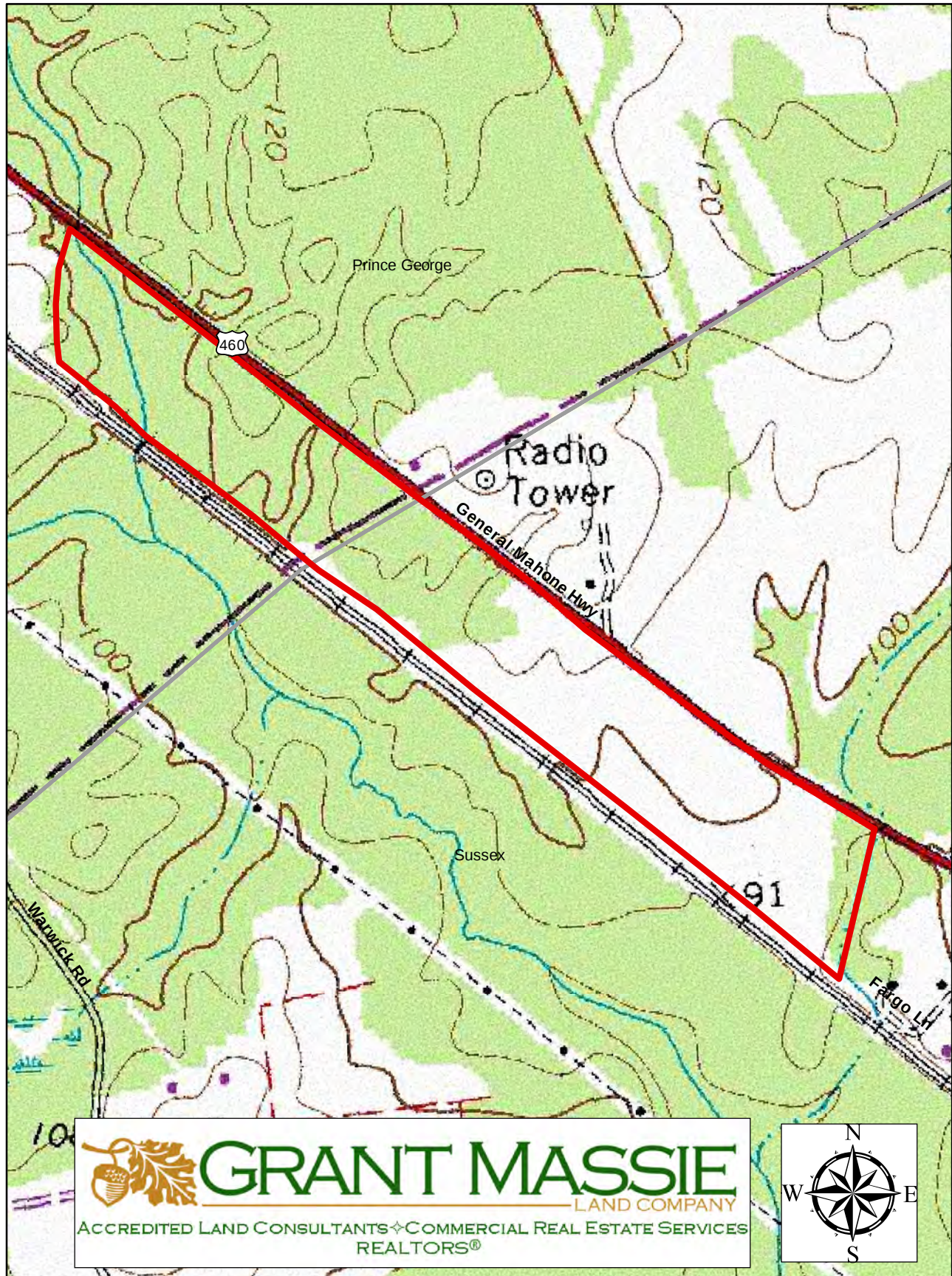
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WINTER AERIAL PHOTO



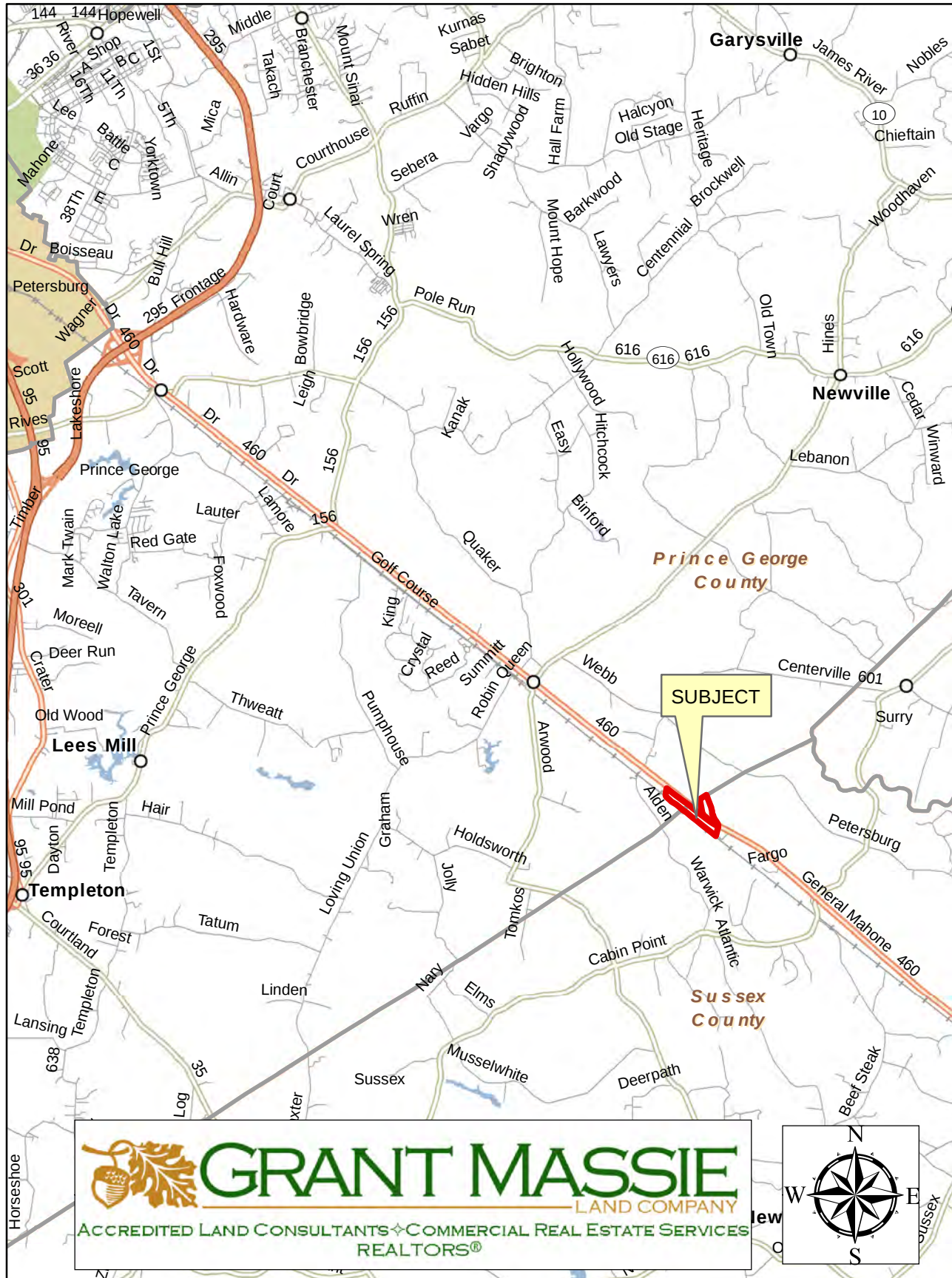
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHY MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



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