

41.83 ACRES +/- *

ESSEX COUNTY, VIRGINIA

ASKING PRICE - \$64,000

* ADJACENT TRACT (72 ACRES +/- : CVRMLS # 1902001)
AVAILABLE FOR SALE, SUBJECT TO AVAILABILITY. SEE
ADDITIONAL DETAILS IN PROPERTY DESCRIPTION.



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PROPERTY DESCRIPTION

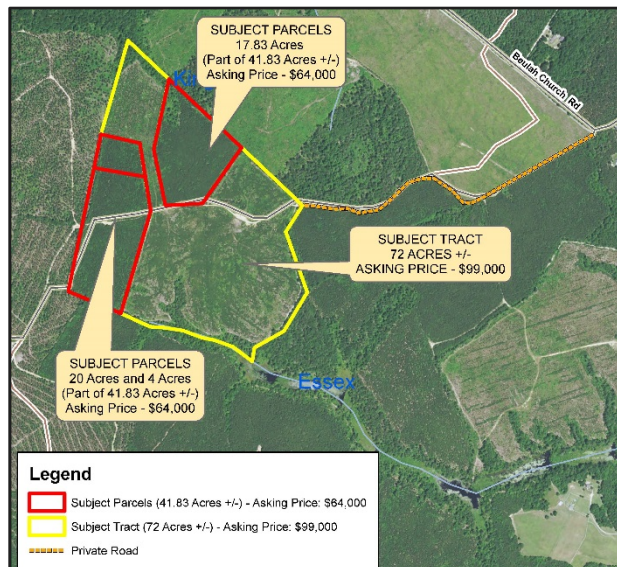
The subject property is shown on Essex County Tax Map records as parcel number 33-35, 33-36, and 41-3. According to the tax records the property contains a combined 41.83+/- acres. The deeds are recorded in Deed Book 270 on Page 148 and in Deed Book 276 on Page 260. A plat is recorded in Plat Book 28 on Page 17. A review of the Essex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
33-35	4	\$7,200 Land Only
33-36	17.83	\$32,100 Land Only
41-3	20	\$36,000 Land Only
TOTALS:	41.83	\$75,300 Land Only

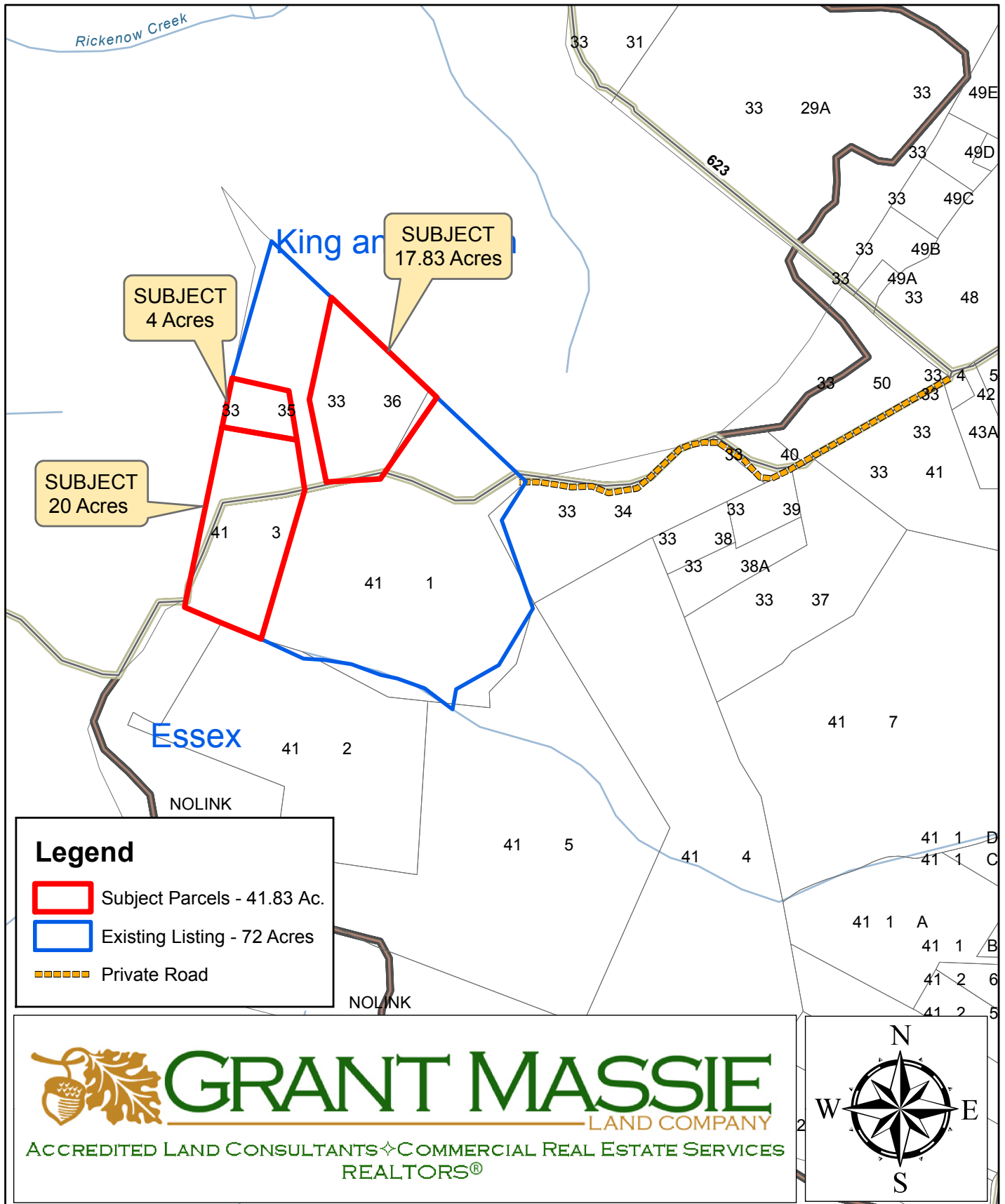
The subject property is currently zoned Agricultural (A-1). The subject parcels contain no state road frontage. Access appears to be a prescriptive easement over the existing woods road from Beulah Church Road (State Route 623) over a distance of about nine-tenth (0.9) of a mile +/- to the 17.83-acre parcel and about one-tenth of a mile further to the 20-acre parcel. This existing woods road forms the southern boundary of the 17.83-acre tract and meanders through the 20-acre parcel per the plat. The 4-acre parcel has a deeded 20-foot right-of-way along the northwestern edge of 20-acre parcel to the existing woods road.

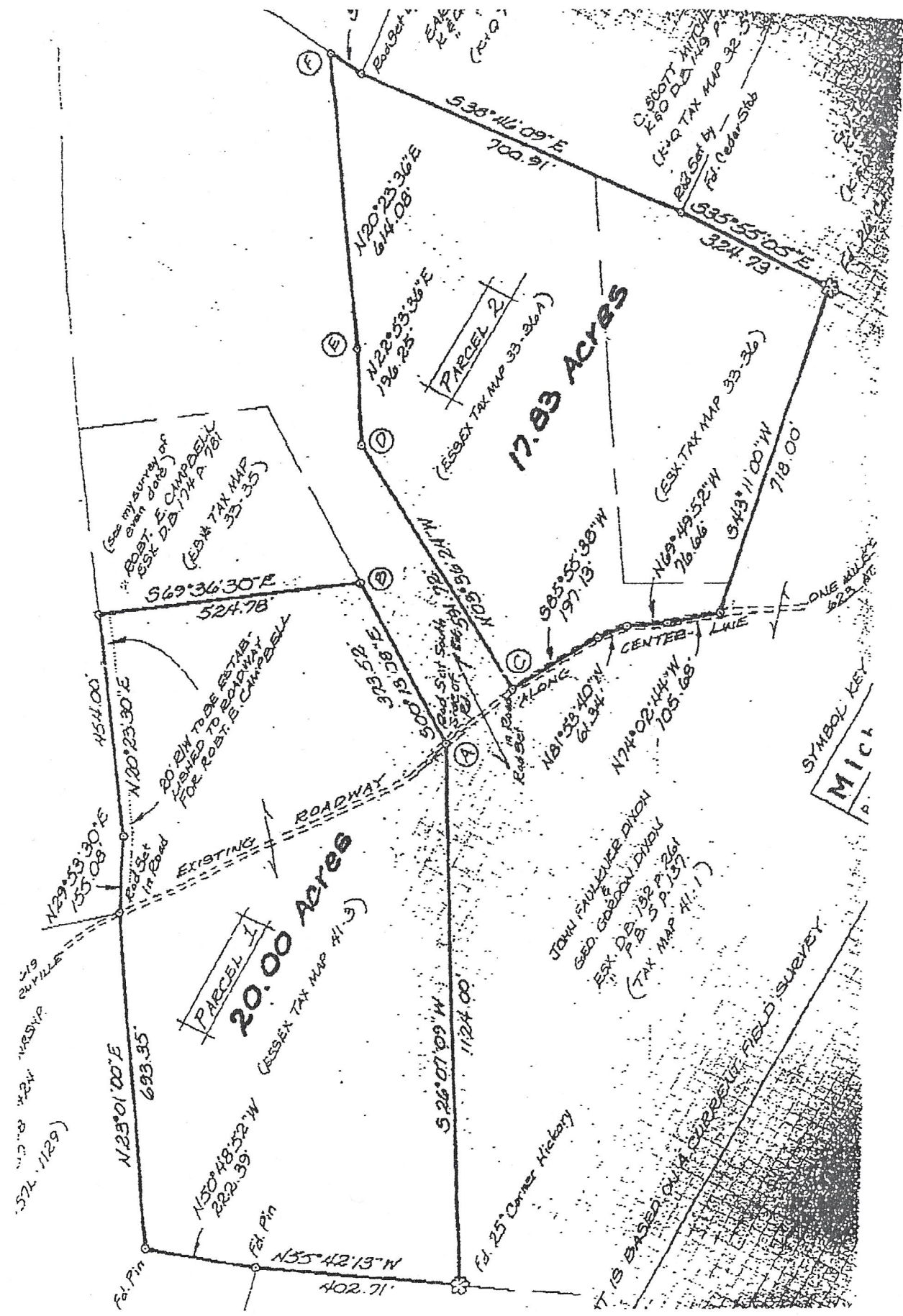
The subject property is completely wooded with about 38 acres +/- of Loblolly pine plantation established in 2005 with the balance in mixed natural woodland.

Subject to availability, additional adjacent land (~72 Acres +/-) is available separately for purchase for \$99,000 (CVRMLS # 1902001). If purchased together, the 41.83-acre +/- parcels and the 72-acre +/- tract form the following 113.83-acre +/- contiguous woodland tract:



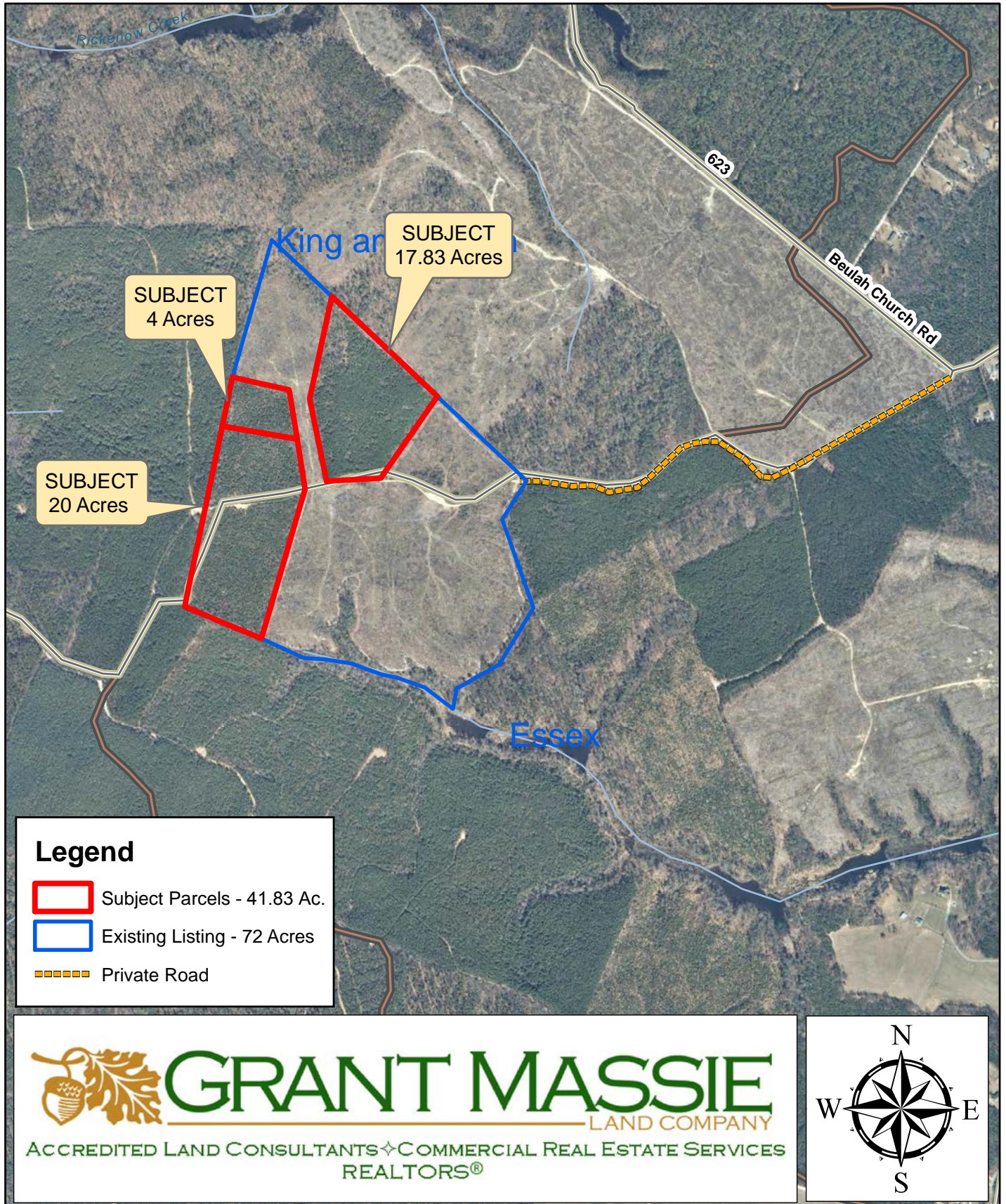
TAX MAP



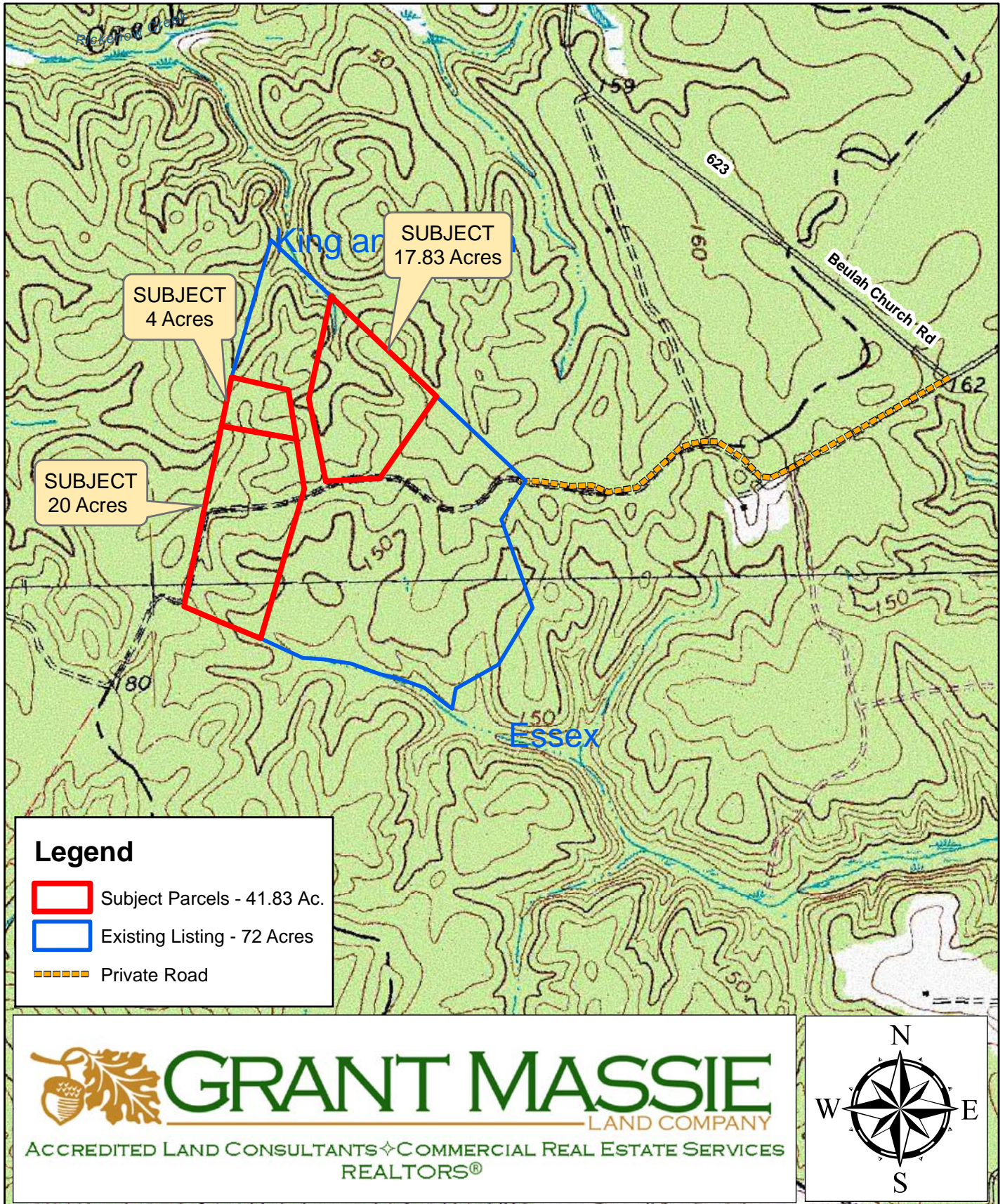


SYMBOL KEY
MIC

AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP

