

1 47.503+/- ACRES SUSSEX COUNTY, VIRGINIA

PRICE -\$190,000



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

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

ROBERT A. WOOD
REALTOR
804-788-1325

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. PLAT
- V. AERIAL PHOTO
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 152-A-16B. According to the tax records the property contains 147.5 acres. The deed is recorded in Deed Book 150 on Page 681. A review of the Sussex County Tax Records indicates the following:

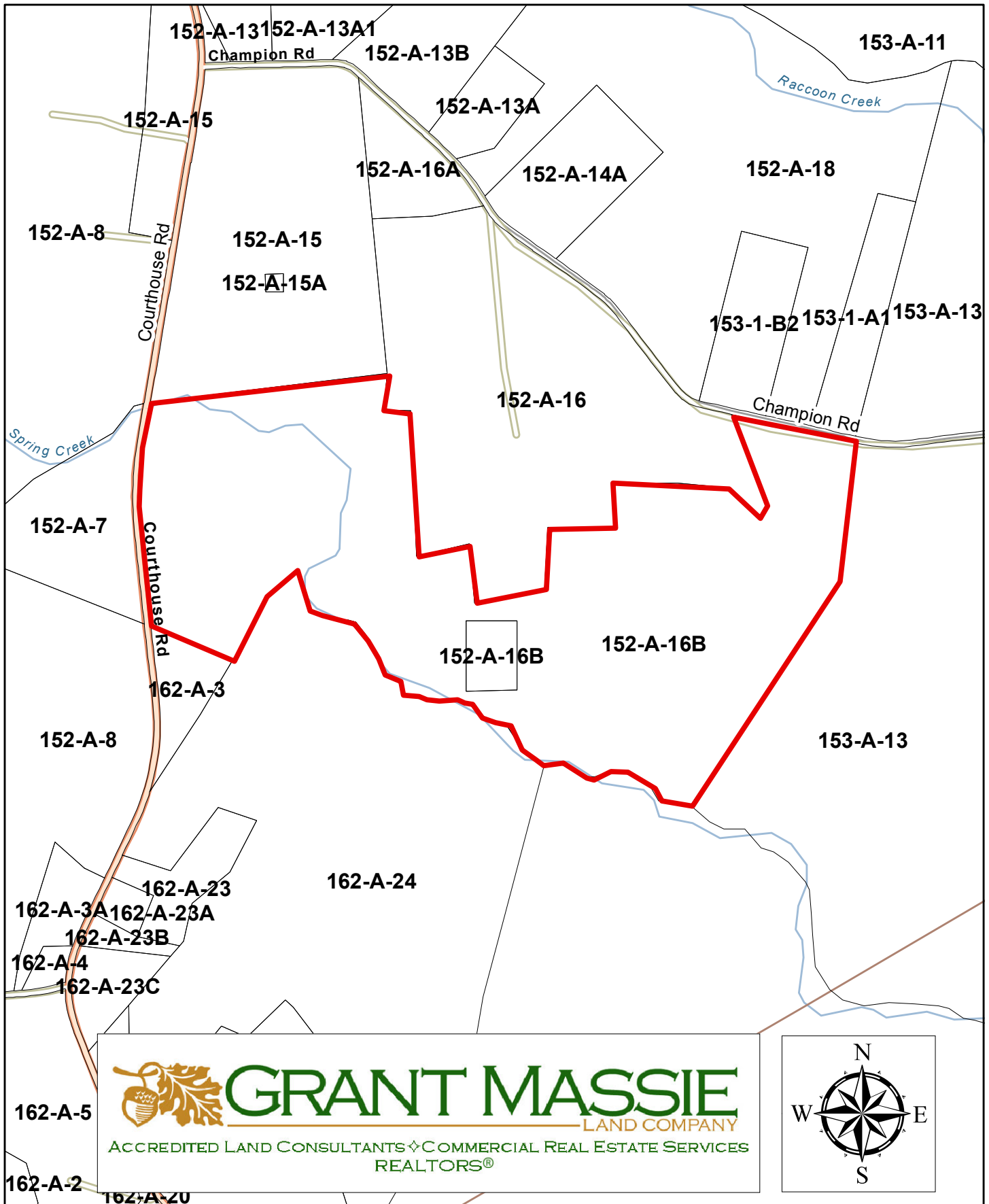
<u>Tax Map Number</u>	<u>Acreage</u>
152-A-16B	147.503

The subject property is currently zoned Agricultural. The property has road frontage on two roads, approximately 1,466 feet on Courthouse Road and 838 feet on Champion Road. The tract was clear cut in January 2018 and has not been replanted. Spring Creek forms the southern boundary, and then the stream proceeds through the middle of the western portion of the property. The 147.5 acres is less than 10 miles from the county seat of Sussex, and 3/4 of a mile from the Southampton county line. The tract is 12 miles from I-95.

PHOTOGRAPHS

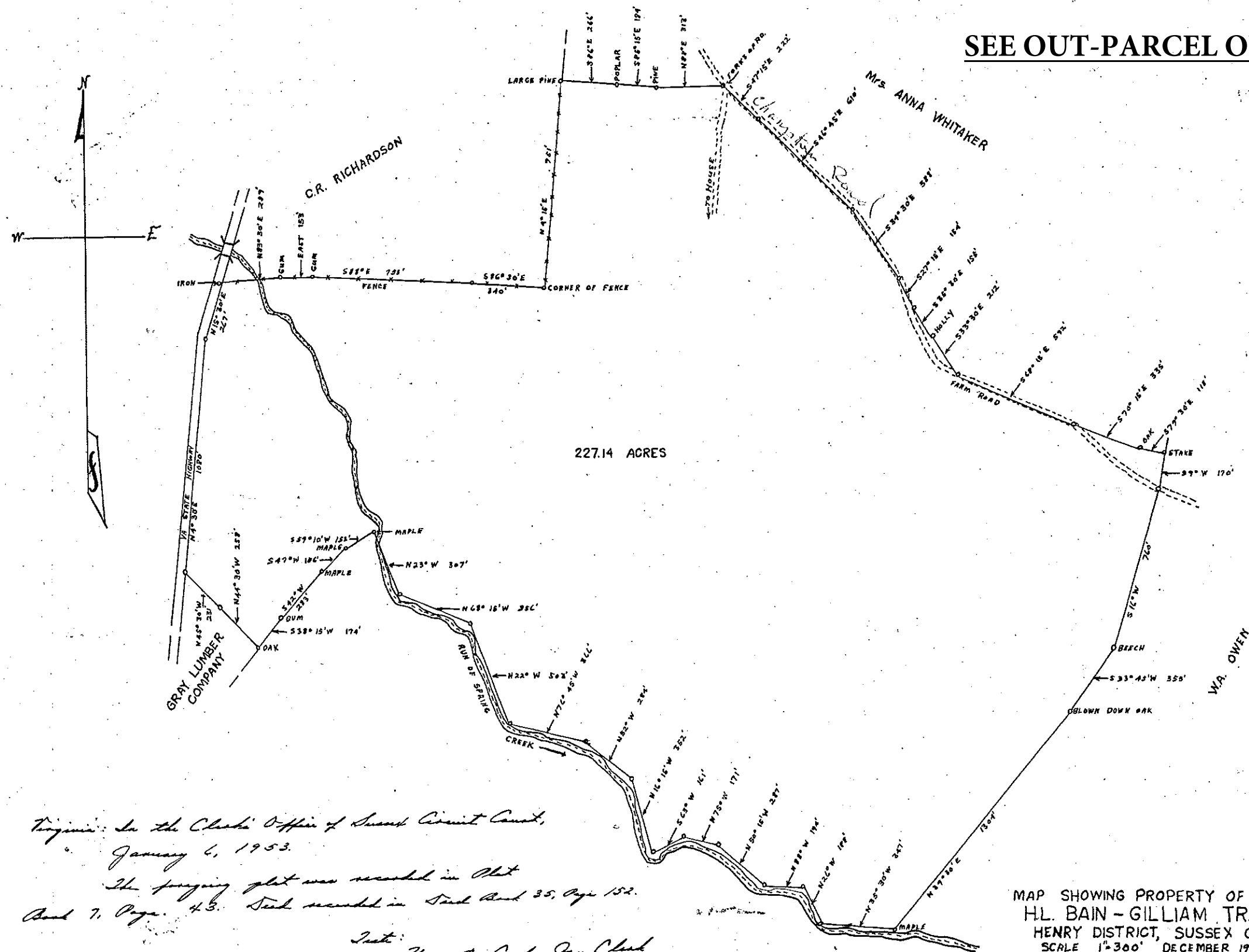


TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

SEE OUT-PARCEL ON NEXT PAGE



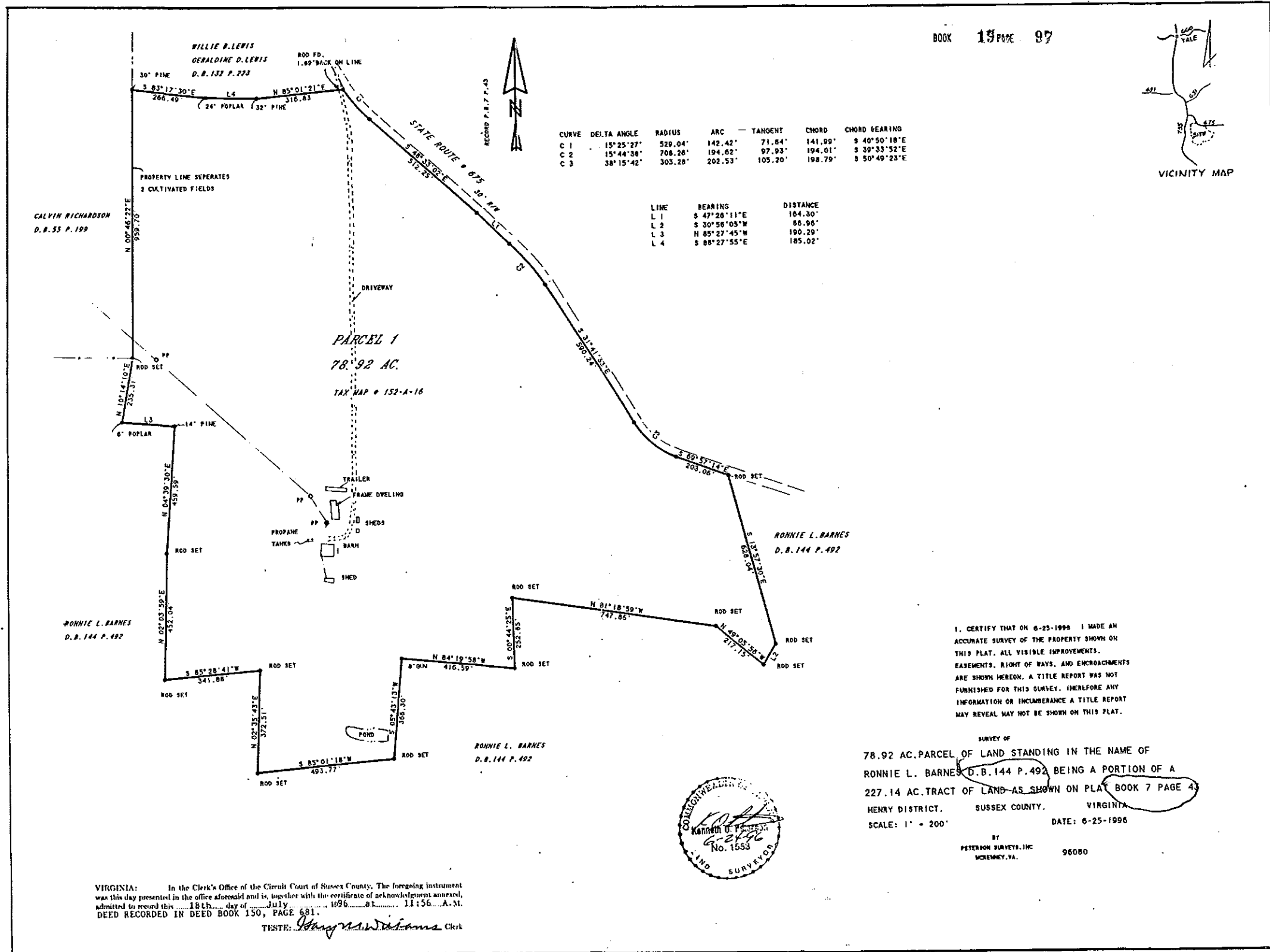
Virginia: In the Clerk's Office of Sussex Circuit Court,
 January 6, 1953.
 The foregoing plat was recorded in Plat
 Book 7, Page 43. Such recorded in Deed Book 35, Page 152.

Test:
 Wm. B. Cook, Jr., Clerk
 By: Elmer H. Cotton, D.C.

MAP SHOWING PROPERTY OF
 H.L. BAIN - GILLIAM TRACT
 HENRY DISTRICT, SUSSEX COUNTY, VA.
 SCALE 1"=300' DECEMBER 19, 1932
 J.C. SHEARIN
 ROANOKE RAPIDS, N.C.

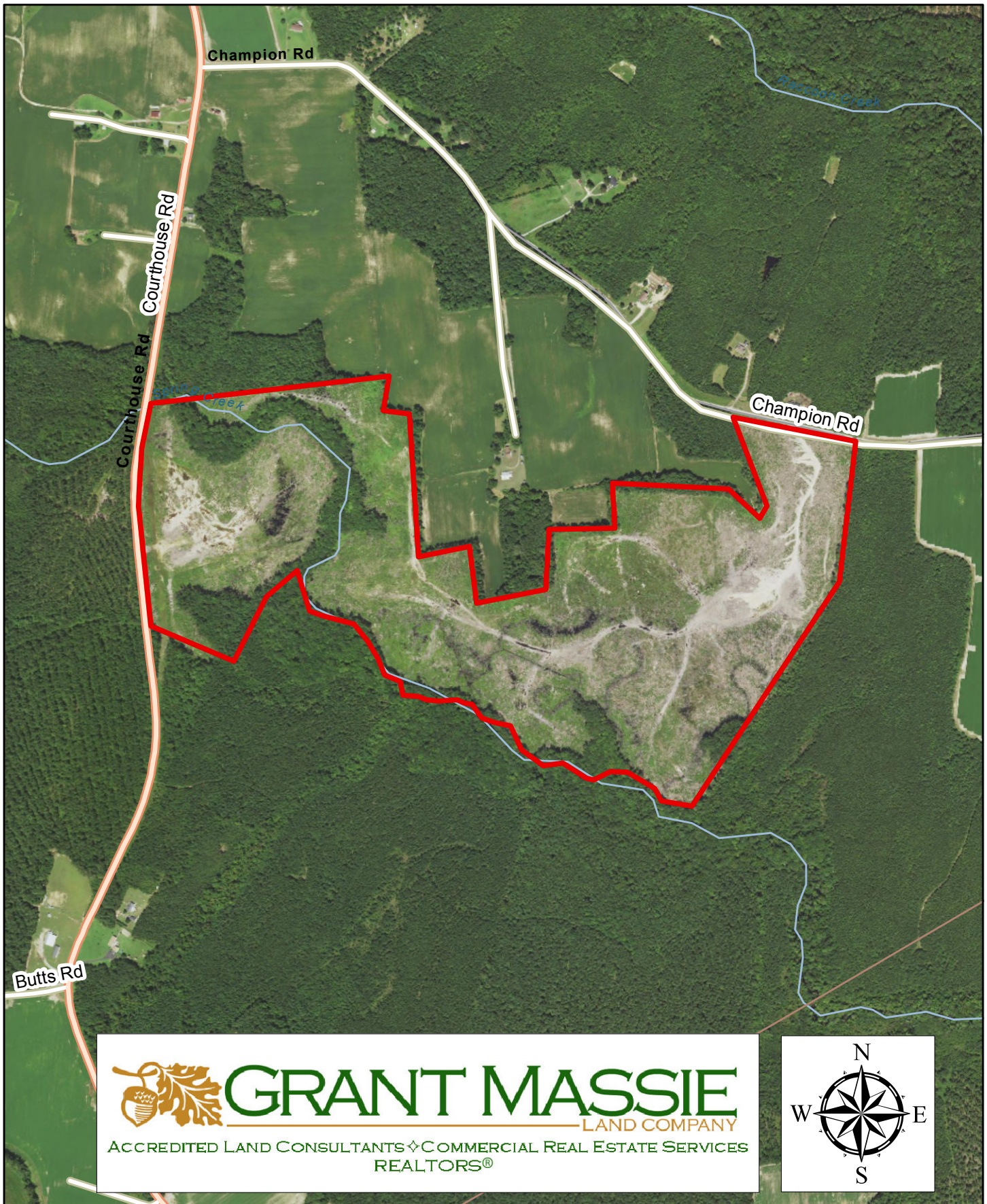
REFERENCE:
 SEE DEED BOOK 35, PAGE 152

BOOK 19 PAGE 97



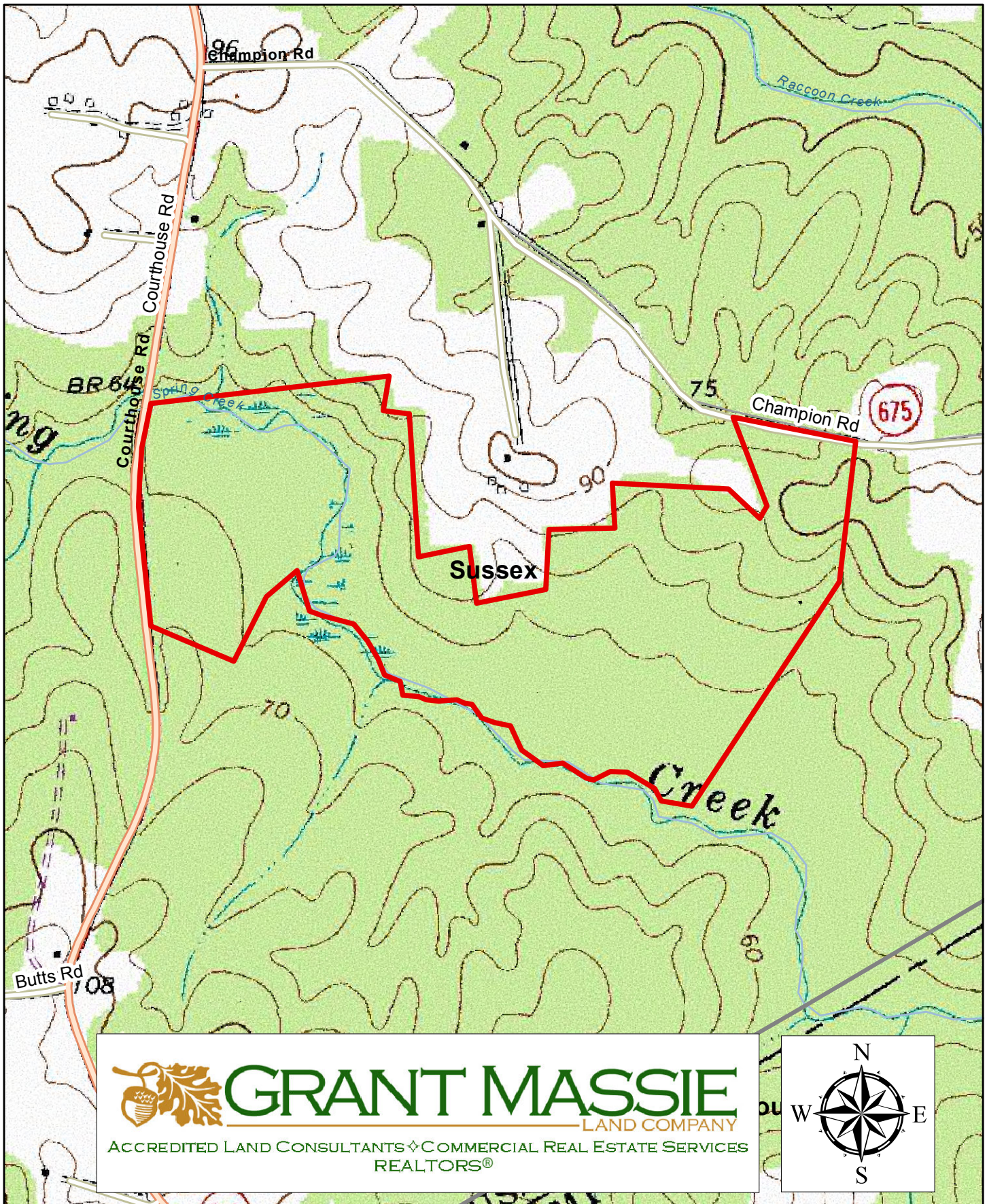
Mailed: AUG 14 1996
Thomas H. Rose, Jr., Atty.
Stony Creek, VA 23882

AERIAL PHOTO



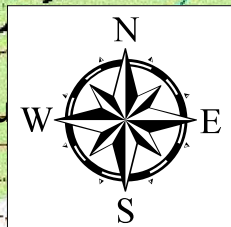
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



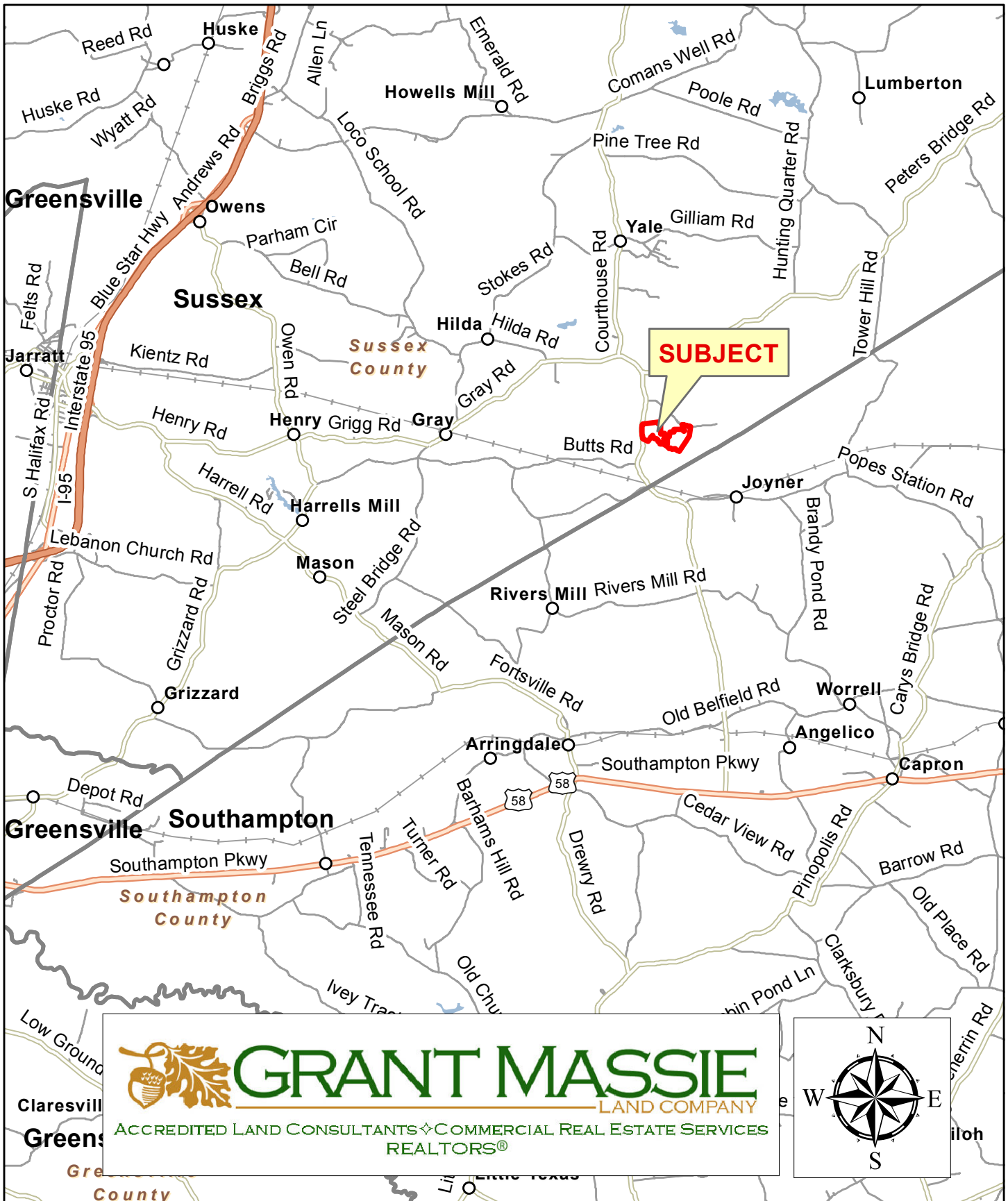
GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED