

47.543 ACRES NOTTOWAY COUNTY, VA

REDUCED PRICE: \$89,500



REPRESENTED BY:

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ATLANTIC COAST PIPELINE
(PROJECT CANCELLED –
JULY 2020)

PROPERTY DESCRIPTION

The subject property is shown on Nottoway County Tax Map records as parcel numbers 10-78 and 10-83. According to the tax records the property contains a total of 47.543 acres (or 19.373 Acres +/- and 28.17 Acres, respectively). The original deeds are recorded in Deed Book 237 on Page 64 and in Deed Book 300 on Page 730. A review of the Nottoway County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
10-78	19.373
<u>10-83</u>	<u>28.17</u>
TOTALS:	47.543

The subject property is currently zoned Agricultural. There are approximately 450 feet +/- of road frontage on State Route 615 (Namozine Road). There is also a deeded 15-foot wide easement to State Route 630 to the southern portion of Tax Map # 10-83 along the southernmost property line of Tax Map # 10-84 (Now or Formerly owned by Lewis Robertson) as described in Deed Book 300 on Page 731 and originally in the Deed of Easement, dated September 14th, 1995, in Deed Book 292 on Page 819.

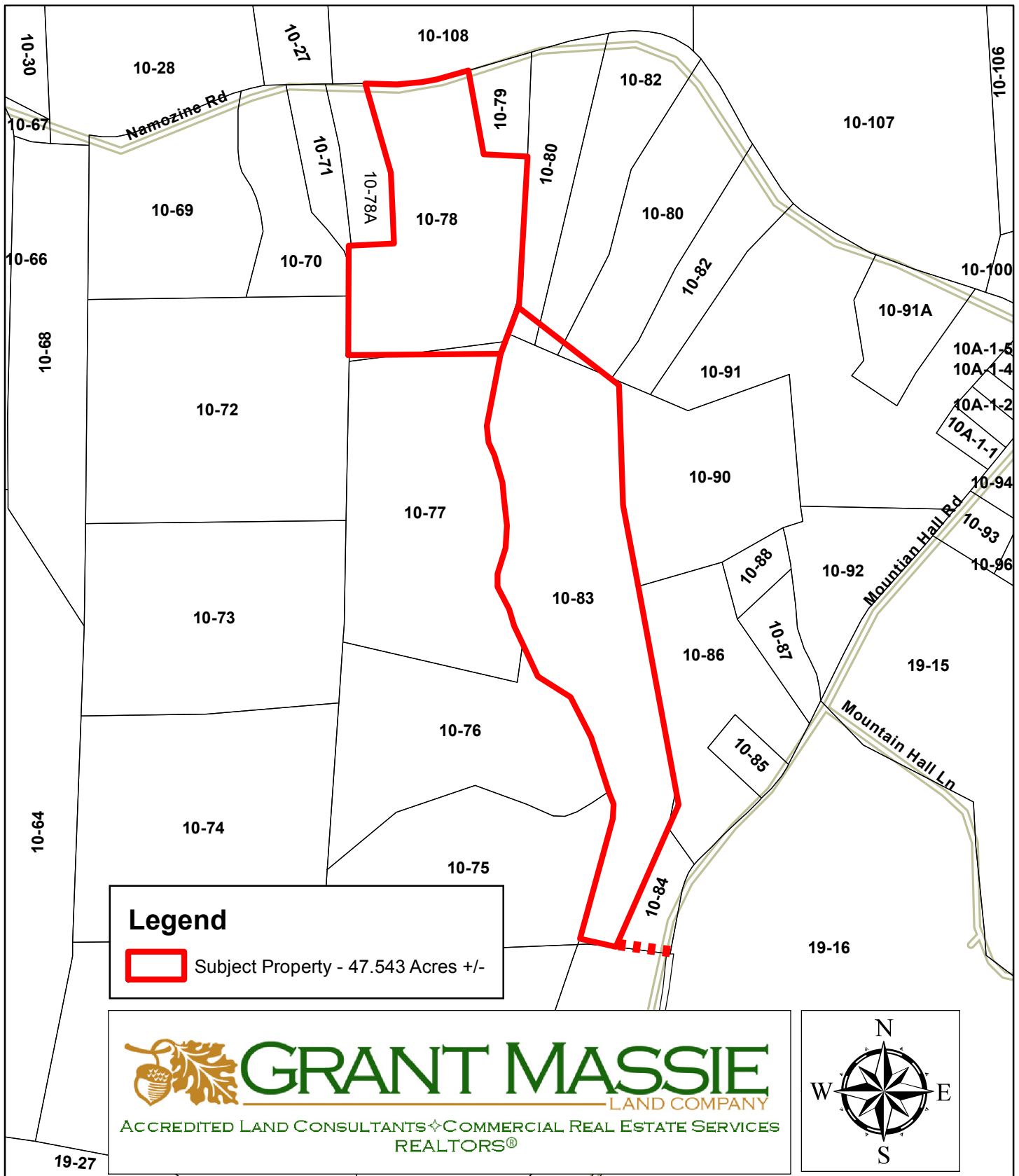
Tax Map # 10-78 (19.373 Acres +/-) is encumbered by an Easement Agreement for the Atlantic Coast Pipeline per Instrument # 170000384. **NOTE: The Atlantic Coast Pipeline Project was cancelled in July 2020.**

On Tax Map # 10-78, approximately 3.8 acres was cleared for the permanent and temporary easement for the **now cancelled** Atlantic Coast Pipeline project. The balance of that parcel is in 12-year old planted pines. On Tax Map # 10-83, there is approximately 18.5 acres +/- of 12-year old planted pines with the balance in natural mixed hardwoods in the streamside management zones (SMZs).

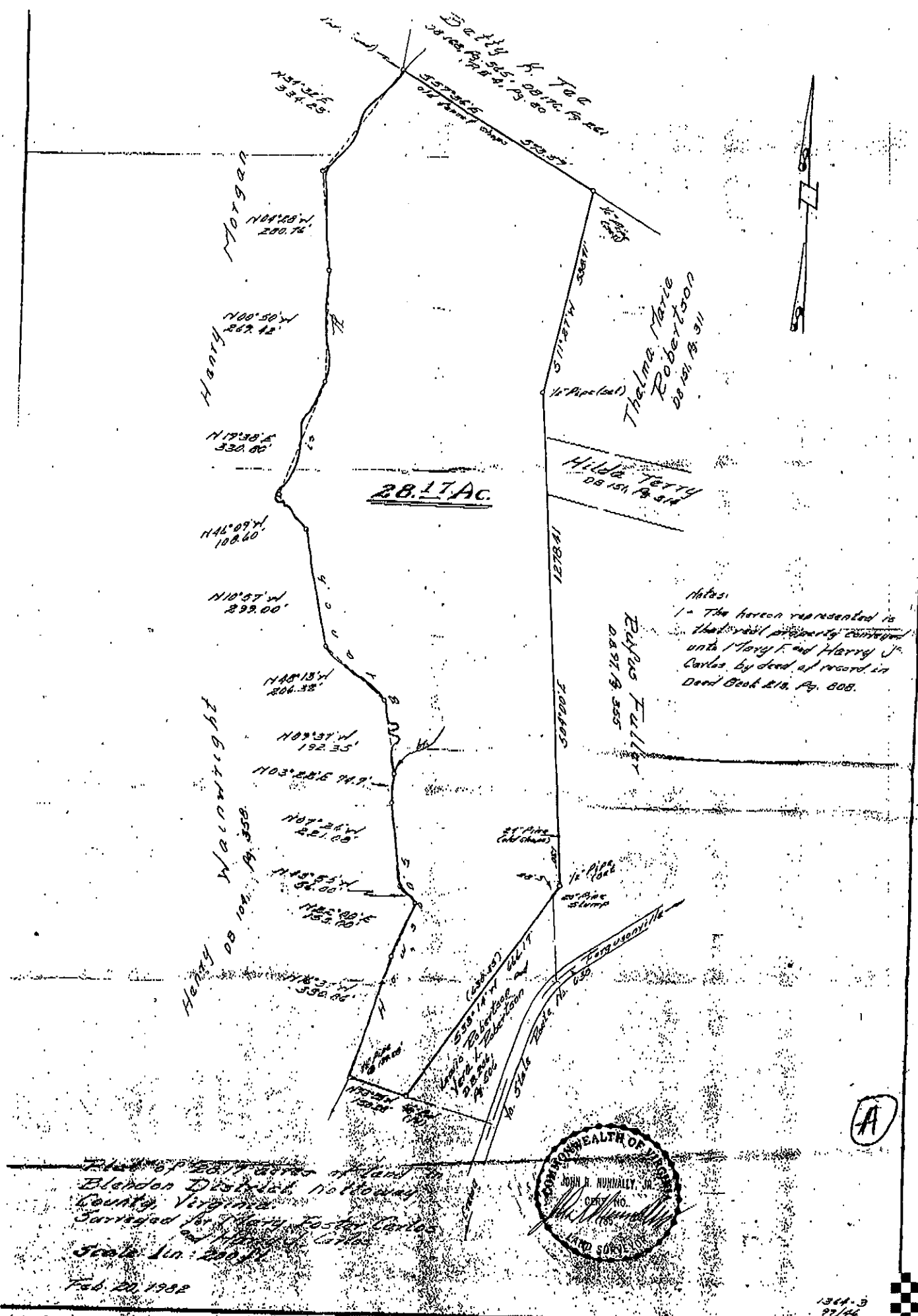
PHOTOGRAPHS - 47.543 ACRES +/-



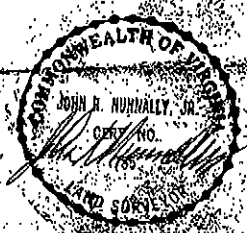
TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

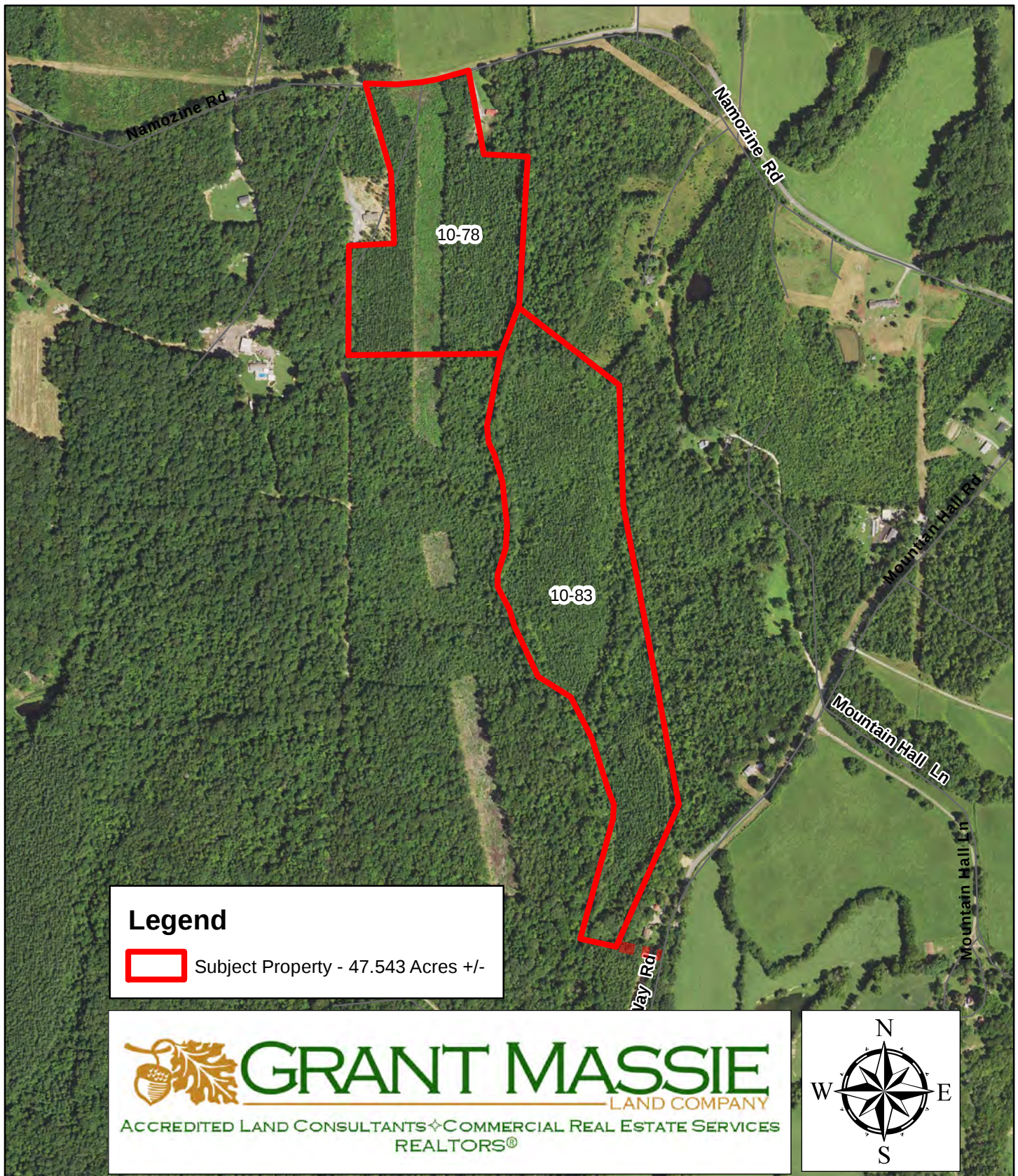


State of North Carolina
 Bladen District, North Carolina
 Surveyed for Mary Foster Carlos
 and Harry J. Carlos
 Scale 1 in. = 200 ft.
 Feb 20, 1982



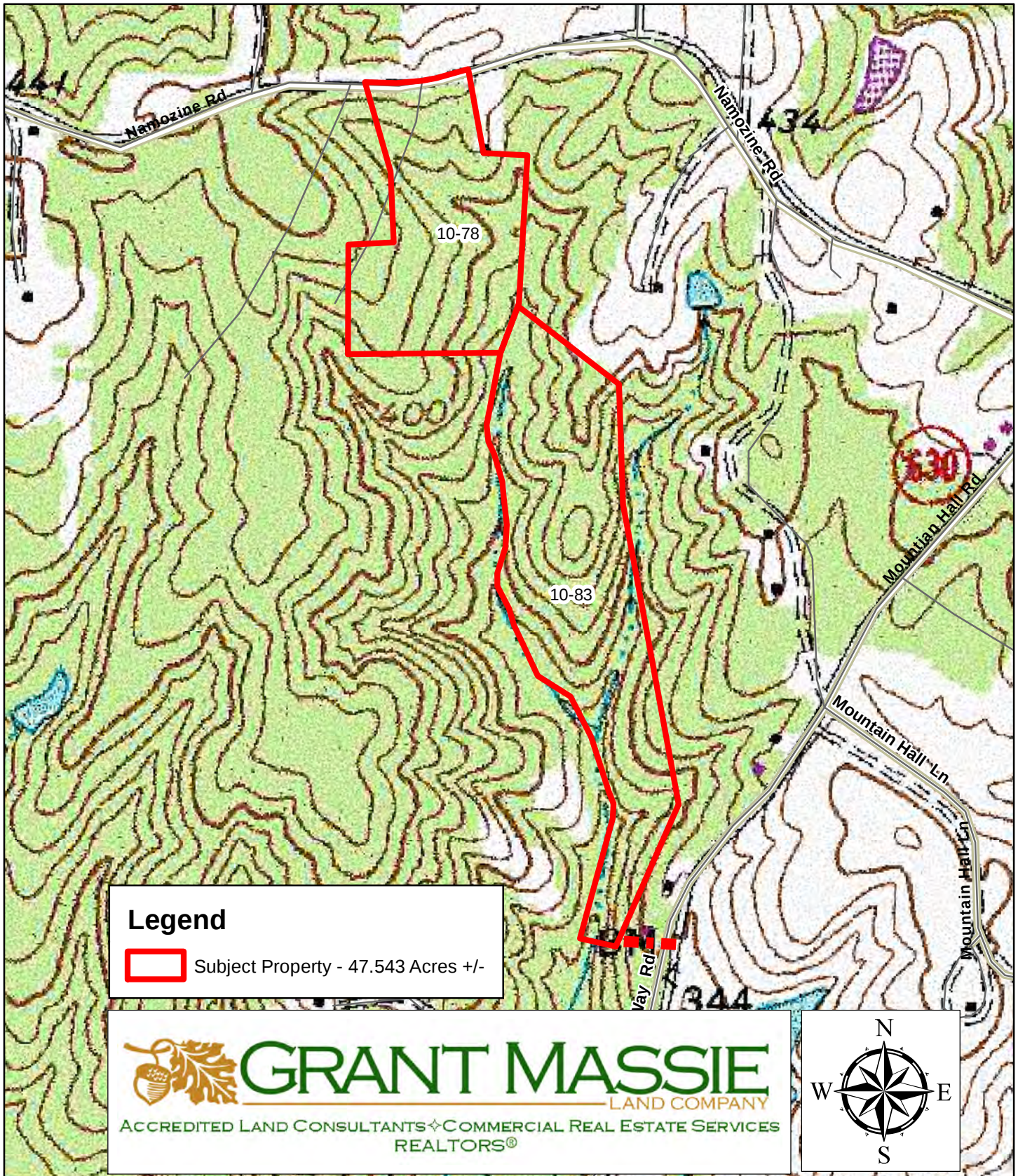
(A)

AERIAL PHOTOGRAPH



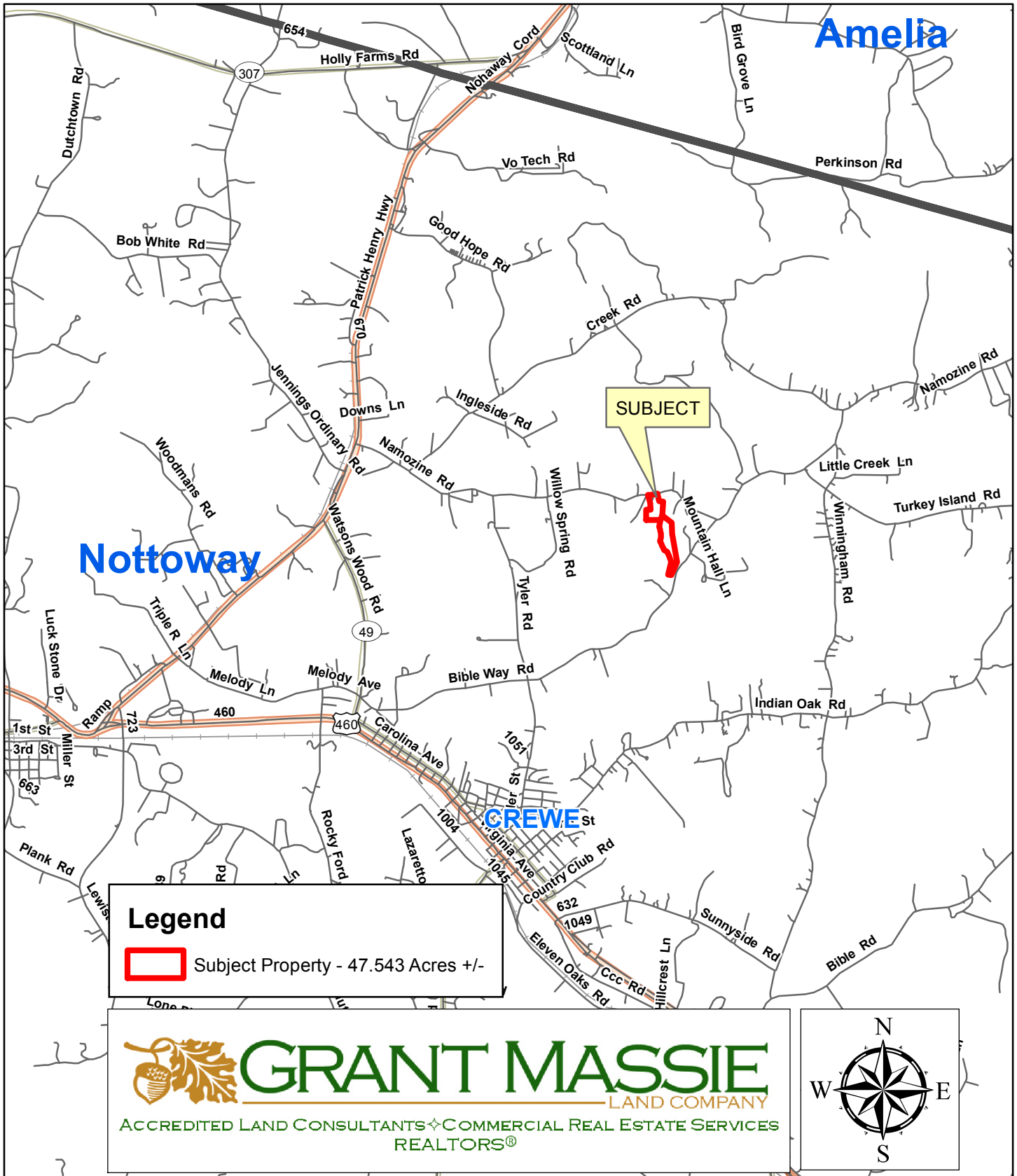
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED