

198.56 ACRES SUSSEX COUNTY, VIRGINIA

ASKING PRICE - **\$407,000**



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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 104-A-20. According to the deed, the property contains 198.56+/- acres. The deed of partition is recorded in Deed Book 47 on Page 389.

The subject property is currently zoned Agricultural (A-1). There are approximately 1,190 feet +/- (or 0.22 miles +/-) of road frontage on State Route 648 (Reed Road). There is a non-exclusive farm road that accesses the western and northern portion of this farm as well as the original 1-acre old homesite. There is also an out-parcel cemetery that is located just northeast of the old homesite.

The subject property contains a 54-acre +/- field in cultivation and a 1.8-acre +/- field in cultivation located along Reed Road. There is approximately 95 acres +/- of 17- to 19-year old pine plantation with the balance (46 acres +/-) in natural mixed hardwoods and natural pines around the same age.

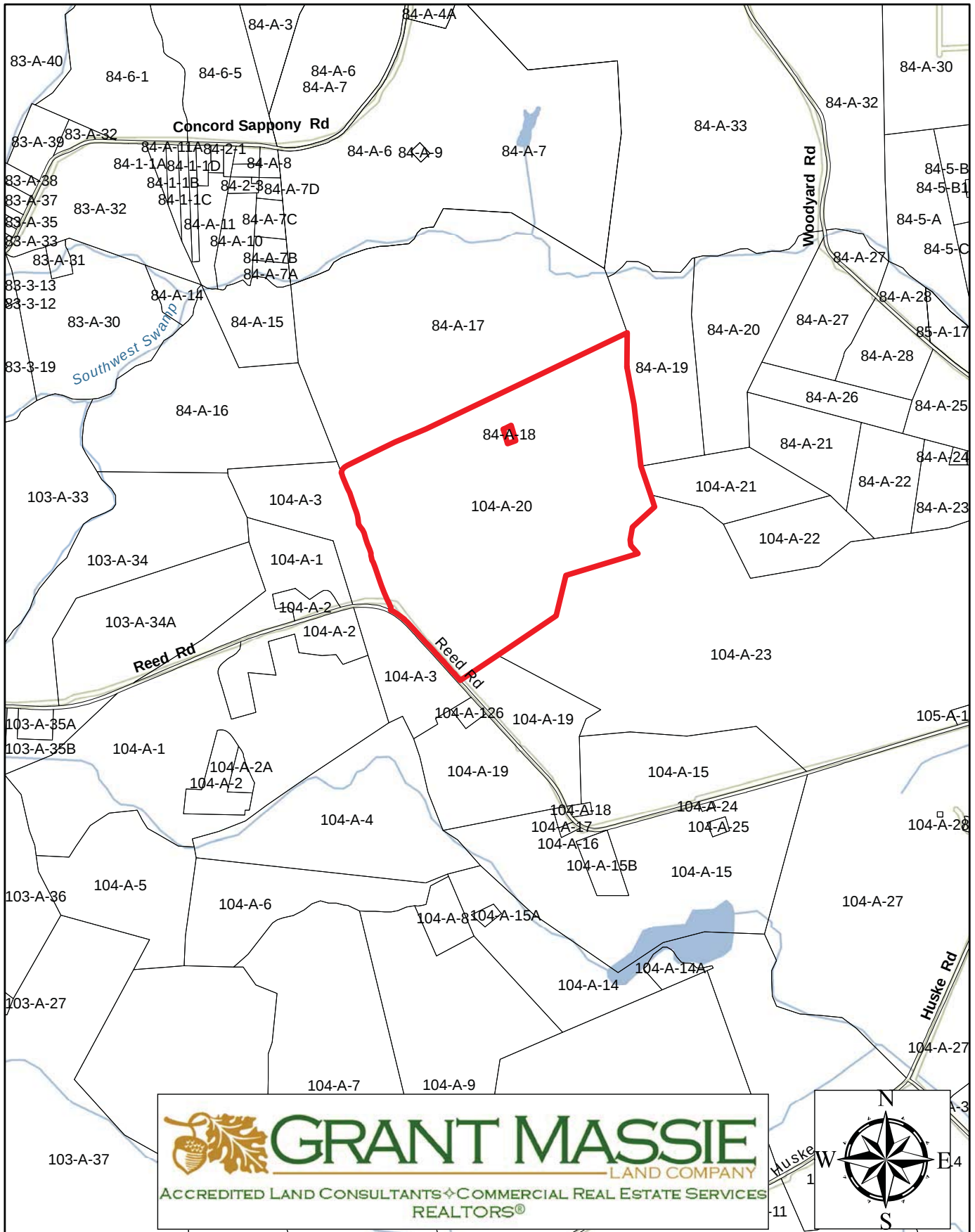
The subject property is located 6.75 miles +/- to Stony Creek and around 7.25 miles +/- to Exit # 31 (Route 40) of Interstate 95.

APPROXIMATE ADDRESS - 9341 REED RD, STONY CREEK, VA 23882

PHOTOGRAPHS



TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

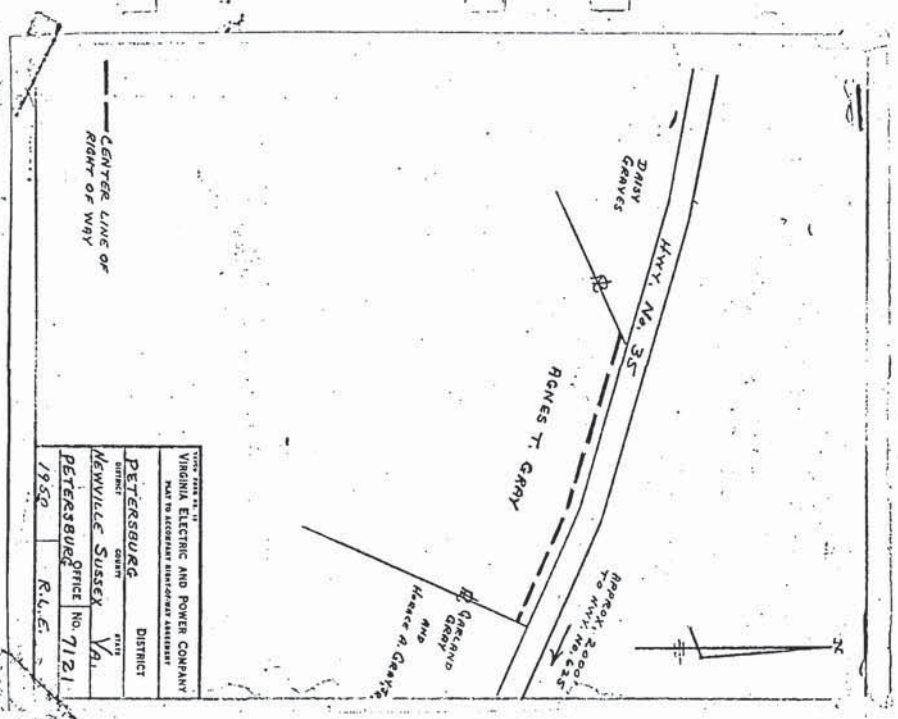
Taste:
Faint Haze, black.

PELHAMBURG, VA. & GREENVILLE, N.C.
Scale - 1" = 300' F.C. *alluv* July 31,
Engineering 1920

TOTAL AREA=334.7A.
One Road Included as shown
Cleared land area
only approximated

3. Dr. STESS Conrad Living Adm. name myth th
 He don't be a very well known to me as the last of my kindred line
and last and most known as an old man with a very good
glad eye to July 30 1920 and the
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of the people of Dr. S. Steuss Smear
Dr. S. and understand where and the day
of 19
My Germanian refuge in the Midland Public

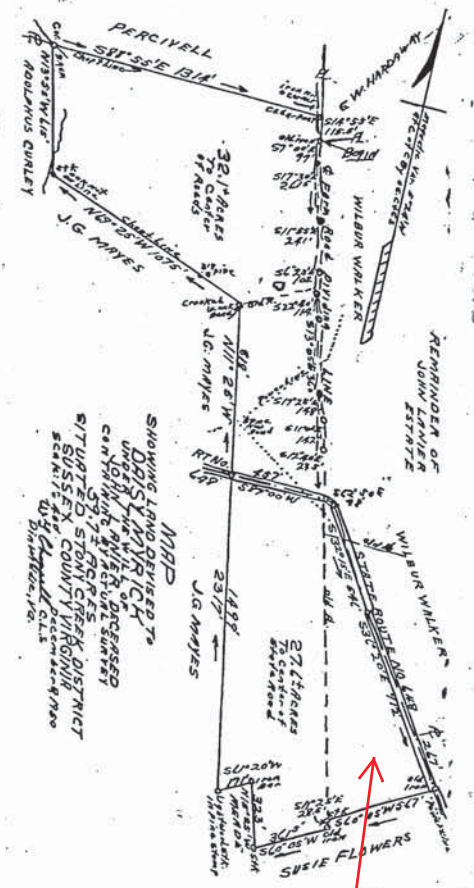
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



Virginia: to the Clerk of the County Court
 January 3, 1951
 The foregoing plat was filed in said court
 1. Aug 87.
 The foregoing record was recorded in said court
 42. Aug 30.
 At: Rm. 3. Ct. R. Ct. Clerk
 Ag. Clerk of the Court, A.C.

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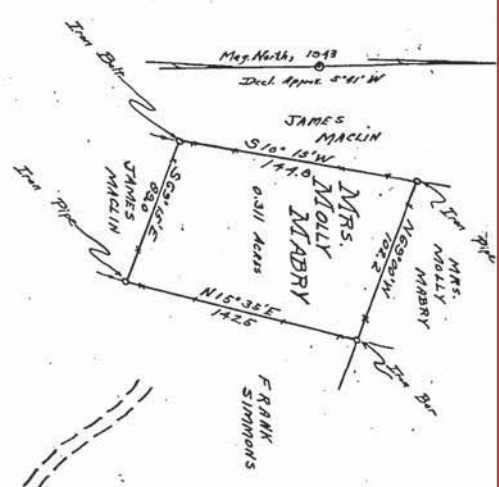
OUT PARCEL - 59.7 ACRES +/-



Virginia: to the Clerk of the County Court
 January 3, 1951
 The foregoing plat was filed in said court 1. Aug 87.
 At: Rm. 3. Ct. R. Ct. Clerk
 Ag. Clerk of the Court, A.C.

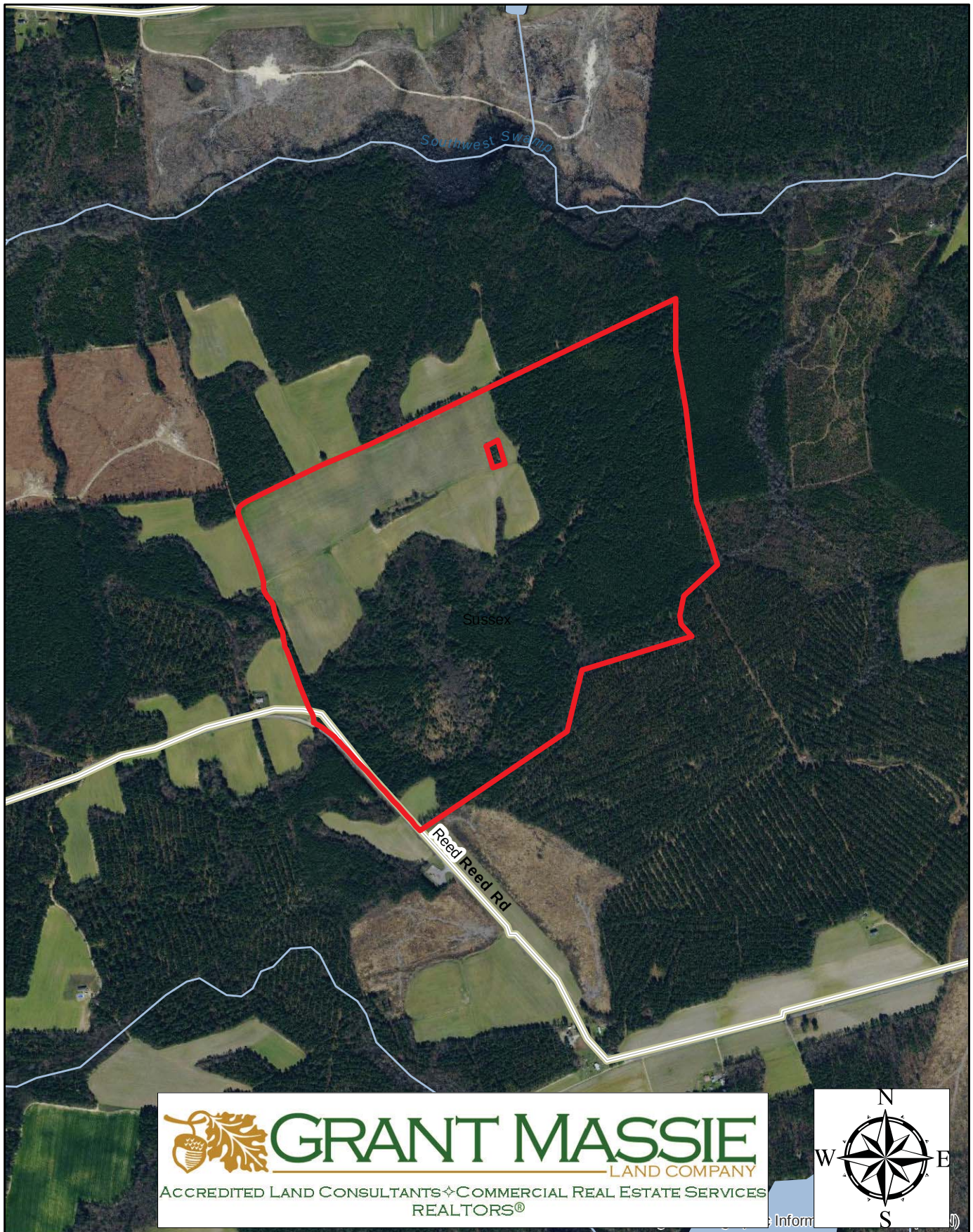
Part of Original Lot 5 on 1920 Plat

MAP of
 PROPERTY of
 MRS. MOLLY MACBRY



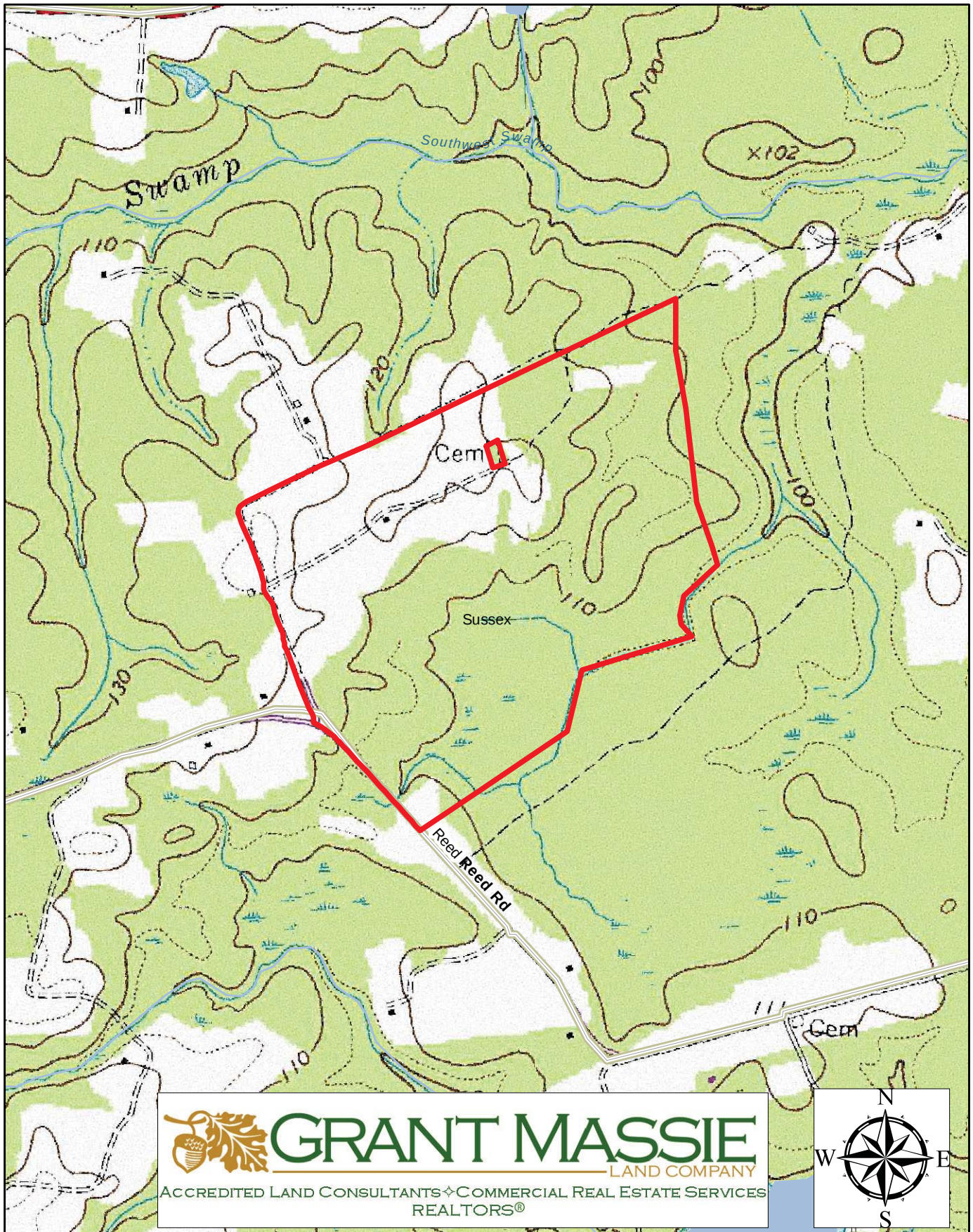
DISTRICT of HENRY
 COUNTY of SUSSEX
 STATE of VIRGINIA
 Custody of a lot Containing 0.311 Acres
 and bounded as above
 SCALE: 1 inch = 50 feet
 To all parties interested in this to preserve
 surveys, I hereby certify that the facts as
 stated on this map were surveyed by me on Dec. 3, 1941, and that
 I completed this map on Dec. 3, 1943. Ed. D. Williams, C.L.S.

AERIAL PHOTO



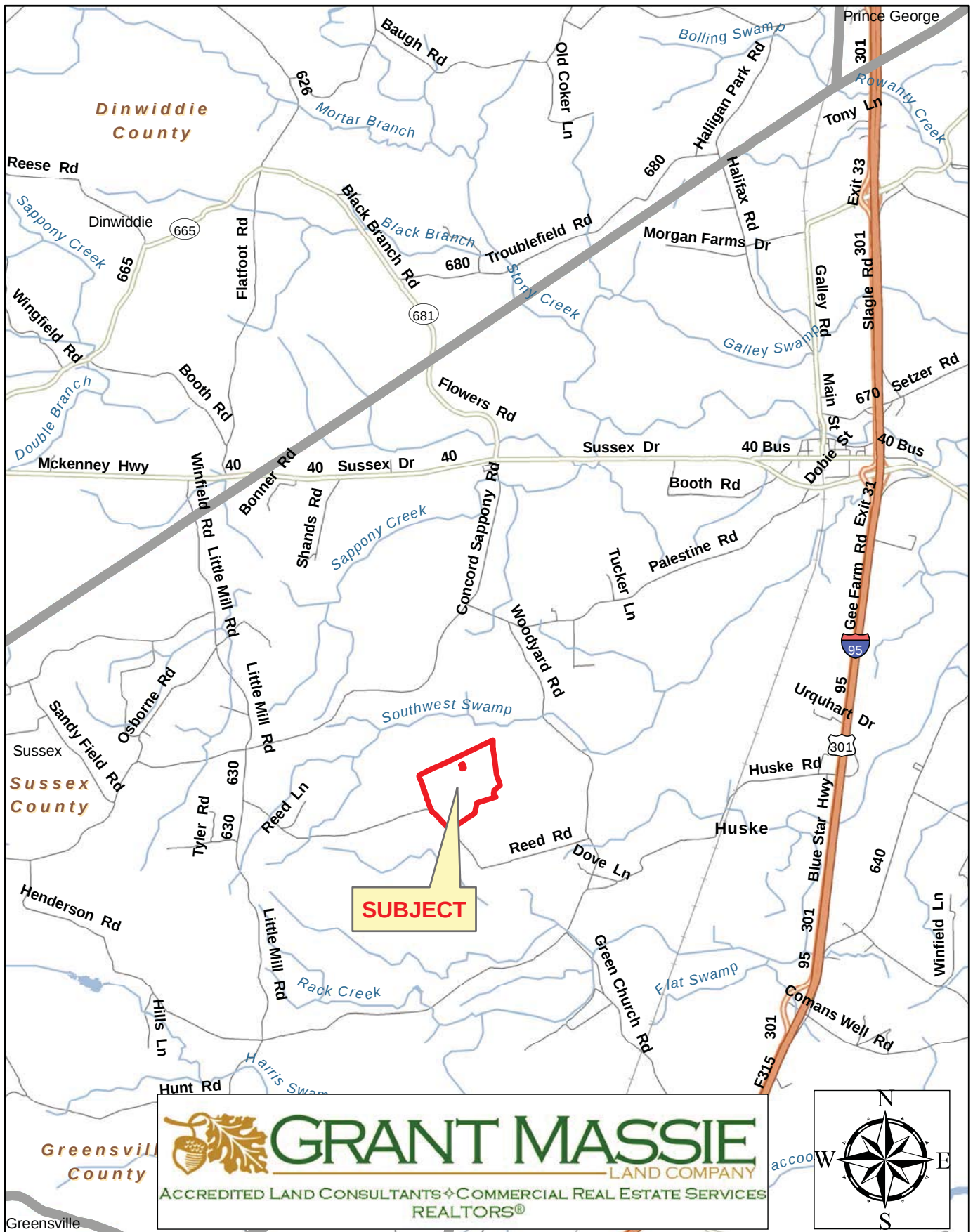
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TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



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