

93.368 ACRES +/-
ON THE JAMES RIVER
SURRY COUNTY, VA

ASKING PRICE - \$419,000



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS
804-754-3476

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

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. UNOFFICIAL OLD SUBDIVISION
PLAT FROM 1991
- V. AERIAL PHOTOGRAPHS
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. ZONING MAP

PROPERTY DESCRIPTION

The subject property is shown on Surry County Tax Map records as parcel number 14-3-1. According to the tax records the property contains 93.368 acres. The deed is recorded in Deed Book 279 on Page 727. The plat is recorded in Plat Book 120 on Page 785-797.

The subject property is currently zoned Agricultural-Rural (A-R). There are approximately 1,601.45 feet of road frontage on State Route 610 (Swanns Point Road) per the recorded plat. The private road called Surry Landing Drive crosses the subject property within its 50-foot access easement.

The property has approximately 475 feet of frontage on the James River plus another 100 feet of frontage on the river as part of a recreation area which has a 10-foot access strip.

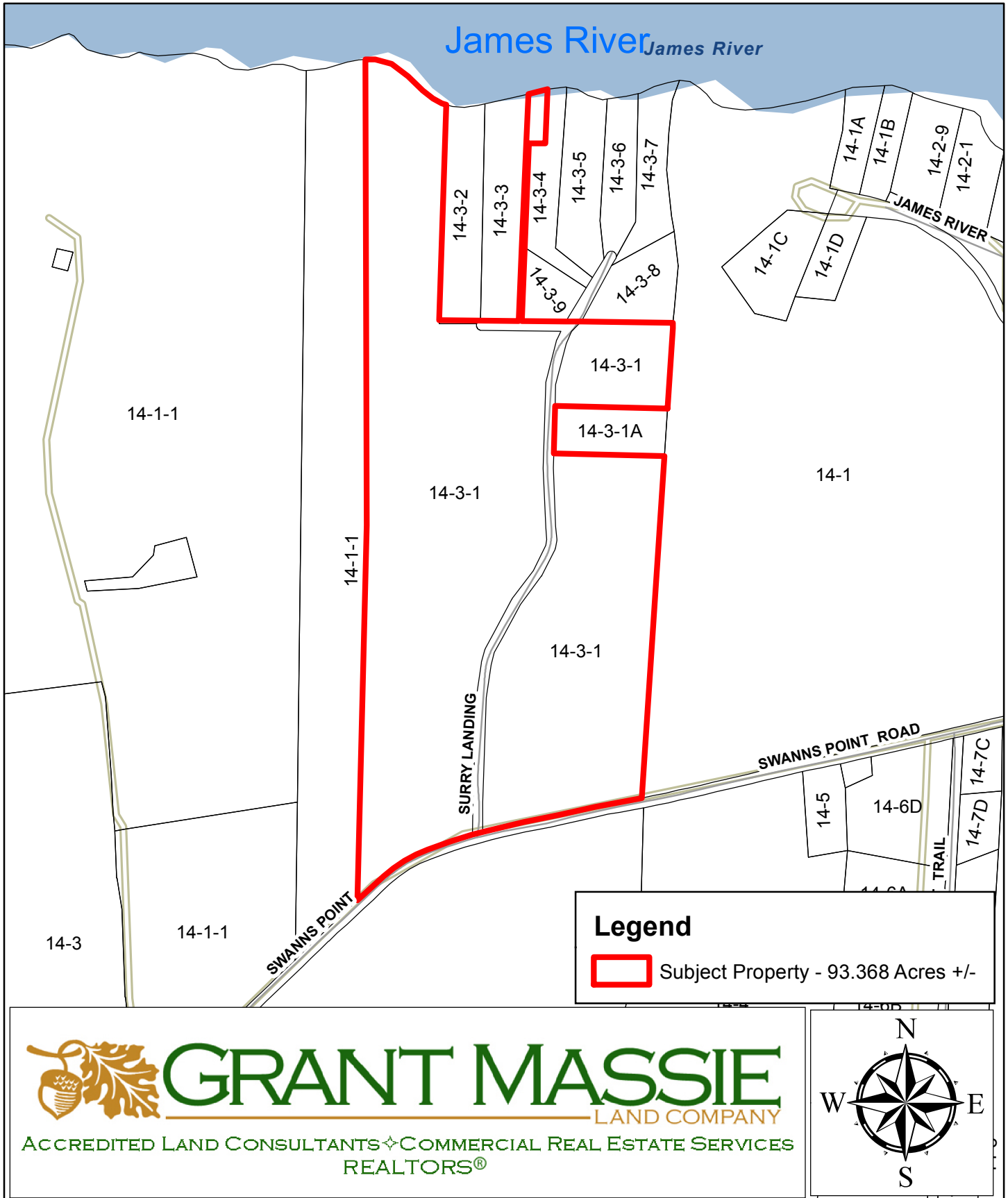
The property is totally wooded with various ages of pine and mixed hardwood timber.

The subject property may be divided into up to 6 lots per Surry County Planning officials. Please check with Surry County Planning Department for specific subdivision requirements.

PHOTOGRAPHS



TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

UNOFFICIAL OLD SUBDIVISION PLAT FROM 1991



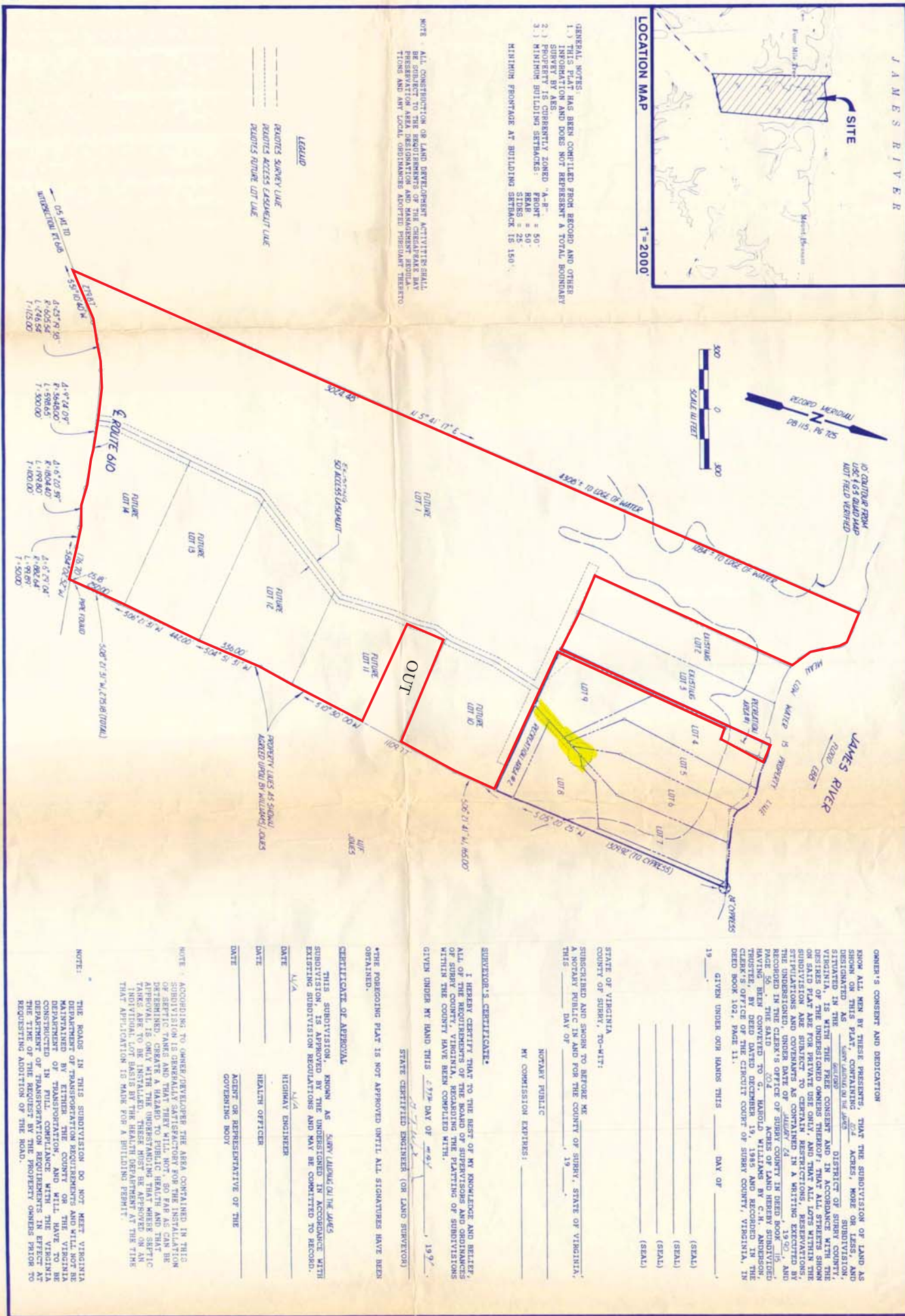
AES, a professional corporation
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

PLAT OF SUBDIVISION
SURRY LANDING ON THE JAMES
GUILFORD DISTRICT SURRY COUNTY VIRGINIA

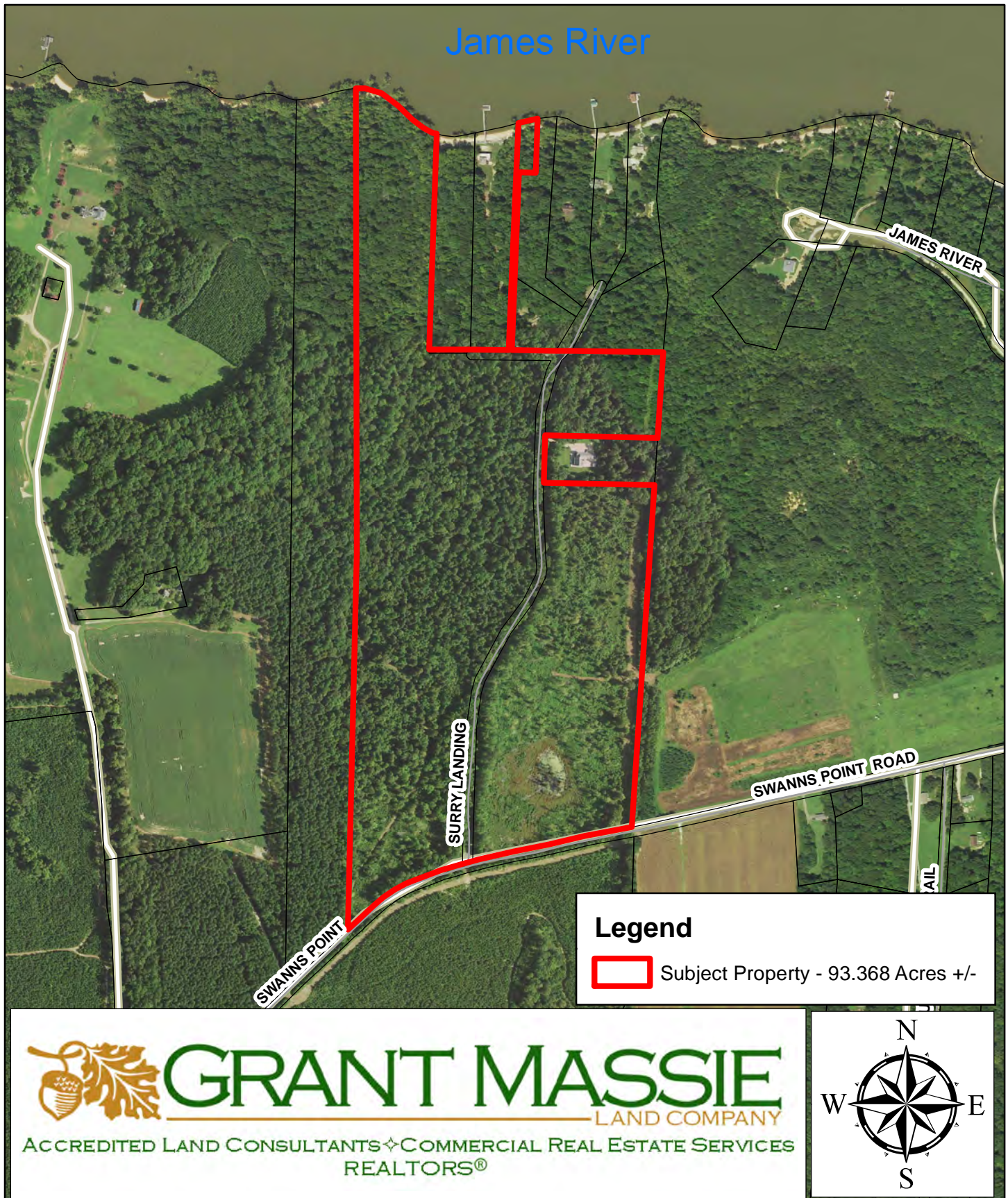


No.	DATE	REVISION / COMMENT / NOTE	BY

Drawn by	DATE
Scale	1"=300'
Project No.	7392
Drawing No.	1 of 2

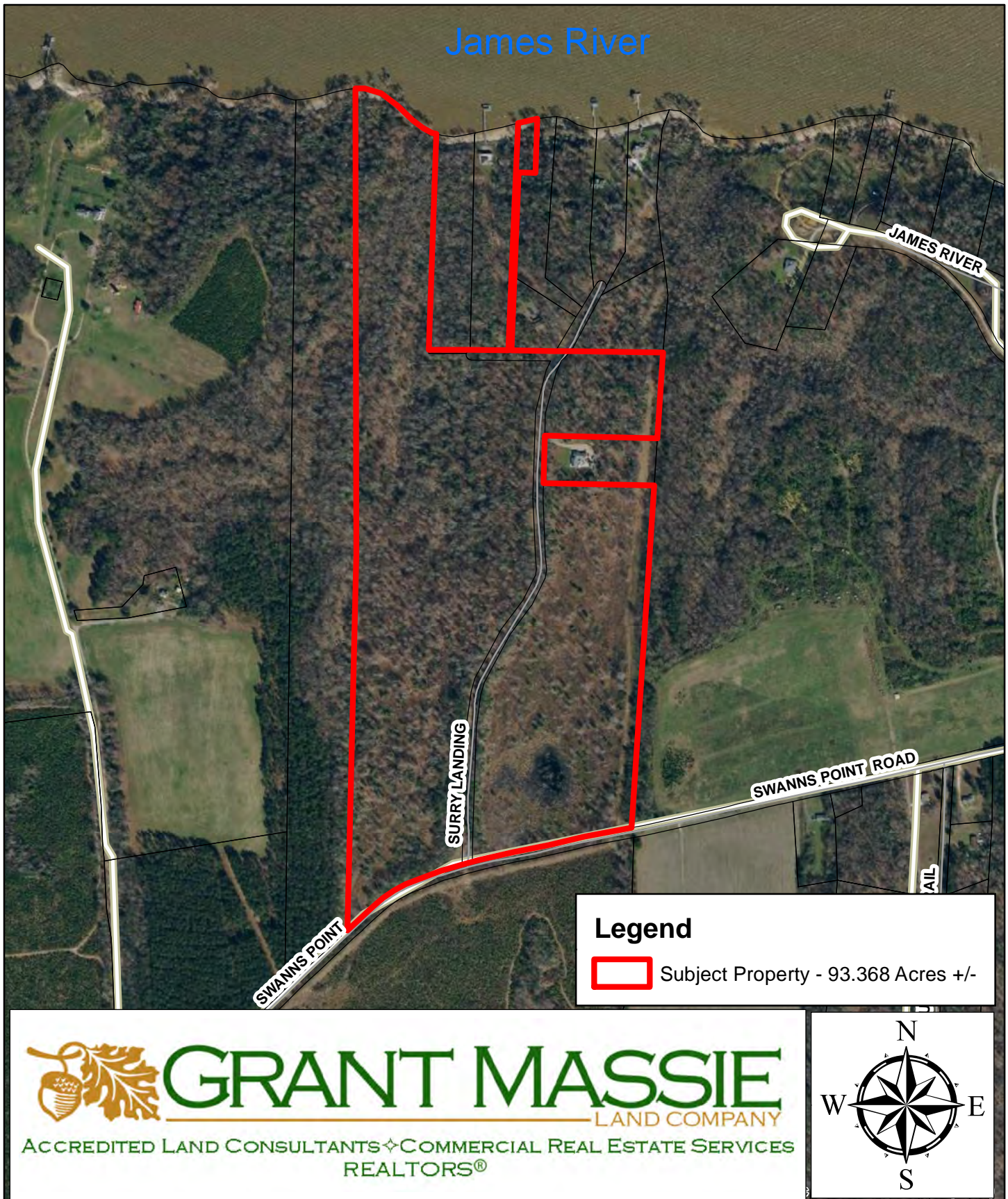


AERIAL PHOTOGRAPH - SUMMER



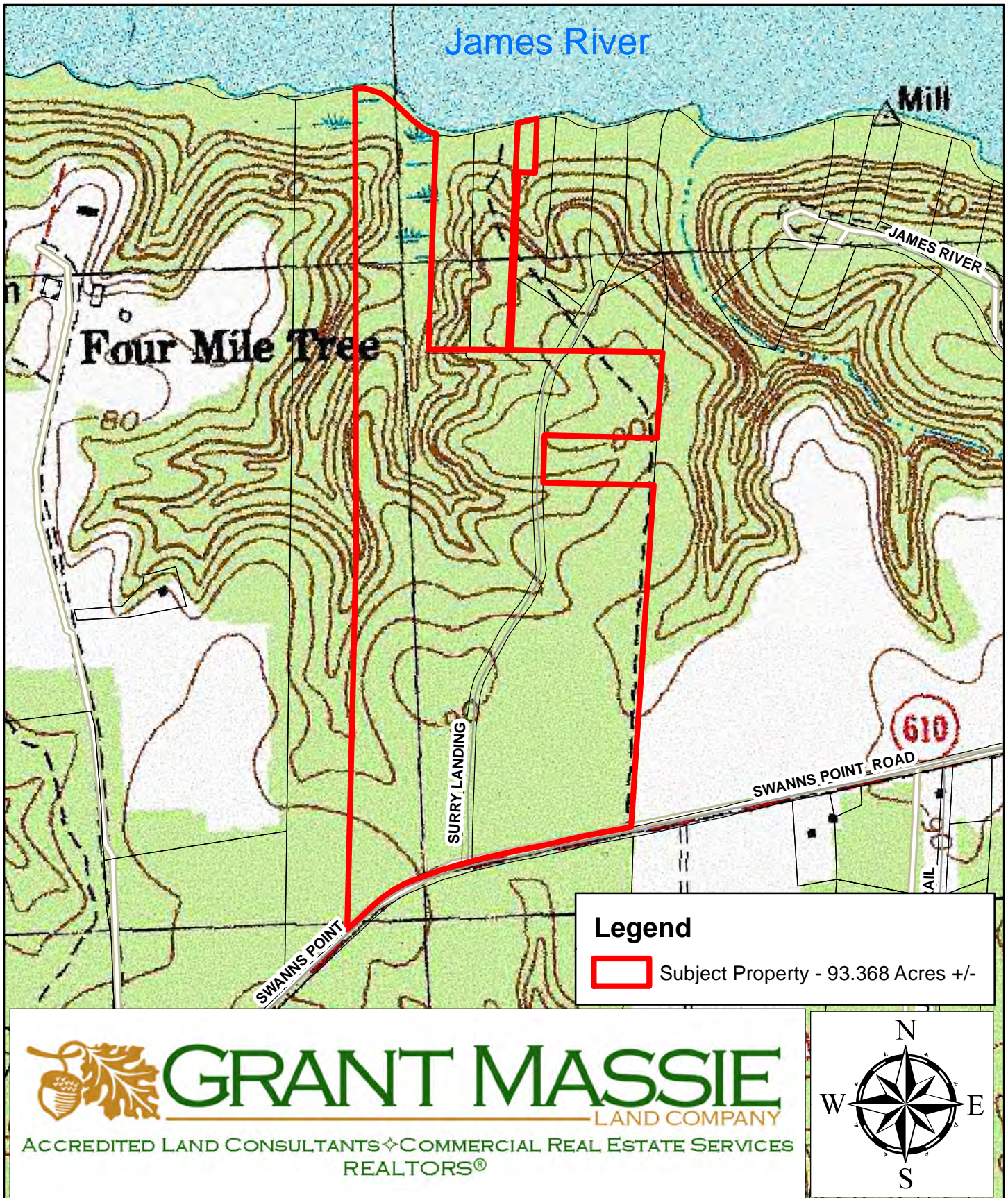
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH - WINTER



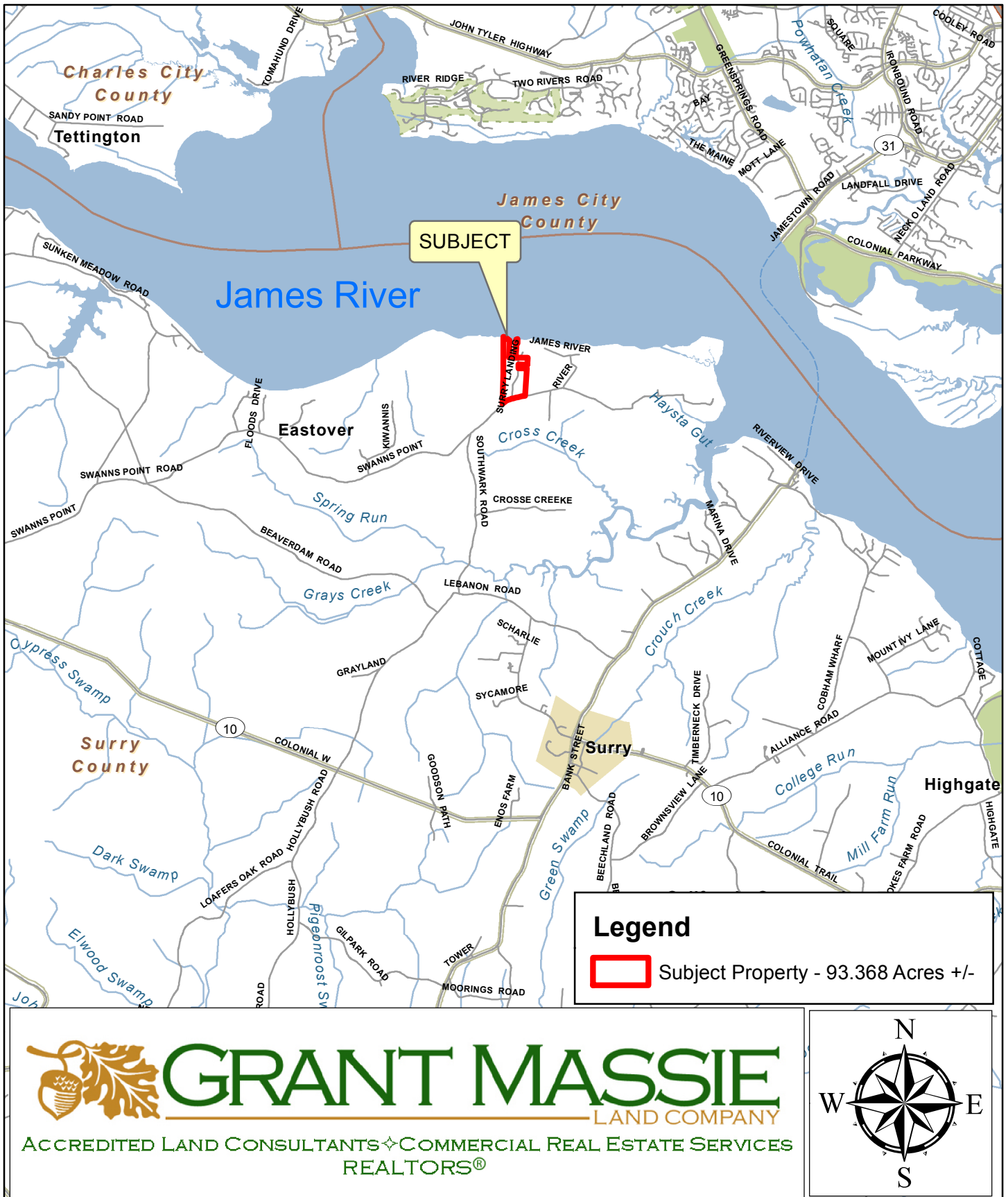
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



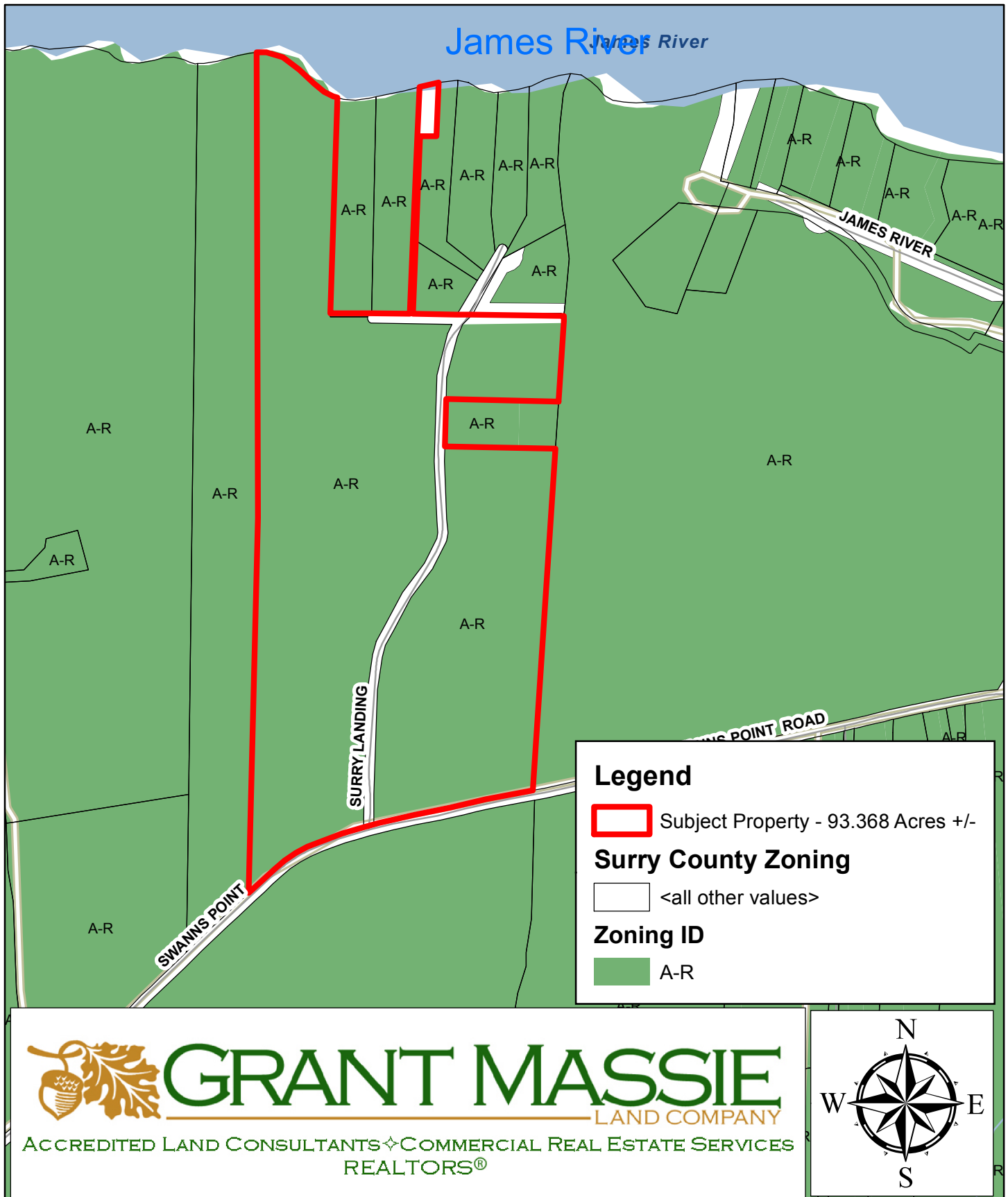
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.