

**LAND INFORMATION**

JON BARNES

Agent

**Basic Facts**

Address 000 RIVERS EDGE DR. Acreage 10.02 +/-  
 Price 27,900.00 Wooded Ac. 10.02 +/-  
 State Road OFF VICTORY HILL CH RD. Pasture Ac. \_\_\_\_\_  
 County ROCKINGHAM Cropland Ac. \_\_\_\_\_  
 Area 10.02 +/- Acres Pond \_\_\_\_\_  
 Zoned RA Stream YES  
 MLS # 633526 Well \_\_\_\_\_  
 Road Front 529' +/- Septic \_\_\_\_\_  
 Rd. Surface GRAVEL Sewer \_\_\_\_\_

Water \_\_\_\_\_  
 Electricity \_\_\_\_\_  
 Gas \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Buildings \_\_\_\_\_  
 Will owner subdivide NO  
 Other \_\_\_\_\_

**Financial**

Cash YES Seller Fin. 2<sup>nd</sup> \_\_\_\_\_  
 Instlmt. Sale NO % of Sale Price \_\_\_\_\_  
 % Down \_\_\_\_\_ Rate & Years \_\_\_\_\_  
 Rate & Year \_\_\_\_\_ Terms \_\_\_\_\_  
 Other \_\_\_\_\_ Option/Trade \_\_\_\_\_

1<sup>st</sup> Mort. Bal. \_\_\_\_\_  
 Lender \_\_\_\_\_  
 Rate & Term \_\_\_\_\_  
 Payments \_\_\_\_\_  
 Assumable \_\_\_\_\_

**Physical Characteristics**

Rivers \_\_\_\_\_ Pasture Cond. \_\_\_\_\_  
 Streams YES Crop Ac. Cond. \_\_\_\_\_  
 % Low Land \_\_\_\_\_ Mineral Dep. \_\_\_\_\_  
 Elevation \_\_\_\_\_ Mineral Val. \_\_\_\_\_  
 Soil Types \_\_\_\_\_ Timber Val. \_\_\_\_\_  
 Other \_\_\_\_\_

% Pine 72 +/- %  
 % Hardwood 28 +/- %  
 % Cut Over \_\_\_\_\_  
 Timber Val. \_\_\_\_\_

**Improvements**

Int. Rds. \_\_\_\_\_ Home \_\_\_\_\_  
 Fencing \_\_\_\_\_ Garage \_\_\_\_\_  
 Railroad \_\_\_\_\_ Tobacco Barns \_\_\_\_\_  
 Irrigation System \_\_\_\_\_ Pack House \_\_\_\_\_  
 Other \_\_\_\_\_ Equip. Shelter \_\_\_\_\_  
 Livestock Barn \_\_\_\_\_  
 Utility Bldg. \_\_\_\_\_  
 Silos \_\_\_\_\_

**General Information**

Farm # \_\_\_\_\_ Cur. Use \_\_\_\_\_  
 Crop. Alltmt. \_\_\_\_\_ Pot. Use \_\_\_\_\_  
 Ac. Leased \_\_\_\_\_ Restr. NO MOBILE HOMES  
 Alltmt. Leased \_\_\_\_\_ Acc. Easmt. \_\_\_\_\_  
 Oth. Leases \_\_\_\_\_ Oth. Easmt. \_\_\_\_\_  
 Lease Income \_\_\_\_\_ Last Survey \_\_\_\_\_  
 Oth. Cur. Inc. \_\_\_\_\_ Lines Visible PINK FLAGGING  
 Potent. Inc. \_\_\_\_\_ Lt. Dim. APPROXIMATE \*  
 Percolation Results NOT TESTED Reas. For Selling CASH FLOW  
 Other \_\_\_\_\_

Liens \_\_\_\_\_  
 Tax. Val. 820,066  
 Rate/100 .813  
 Pers. Prop. Inc. \_\_\_\_\_  
 Pers. Prop. To Sell \_\_\_\_\_  
 Date Own. Acq. \_\_\_\_\_  
 MLS Area \_\_\_\_\_

**Legal Description**

Tax Map 791900247818 Page 1623 Block \_\_\_\_\_  
 Parcel 120850 Year \_\_\_\_\_ Subdv. RIVERS EDGE DRIVE  
 Deed Book 1329 Lot 7 Township MADISON

**DIRECTIONS:**

220 NORTH, 770 WEST, RIGHT ONTO VICTORY HILL CHURCH RD, RIGHT ONTO RIVERS EDGE DRIVE, BEAR RIGHT AT FORK, PROPERTY ON RIGHT BEFORE CROSSING CREEK

The above information is believed to be correct but is not guaranteed as such.