

**LAND INFORMATION**

W. Lock

Agent

**Basic Facts**

Address 2231 Heidelberg School Rd.  
 Price \$162,000  
 State Road # 712 closest  
 County PATRICK  
 Area Smith River Mag. District  
 Zoned \_\_\_\_\_  
 MLS # 594406  
 Road Front NA  
 Rd. Surface Natural

Acreage 73.3 +/-  
 Water \_\_\_\_\_  
 Electricity yes  
 Gas \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Buildings yes  
 Will owner subdivide NO  
 Other ~2,730' +/- from state road down woods path

**Financial**

Cash yes  
 Instlmt. Sale \_\_\_\_\_  
 % Down \_\_\_\_\_  
 Rate & Year \_\_\_\_\_  
 Terms \_\_\_\_\_  
 Other \_\_\_\_\_

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

**Physical Characteristics**

Rivers \_\_\_\_\_  
 Streams PUPPY CREEK  
 % Low Land \_\_\_\_\_  
 Elevation 1200 +/-  
 Soil Types \_\_\_\_\_  
 Other \_\_\_\_\_

Pasture Cond. scrub  
 Crop Ac. Cond. \_\_\_\_\_  
 Mineral Dep. \_\_\_\_\_  
 Mineral Val. \_\_\_\_\_  
 % Pine 30 % +/-  
 % Hardwood 70 % +/-  
 % Cut Over \_\_\_\_\_  
 Timber Val \$290,000 BF-2008

**Improvements**

Int. Rds. dirt  
 Fencing \_\_\_\_\_  
 Railroad \_\_\_\_\_  
 Irrigation System \_\_\_\_\_  
 Other \_\_\_\_\_

Home Cabin ~600 sq (197)  
 Garage w/ Porch  
 Tobacco Barns \_\_\_\_\_  
 Pack House \_\_\_\_\_  
 Equip. Shelter \_\_\_\_\_  
 Livestock Barn \_\_\_\_\_  
 Utility Bldg. \_\_\_\_\_  
 Silos \_\_\_\_\_

**General Information**

Farm # \_\_\_\_\_  
 Crop. Alltmt. \_\_\_\_\_  
 Ac. Leased \_\_\_\_\_  
 Alltmt. Leased \_\_\_\_\_  
 Oth. Leases \_\_\_\_\_  
 Lease Income \_\_\_\_\_  
 Oth. Cur. Inc. \_\_\_\_\_  
 Potent. Inc. \_\_\_\_\_  
 Percolation Results \_\_\_\_\_  
 Other Gates are locked - Call office

Cur. Use HUNT, REC.  
 Pot. Use HUNT, REC.  
 Restr. \_\_\_\_\_  
 Acc. Easmt. yes  
 Oth. Easmt. \_\_\_\_\_  
 Last Survey NA  
 Lines Visible Partial  
 Lt. Dim. \_\_\_\_\_  
 Liens \_\_\_\_\_  
 Tax. Val. \$194,400  
 Rate/100 0.48 (\$933.12)  
 Pers. Prop. Inc. \_\_\_\_\_  
 Pers. Prop. To Sell \_\_\_\_\_  
 Date Own. Acq. \_\_\_\_\_  
 MLS Area \_\_\_\_\_  
 Reas. For Selling Cash Flow

**Legal Description**

Tax Map 5118  
 Parcel 45  
 Deed Book 144  
 Page 492  
 Year \_\_\_\_\_  
 Lot \_\_\_\_\_  
 Block \_\_\_\_\_  
 Subdv. \_\_\_\_\_  
 Township \_\_\_\_\_

**DIRECTIONS:** From Greensboro take 220 North to Collinsville, Va. Take 57 west towards Bassett. Past Fairy Stone Park, bear right on #704 - Iron Bridge Rd. Cross Goblin town Creek and turn right on #712 - Heidelberg School Rd. Go 1/2 mile past #717 and soil rd. turns left towards tract. Four

The above information is believed to be correct but is not guaranteed as such. Wheel drive may be required.