

LAND INFORMATION

W. Lock

Agent

Near Address 7441 Irisburg Rd; Astor, Va. 24054
 Price \$300,000.00
 State Road Rt. 650 Rt. 625 Rt. 738
 County Henry, Virginia
 Area Irisburg
 Zoned Ag.
 MLS # _____
 Road Front yes
 Rd. Surface Paved

Basic Facts

Wooded Ac. ~ 174 +/-
 Pasture Ac. ~ 10 +/-
 Cropland Ac. _____
 Pond no
 Stream yes
 Well _____
 Septic _____
 Sewer _____

Acres 184.5 +/- (tax dept)
 Water County
 Electricity _____
 Gas _____
 Phone _____
 Buildings yes
 Will owner subdivide _____
 Other _____

Financial

Cash yes
 Instit. Sale _____
 % Down _____
 Rate & Year _____
 Terms _____
 Other _____

Seller Fin. 2nd _____
 % of Sale Price _____
 Rate & Years _____
 Terms _____
 Option/Trade _____

1st Mort. Bal. _____
 Lender _____
 Rate & Term _____
 Payments _____
 Assumable _____

Physical Characteristics

Rivers No
 Streams yes
 % Low Land _____
 Elevation _____
 Soil Types Clifford sandy loam and Orenda-Spriggs complex
 Other Timber sold in 2006; All cutover areas replanted '07 and '08.

Pasture Cond. good
 Crop Ac. Cond. _____
 Mineral Dep. _____
 Mineral Val. _____

% Pine LOB Planted 2007-08
 % Hardwood _____
 % Cut Over _____
 Timber Val. NA

Improvements

Int. Rds. _____
 Fencing partial
 Railroad _____
 Irrigation System _____
 Other _____

Home _____
 Garage _____
 Tobacco Barns _____
 Pack House yes

Equip. Shelter _____
 Livestock Barn _____
 Utility Bldg. _____
 Silos _____

General Information

Farm # _____
 Crop. Allmt. _____
 Ac. Leased _____
 Allmt. Leased _____
 Oth. Leases _____
 Lease Income _____
 Oth. Cur. Inc. _____
 Potent. Inc. _____
 Percolation Results _____

Cur. Use farm
 Pot. Use recreation, tax farm
 Restr. _____
 Acc. Easmt. _____
 Oth. Easmt. _____
 Last Survey _____
 Lines Visible yes, partial
 Lt. Dim. _____

Liens none known
 Tax Val. \$275,700 (2016)
 Rate/100 0.488
 Pers. Prop. Inc. none
 Pers. Prop. To Sell _____
 Date Own. Acq. _____
 MLS Area _____
 Reas. For Selling Last New

Other Three ^{small} cemeteries located on tract: One north of house will be exempted from sale

Tax Map 65-5(000)000/029; 041:042:043;050 Page _____
 Parcel 127350000; 03:04:05:06/07:10 Year _____
 Deed Book 44 B 250; 344 E 632; 63 E 149 Lot _____

Block _____
 Subdv. _____
 Township Iriswood District

See Plat Book 82, Pg. 644 for portion of land. See also Map Book 2, Pg. 282.

DIRECTIONS:
 Take 220 N. towards Martinsville. Turn rt. onto US-58 E towards Annville. Go 2.5 miles to Rt. 650. Turn rt. at top of ramp onto Irisburg Rd. and go 6.6 miles to property. Approx. 1 hour north of Greensboro.

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