

LAND INFORMATION

Wm. Lock
Agent (owner/broker)

Basic Facts		Acreage <u>39.7 +/-</u>
Address <u>Quesenberry Rd.</u>	Wooded Ac. <u>36 +/-</u>	Water _____
Price _____	Pasture Ac. _____	Electricity _____
State Road <u>Route 760</u>	Cropland Ac. _____	Gas _____
County <u>Floyd Co., Virginia</u>	Pond _____	Phone _____
Area _____	Stream <u>Yes</u>	Buildings _____
Zoned _____	Well _____	Will owner subdivide <u>No</u>
MLS # _____	Septic _____	Other <u>Two tax parcels</u>
Road Front <u>934' +/-</u>	Sewer _____	<u>15.2 +/- ac; 24.5 +/- ac.</u>
Rd. Surface <u>Gravel</u>		

Financial		1 st Mort. Bal. _____
Cash <u>Yes</u>	Seller Fin. 2 nd _____	Lender _____
Instlmt. Sale _____	% of Sale Price _____	Rate & Term _____
% Down _____	Rate & Years _____	Payments _____
Rate & Year _____	Terms _____	Assumable _____
Terms _____	Option/Trade _____	
Other _____		

Physical Characteristics		
Rivers _____	Pasture Cond. _____	% Pine <u>~95</u>
Streams <u>Yes</u>	Crop Ac. Cond. _____	% Hardwood <u>~5</u>
% Low Land _____	Mineral Dep. _____	% Cut Over _____
Elevation _____	Mineral Val. _____	Timber Val. <u>2006 cruise</u>
Soil Types _____		<u>available</u>
Other <u>Planted 12 +/- acres of White Pine in 1989</u>		

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

General Information		
Farm # _____	Cur. Use <u>Tree Farm</u>	Liens _____
Crop. Alltmt. _____	Pot. Use <u>Recreation & Dev.</u>	Tax. Val. <u>\$88,200 (2008)</u>
Ac. Leased _____	Restr. _____	Rate/100 _____
Alltmt. Leased _____	Acc. Easmt. _____	Pers. Prop. Inc. _____
Oth. Leases _____	Oth. Easmt. <u>Powerline</u>	Pers. Prop. To Sell _____
Lease Income _____	Last Survey <u>1987</u>	Date Own. Acq. _____
Oth. Cur. Inc. _____	Lines Visible _____	MLS Area _____
Potent. Inc. _____	Lt. Dim. _____	Reas. For Selling <u>Cash Flow</u>
Percolation Results <u>Not tested</u>		
Other _____		

Legal Description		
Tax Map <u>60-47; 60-48</u>	Page <u>504</u>	Block _____
Parcel _____	Year _____	Subdv. _____
Deed Book <u>166</u>	Lot _____	Township <u>Indian Valley</u>
<u>Plat: PC-1; Slot 59-B Tr. 5 and Tr. 6</u>		
DIRECTIONS:		

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