

LAND INFORMATION

W. Lock

Agent

Basic Facts

Address 7441 Irisburg Rd.; Astor, Va. 24054
 Price \$325,000
 State Road Rt. 650, Rt. 625, Rt. 738
 County Henry, Virginia
 Area Irisburg
 Zoned Ag.
 MLS # _____
 Road Front yes
 Rd. Surface Paved

Wooded Ac. ~ 174 +/-
 Pasture Ac. ~ 14 +/-
 Cropland Ac. _____
 Pond no
 Stream yes
 Well _____
 Septic yes
 Sewer _____

Acreage 188 +/-
 Water County
 Electricity yes
 Gas propane
 Phone yes
 Buildings yes
 Will owner subdivide Possible
 Other _____

Financial

Cash yes
 Instlmt. 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 Orinda-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 _____
 % Hardwood _____
 % Cut Over 90
 Timber Val. NA

Improvements

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

Home yes 3 Bds. 1 Bath
 Garage 1350 sq. ft.
 Tobacco Barns yes
 Pack House yes

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

General Information

Farm # _____
 Crop. Alltmt. _____
 Ac. Leased _____
 Alltmt. Leased _____
 Oth. Leases _____
 Lease Income _____
 Oth. Cur. Inc. _____
 Potent. Inc. _____

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

Liens none known
 Tax. Val. \$357,000 (2009)
 Rate/100 54¢
 Pers. Prop. Inc. none
 Pers. Prop. To Sell _____
 Date Own. Acq. _____
 MLS Area _____
 Reas. For Selling cash flow

Percolation Results _____
 Other Three ^{small} cemeteries located on tract

Legal Description

Tax Map 65.5(000)000/039:040:041:042:043:050 Page _____
 Parcel 127350000:01:03:04:05:06:07:10 Year _____
 Deed Book 44 @ 250, 344 @ 637, 63 @ 149 Lot _____

Block _____
 Subdv. _____
 Township Iriswood District

See Plat Book 82, Pg. 646 for portion of land. See Also Map Book 2, Pg. 282.

DIRECTIONS:
 Take 220 N. towards Martinsville. Turn rt. onto US-58 E towards Danville. 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.