



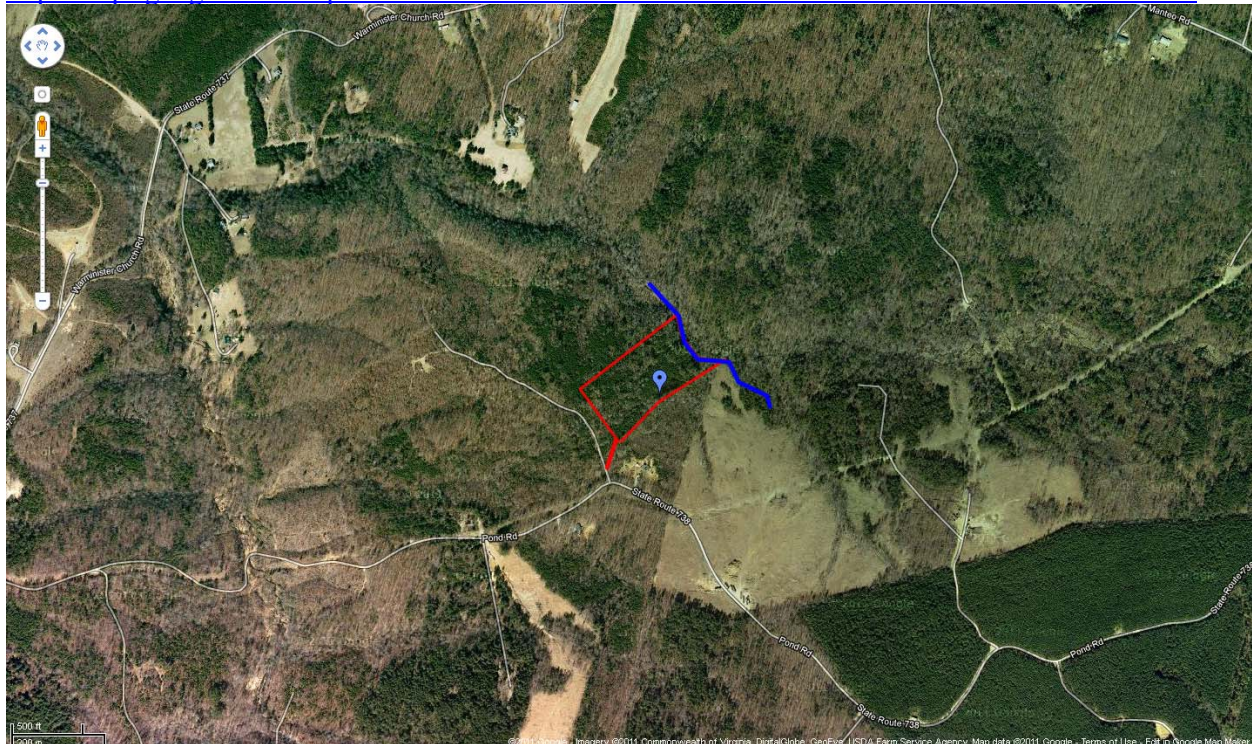
September 2011

Buckingham County: Pond Road - \$20,000 **9.16 Acres, All wooded with stream, Near Yogaville**

HIGHLIGHTS:

- Wooded
- Stream
- Perked
- Excellent Hunting!

<http://maps.google.com/maps/ms?msid=202592558365138376652.000499e6825996e5f9b2e&msa=0>



CYNTHIA HASH, REALTOR/SRES/GRI/AHA/CSSS/CRPS/GREEN/VHDA/NOTARY

1885 Seminole Trail, Suite 100, 2nd Floor • Charlottesville, VA 22901

Cell (434) 531-5351 • Fax (801) 681-0286 • hash@kw.com • www.AgingYourWay.org

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M&M Soils Consultants

Rt. 1, Box 47C
Pamplin, Virginia 23958

→ ~~804~~ 248-6925
737

407 Falkirk Ct.
Fredericksburg, Virginia 22406
~~(703)~~ 373-3414
540

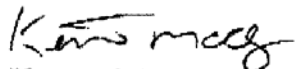
November 10, 2009

Branch Land Co.
P. O. Box 2006
Appomattox, Va. 24522

Dear Mr. Branch:

As requested I evaluated the 9.16 acre tract (Tract 1) in Buckingham County on route 738. The soil was suitable for a three or four bedroom house in the area marked in the field and approximately located on the plat. The drainfield would be a standard septic system. Please call if you have any questions.

Sincerely:


Kenneth McClenny
CPSS#3401000145
AOSE#303



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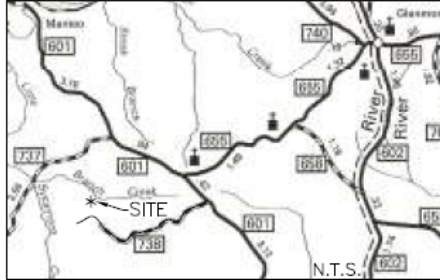
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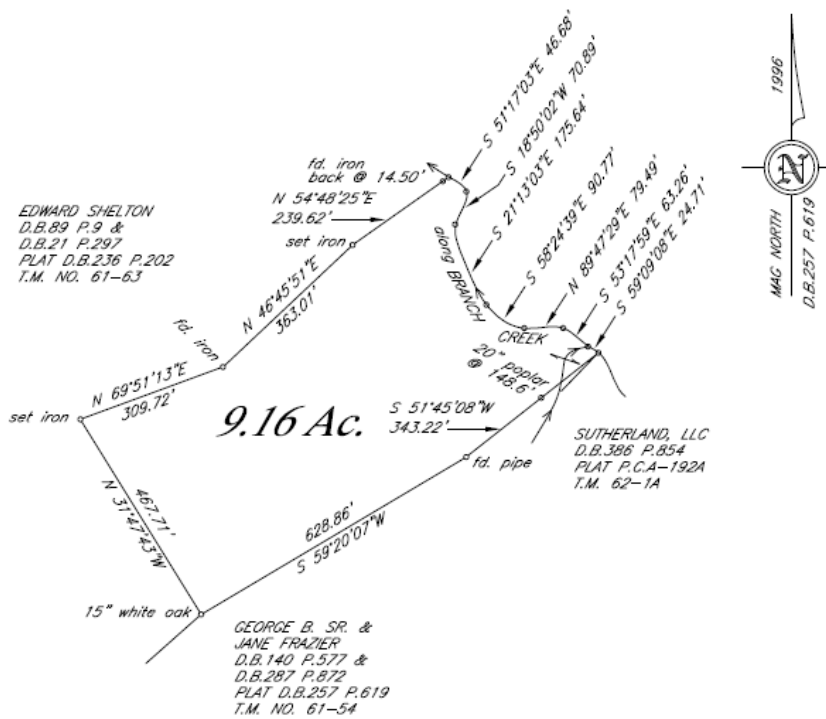
WILLIAM W. DICKERSON, JR.

LAND SURVEYOR
500 Court Street P.O. Box 112
Appomattox, Virginia 24522

LOCATION MAP



- NOTE: 1. THIS IS A BOUNDARY SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THE CORNERS ARE MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. REFERENCE PLAT: P.C.A-192A SURVEYED BY W.W. DICKERSON JR. DATED OCTOBER 30, 2008
5. T.M. NO. 62-1



COMPOSITE PLAT

SCALE: 1 IN. = 200 FT.

9.16 ACRES

DRAWN FOR: SutherLAND, LLC

SOURCE OF TITLE: SutherLAND, LLC
D.B.386 P.854

JAMES RIVER DISTRICT BUCKINGHAM COUNTY
VIRGINIA

MARCH 9, 2011 - SEE NOTE 4



APPROVED:

ZONING AGENT-BUCKINGHAM COUNTY

FB B269X16W



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I can show you any property. Just give me a call at (434) 531-5351 for more information!

Warm regards,

Cynthia Hash, Realtor/SRES

Your Trusted Real Estate Professional

P.S. I love referrals! Is there someone you know who is interested in buying, selling, building or investing in real estate ... or paying off their mortgage in a fraction of the time? If so, call me!



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