



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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Property Profile

Wiley Cockrell Tracts Dinwiddie County, VA

285 +/- Acres
Price - \$425,000.00

Fantastic recreational/hunting property that could be made into a hunter's paradise with a little work. Upland hardwoods with some Loblolly Pine mixed in, about 20 years old, cover most of the property. Approximately 60 acres of swamp borders Butternut Creek along the southern property boundary, offering great hunting opportunity for ducks and other game. Abundant wildlife including deer and turkey. Existing road network through the property.

Property Information:

Address: Old White Oak Road, Route 610

City: Dewitt, VA 23840

Legal Information:

Parcel ID: 40 30, 54 01 and 54 2B

Tax Map of these tracts is not accurate.

Deed: DB 469, PG 234

PB: 6, PG 16, Tracts 4 and 5 with exceptions. Ask for explanation and plat copies.

Tax Value: \$443,200.00

2019 Taxes: \$1,380.90 approximately

Directions: From McKenney VA, Exit 42 intersection of I-85 and Hwy 40, travel 1.4 miles west on Hwy 40 to right on Depot Rd. Travel 4.6 miles to right on Old White Oak Rd. Continue 2.5 miles to entrance on the left. Look for sign.

General Information

Best Use: Recreational/Hunting/Timber

Current Use: Timber/Vacant

Topography: Rolling

Access: Road frontage on Old White Oak Road

Zoning: R1

Distance to:

Richmond 50 Miles

Petersburg 28 Miles

Emporia 42 Miles

Raleigh 114 Miles

Roanoke Rapids 56 Miles

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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Information has been gathered from sources deemed reliable but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.