

MLS #: L136678A (Active) List Price: \$1,000,000

2191 Plank Rd South Hill, VA 23970



Type: Acreage
Best Use: Commercial, Investment, Timber
Topography: Wooded, Gently Sloping
Apx Acreage: 86.67
Acreage: 51-99 acres

Area: South Hill, VA
Subdivision: .NON-Subdivision
County: Mecklenburg
Lake/River Area: None
Zoning: Farm
Elementary School: South Hill
Middle School: South Hill
High School: Mecklenburg County

Apx Lot Size: 86.67 **DOM Property Line:** **FEMA Flood Zone:**
Lot #: **Views:** Scenic, Country, Wooded **Waterfront:** No
WtrAmens: **WtrfrntDesc:**
Location:
Allotments: **Timber:** Other-See Remarks **Plat Book/Slide:**
Deed Book/Page/Instrument #: **
Plat Reference: Lot/Unit Blck/Sctn Sbdvsn/Cmnty:
Confirmed Special Assessment: No **Proposed Special Assessment:** No
Tax ID/PIN/PID/Record/Map #: 19237 36759 **Assessed Tax Value/Year:** 222100
City Tax/Year: **County Tax/Year:** 888.40 **HOA Dues:** **HOA Payment:**
HOA: No **HOA Mandatory:** **Association/Mgmnt Co/Contact:**
Wooded Acres: 45.00 **Pasture Acres:** **Cultivated Acres:**
Open Acres: 19.00 **Lake:** **Rail:**
Electric: **Gas:**
Restrictions/Easements:

Water: Other
Sewer: Septic Needed
Documents on File: Survey, Other-See Remarks
Possession: At Closing

Utilities: Electricity Available, Cable Available, Utility Easements, Telephone Lines
Fence: Other
Apx Water Depth at End of Dock:
Misc Info: Street Paved, State Maintained Road
Sale Options: Will Not Divide

Directions: Property fronts on Plank Rd., Highway One/58 adjoins former Park View High School
Remarks: 86.67 Acres! See pictures for access. Approximately 1000' on Plank Rd, limited access on #1, and open access on Hwy 58. Two tracts - 64a+- has 45 cut in 2018 and replanted. 22a tract was cut in 2022 and has natural growth. Endless possibilities. RRSA water line in place. No plat on the 64 a tract. 22 loaded & approximate of 64 loaded
Agent Remarks: Pointe Realty Group does not maintain an escrow account. Buyer agents outside our MLS will receive 2% buyer agent fee.

Owner's Full Name: Joseph Trihey **Additional Owners:** No
Owner's Full Name 2: Bryant Trihey **Agent Ownership/Interest:** No
Seller Representation: Has Owned Property for at Least One Yr **Selling Bonus Amount:**
Sub Agent: No **Sub Agent \$/ %:** 0 **Variable Comm Rate:** No
Buyer Agent: Yes **Buyer Agent \$/ %:** 2.5
Sale Type: Standard
Listing Flags/Showing Instructions: Call LO Appointment
Documents: Survey/Plat
Effective/Pending Date: **Due Diligence Expire:**
Pending w/Kick-Out Clause: **Days on Market:** 1 **Original List Price:** \$1,000,000
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
Listing Firm License: VA **Listing Firm License Number:** 226030818 **Listing Agent License :** VA **Listing Agent License Number:** 225022465
Under Contract Selling Office: **Under Contract Selling Agent:**
Delayed Marketing: No **Delayed Marketing Date:**

Listing Office: The Pointe Realty Group (South Hill) (#:345)
Main: (434) 447-5600
Fax:

Listing Agent: Sharon Johnson (#:55)
Agent Email: spj2707@gmail.com
Contact #: (434) 774-5741

Information Herein Deemed Reliable but Not Guaranteed