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# 93+/- ACRES RECREATIONAL LAND WITH 3 DWELLINGS

192 Opus Lane, Amherst, VA 24521

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	93.2 Acres
Zoning:	A1
Dwellings:	3 Total Upgrades Needed
Water/Sewer:	Individual Well Conventional Septic
Schools:	Temperance Elem Amherst Middle Amherst High
MLS#:	654784



### PROPERTY OVERVIEW

Looking for a recreational property for your family and friends to enjoy? Looking for an opportunity investment? This one could be really sweet. Three dwellings and a number of out buildings on 93 +or - acres. The structures need some TLC and someone with a "can do" attitude and vision of what could be, but the upside on this property is great. Builders, this property could be just the ticket for that next renovation project. How about a fantastic family compound for multi-generational living? This paradise in the woods is perfect for the hunter, who wants to enjoy, fishing, 4 wheelers, hiking, wildlife and peace and quiet. Seeking a getaway in the mountains? The stars are brighter out here. Enjoy your own private retreat and rent out a couple of the other homes for income. So many interesting possibilities. Owning this gem will soothe your soul.

For More Information:

Barry Suttles

540.246.5666

barry.suttles@cottonwood.com

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A COMMERCIAL REAL ESTATE BROKERAGE

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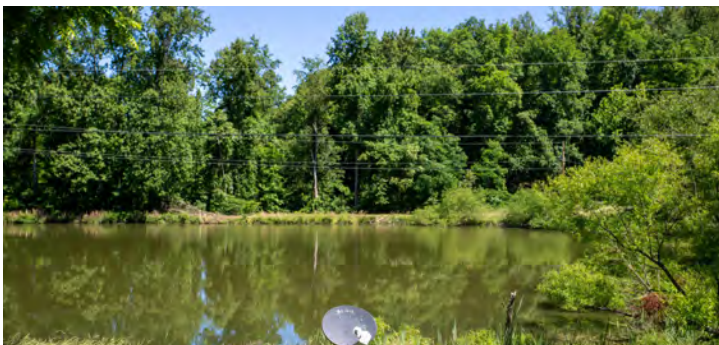
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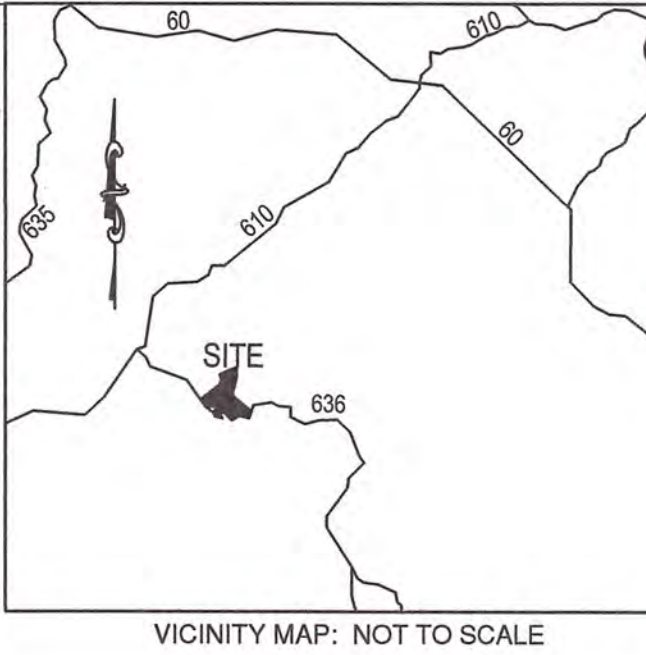
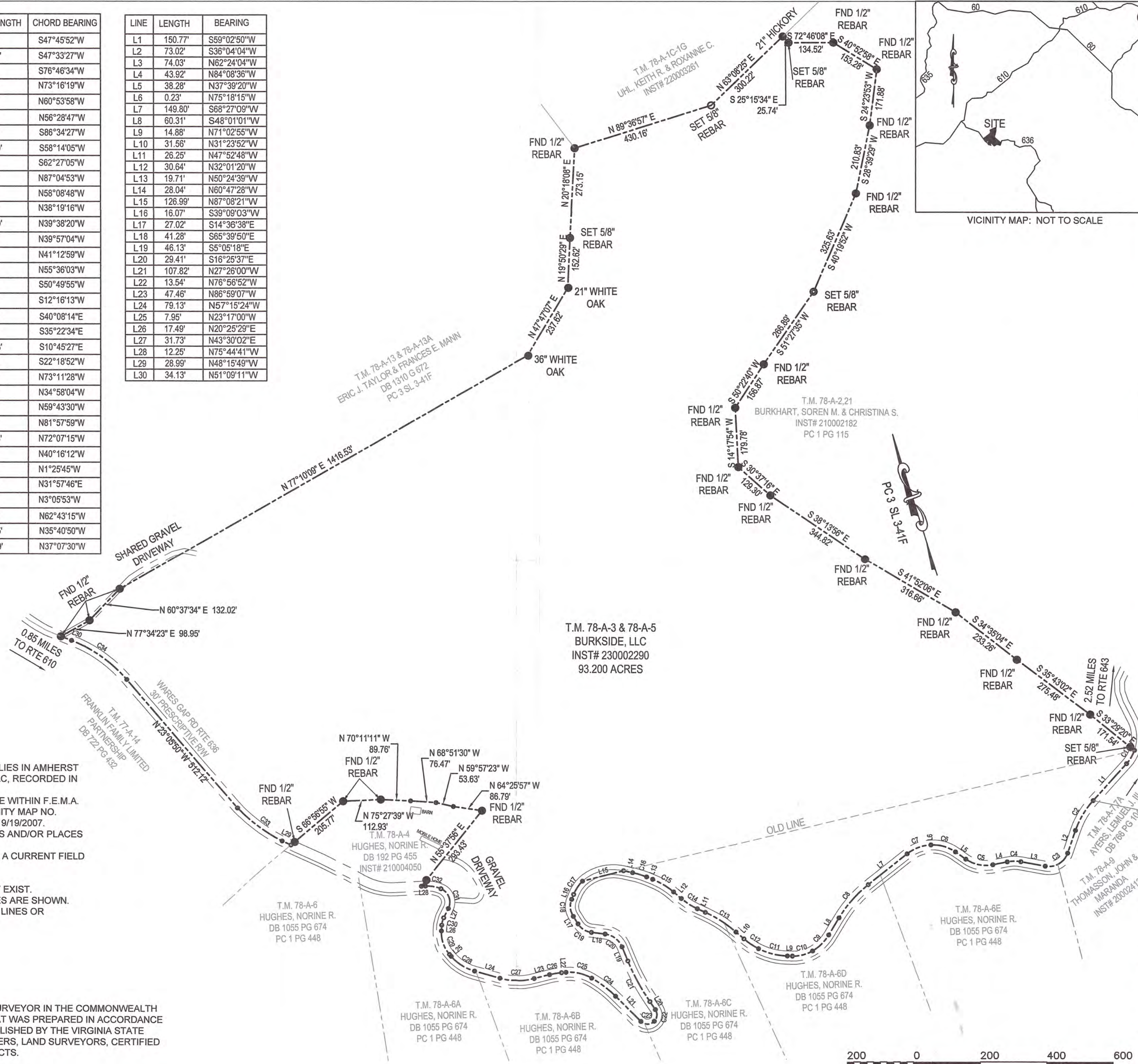
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CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	47.16'	119.73'	22°33'56"	46.85'	S47°45'52"W
C2	106.08'	624.50'	9°43'57"	105.37'	S47°33'27"W
C3	85.22'	59.97'	81°24'58"	78.23'	S76°46'34"W
C4	41.53'	109.44'	21°44'31"	41.28'	N73°16'19"W
C5	84.96'	104.71'	46°29'24"	82.65'	N60°53'58"W
C6	77.90'	118.56'	37°38'54"	76.51'	N56°28'47"W
C7	77.57'	122.63'	36°14'28"	76.28'	S86°34'27"W
C8	135.02'	378.53'	20°26'11"	134.30'	S58°14'05"W
C9	69.56'	138.06'	28°52'10"	68.83'	S62°27'05"W
C10	63.30'	113.12'	32°03'46"	62.48'	N87°04'53"W
C11	90.42'	200.77'	25°48'17"	89.66'	N58°08'48"W
C12	53.07'	219.57'	13°50'53"	52.94'	N38°19'16"W
C13	110.28'	383.36'	16°28'58"	109.90'	N39°38'20"W
C14	57.35'	207.21'	15°51'31"	57.17'	N39°57'04"W
C15	73.98'	230.50'	18°23'19"	73.66'	N41°12'59"W
C16	44.01'	242.91'	10°22'51"	43.95'	N55°36'03"W
C17	48.63'	119.25'	23°21'48"	48.29'	S50°49'55"W
C18	54.22'	57.79'	53°45'12"	52.25'	S12°16'13"W
C19	49.42'	55.47'	51°02'40"	47.80'	S40°08'14"E
C20	66.88'	63.26'	60°34'35"	63.81'	S35°22'34"E
C21	140.91'	712.07'	11°20'17"	140.68'	S10°45'27"E
C22	38.36'	28.36'	77°29'41"	35.50'	S22°18'52"W
C23	45.12'	28.25'	91°30'10"	40.47'	N73°11'28"W
C24	90.60'	344.49'	15°04'08"	90.34'	N34°58'04"W
C25	80.53'	133.95'	34°26'41"	79.32'	N59°43'30"W
C26	36.42'	207.87'	10°02'16"	36.37'	N81°57'59"W
C27	104.90'	202.18'	29°43'42"	103.73'	N72°07'15"W
C28	84.49'	142.49'	33°58'28"	83.26'	N40°16'12"W
C29	76.85'	100.74'	43°42'30"	75.00'	N1°25'45"W
C30	23.44'	58.18'	23°04'54"	23.28'	N31°57'46"E
C31	71.44'	43.92'	93°11'44"	63.82'	N3°05'53"W
C32	47.50'	104.49'	26°02'42"	47.09'	N62°43'15"W
C33	167.93'	500.67'	19°13'04"	167.15'	N35°40'50"W
C34	205.94'	420.57'	28°03'20"	203.89'	N37°07'30"W

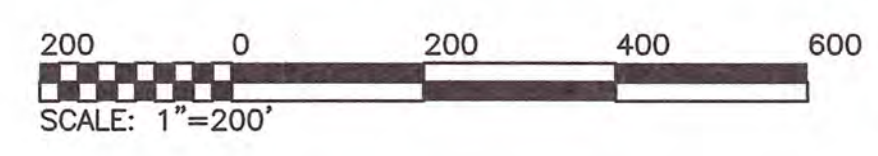
LINE	LENGTH	BEARING
L1	150.77'	S59°02'50"W
L2	73.02'	S36°04'04"W
L3	74.03'	N62°24'04"W
L4	43.92'	N84°08'36"W
L5	38.28'	N37°39'20"W
L6	0.23'	N75°18'15"W
L7	149.80'	S68°27'09"W
L8	60.31'	S48°01'01"W
L9	14.88'	N71°02'55"W
L10	31.56'	N31°23'52"W
L11	26.25'	N47°52'48"W
L12	30.64'	N32°01'20"W
L13	19.71'	N50°24'39"W
L14	28.04'	N60°47'28"W
L15	126.99'	N87°08'21"W
L16	16.07'	S39°09'03"W
L17	27.02'	S14°36'38"E
L18	41.28'	S65°39'50"E
L19	46.13'	S5°05'18"E
L20	29.41'	S16°25'37"E
L21	107.82'	N27°26'00"W
L22	13.54'	N76°56'52"W
L23	47.46'	N86°59'07"W
L24	79.13'	N57°15'24"W
L25	7.95'	N23°17'00"W
L26	17.49'	N20°25'29"E
L27	31.73'	N43°30'02"E
L28	12.25'	N75°44'41"W
L29	28.99'	N48°15'49"W
L30	34.13'	N51°09'11"W



- NOTES:**
1. THIS LAND, BEING T.M. 78-A-3 AND T.M. 78-A-5, LIES IN AMHERST COUNTY, VIRGINIA IS OWNED BY BURKSIDE, LLC, RECORDED IN AMHERST COURTHOUSE INST# 230002290.
  2. THIS PROPERTY AND ADJACENT PROPERTY LIE WITHIN F.E.M.A. FLOOD ZONE "X" AS SHOWN ON FIRM COMMUNITY MAP NO. 51009C0255B & 51009C0275B, EFFECTIVE DATE 9/19/2007.
  3. THIS SITE DOES NOT CONTAIN VISIBLE GRAVES AND/OR PLACES OF BURIAL.
  4. BOUNDARIES SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY.
  5. NO TITLE REPORT FURNISHED.
  6. EASEMENTS OTHER THAN THOSE SHOWN MAY EXIST.
  7. BUILDINGS WITHIN 50' OF THE PROPERTY LINES ARE SHOWN.
  8. THIS PLAT DOES NOT INTEND TO VACATE ANY LINES OR COMBINE THE TWO LOTS.

**SURVEYOR'S CERTIFICATION:**  
 I, TIMOTHY B. BUTLER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

TIMOTHY B. BUTLER, LS  
 COUNTRYSIDE SERVICE COMPANY, LC



BOUNDARY SURVEY OF T.M. 78-A-3 & 78-A-5  
 PEDLAR MAGISTERIAL DISTRICT  
 AMHERST COUNTY, VIRGINIA

Countryside Service Company, L.C.  
 28 IMPERIAL DRIVE - STAUNTON - VIRGINIA - 24401  
 PHONE (540) 886-6155 • FAX (540) 886-6154

SCALE: AS SHOWN  
 DESIGNED: TBB, NDK  
 CHECKED: TBB

DATE: 4/12/2024

INST 240000987 PC 4 SL 4-80



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