



CONSULTING FORESTRY / REAL ESTATE

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Mott & Shay Consulting Foresters, PLLC / Mott & Shay, Inc. Real Estate 

**BEATRICE SALLY HARDY TRACT**  
**153.7+/- (SURVEYED) ACRES**  
**LOW GROUND RD., GREENSVILLE CO., VA.**  
**LIST PRICE: \$299,900.00 (U.S.)**

***PRIME CROPLAND & TIMBER LAND INVESTMENT WITH  
EXCELLENT HUNTING CLOSE TO THE MEHERRIN RIVER  
SHORT DRIVE FROM INTERSTATE I-95 AT EMPORIA, VA***

- 41.47+/- ACRES HIGHLY PRODUCTIVE CROPLAND
- 65+/- ACRES 2 YR. OLD LOBLOLLY PINE PLANTATION,  
RELEASE SPRAYED SEPTEMBER 2020
- 35+/- ACRES 13 YR. OLD LOBLOLLY PINE PLANTATION
- 11.23+/- ACRES NATURAL HARDWOOD/PINE MIX
- 1.0+/- ACRES PATHS
  
- ABUNDANT WILDLIFE: DEER, BEAR, RABBIT, TURKEY
- PROPERTY BOUNDARY LINES PAINTED RED
- GATED ENTRANCE
  
- *Estimated pre-merchantable timber value: \$31,500.00*
- *Current annual farm lease: \$2,750.00 Tenant will renew*

**Will cooperate with Buyer's Broker @ 3.0%**

*Listing agent has attempted to offer accurate data. Information is deemed reliable but is not guaranteed. Buyers are advised to confirm all items. Visit [www.mottshay.com](http://www.mottshay.com) for video and photos of property. Call Greg Mott, Forester, Realtor, Broker @ 252-308-7020 to arrange a showing. Buyers may self-tour the property as well.*



