Sago Farm

FRANKLIN COUNTY









OWNER FINANCING AVAILABLE

Dominion Land LLC

(540) 886-6155 | land@countrysideinc.biz | virginialanddirect.com

11/18/2026

DETAILS

- Low down payment
- Owner financing
- 1 hour from Lynchburg & Roanoke
- 20 minutes to Smith Mountain Lake
- No covenants
- Woods, pasture, & creek frontage
- Multiple ponds

PARCEL CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	203.34'	3892.26'	S43°43'14"W	203.32'	2°59'36"
C2	116.50'	909.71'	S42°09'36"W	116.42'	7°20'16"
C3	252.15'	909.71'	S30°33'02"W	251.35'	15°52'52"
C4	32.94'	909.71'	S21°34'22"W	32.93'	2°04'28"
C5	245.82'	1721.74'	S25°27'09"W	245.62'	8°10'50"
C6	275.48'	1721.74'	S34°07'35"W	275.18'	9°10'02"
C7	55.82'	1721.74'	S39°38'20"W	55.81'	1°51'27"
C8	24.94'	4242.79'	S41°09'55"W	24.94'	0°20'12"
C9	151.30'	4242.79'	S42°21'19"W	151.29'	2°02'35"
C10	111.32'	996.60'	S46°34'52"W	111.26'	6°23'59"
C11	335.57'	996.60'	S59°25'37"W	333.99'	19°17'32"
C12	89.42'	394.27'	S68°04'31"W	89.23'	12°59'41"

POND MAINTENANCE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L36	50.00'	S59°20'28"E
L37	50.00'	N30°39'32"E
L38	201.56'	S52°12'58"E
L39	25.00'	S30°39'32"W
L40	200.00'	N59°20'28"W

LINE TABLE- CENTERLINE OF BRANCH AS IT MEANDERS: POINTS "B" - "C"					
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L14	34.97'	S64°11'27"E	L24	35.28'	N53°38'01"E
L15	45.96'	N71°16'10"E	L25	52.27'	S87°03'39"E
L16	16.72'	S69°19'54"E	L26	60.86'	S76°30'26"E
L17	20.66'	S31°03'32"E	L27	33.35'	N71°29'01"E
L18	105.33'	S88°08'41"E	L28	80.05'	S76°07'49"E
L19	27.42'	S23°50'07"E	L29	66.18'	S51°42'24"E
L20	20.14'	S61°01'02"E	L30	40.17'	S19°13'44"E
L21	30.11'	N76°00'36"E	L31	18.61'	S38°27'11"W
L22	54.03'	S53°07'33"E	L32	57.11'	S1°21'53"E
L23	36.81'	S68°17'07"E			

LINE TABLE - CENTERLINE OF SNOW CREEK AS IT MEANDERS: POINTS "A" - "B"		
LINE	DISTANCE	BEARING
L1	100.84'	S72°42'41"E
L2	35.14'	S82°11'37"E
L3	139.93'	S82°11'37"E
L4	159.98'	N89°29'49"E
L5	136.17'	S80°27'27"E
L6	82.25'	S69°23'48"E
L7	129.22'	S51°15'16"E
L8	26.72'	S77°06'49"E
L9	28.22'	N67°03'15"E
L10	5.32'	N51°00'32"E
L11	41.60'	N51°00'32"E
L12	140.22'	N29°25'20"E
L13	63.76'	N12°20'44"E







