

60 ACRES KING & QUEEN COUNTY, VIRGINIA

PRICE - \$99,500



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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP
- III. PLAT
- IV. AERIAL PHOTOGRAPH
- V. TOPOGRAPHIC MAP
- VI. LOCATION MAP
- VII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on King & Queen County Tax Map records as portion of parcel number 23-162R-1386. According to the enclosed preliminary plat, this Parcel # 3 of the preliminary “Dragon View Farms” subdivision contains 60 acres. The deed for the original parent tract is recorded in Instrument # 140000416.

The subject property is currently zoned Agricultural (A). An intermittent tributary creek meanders through the subject property and eventually drains into Tastine Creek which is south of the property.

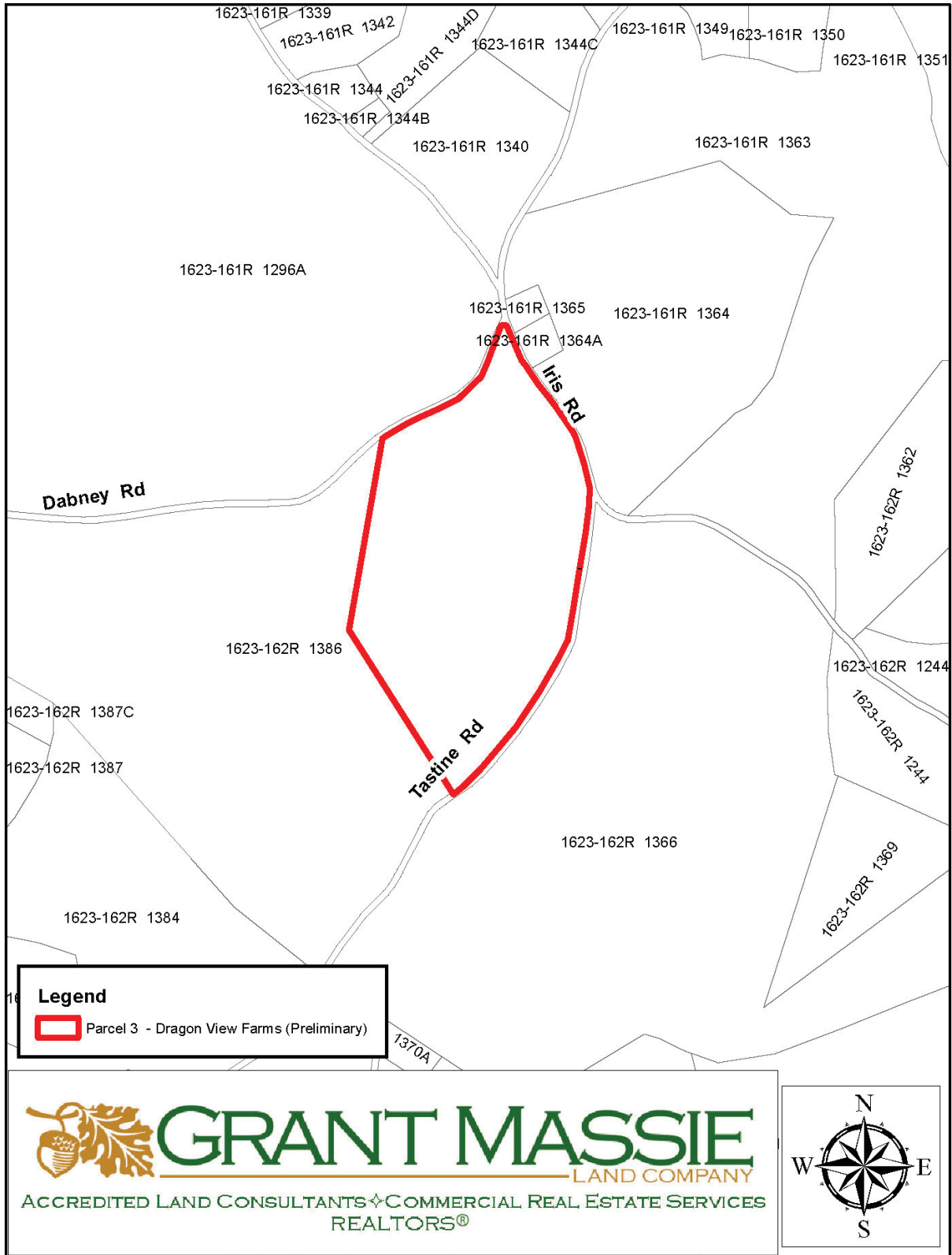
There are approximately 1,040 feet +/- of paved road frontage on State Route 613 (Dabney Road), about 2,100 feet +/- of gravel road frontage on State Route 611 (Tastine Rd) and about 1,125 feet +/- of gravel road frontage on State Route 609 (Iris Road). When combined, the subject property contains approximately 0.80 miles +/- of state road frontage.

The subject property is characterized as rolling woodland that was cut-over in 2015. Some natural pine seedlings have regenerated since the harvest; however, it is not uniform regeneration over the property. **This property may be subject to the Virginia Seed Tree Law.**

The subject property is located about 10.5 miles +/- northeast of West Point and 53 miles +/- to metro Richmond. It is also located 7.6 miles from U.S. Route 17 providing easy access between Yorktown (41 miles +/-) and Fredericksburg (77 miles +/-).

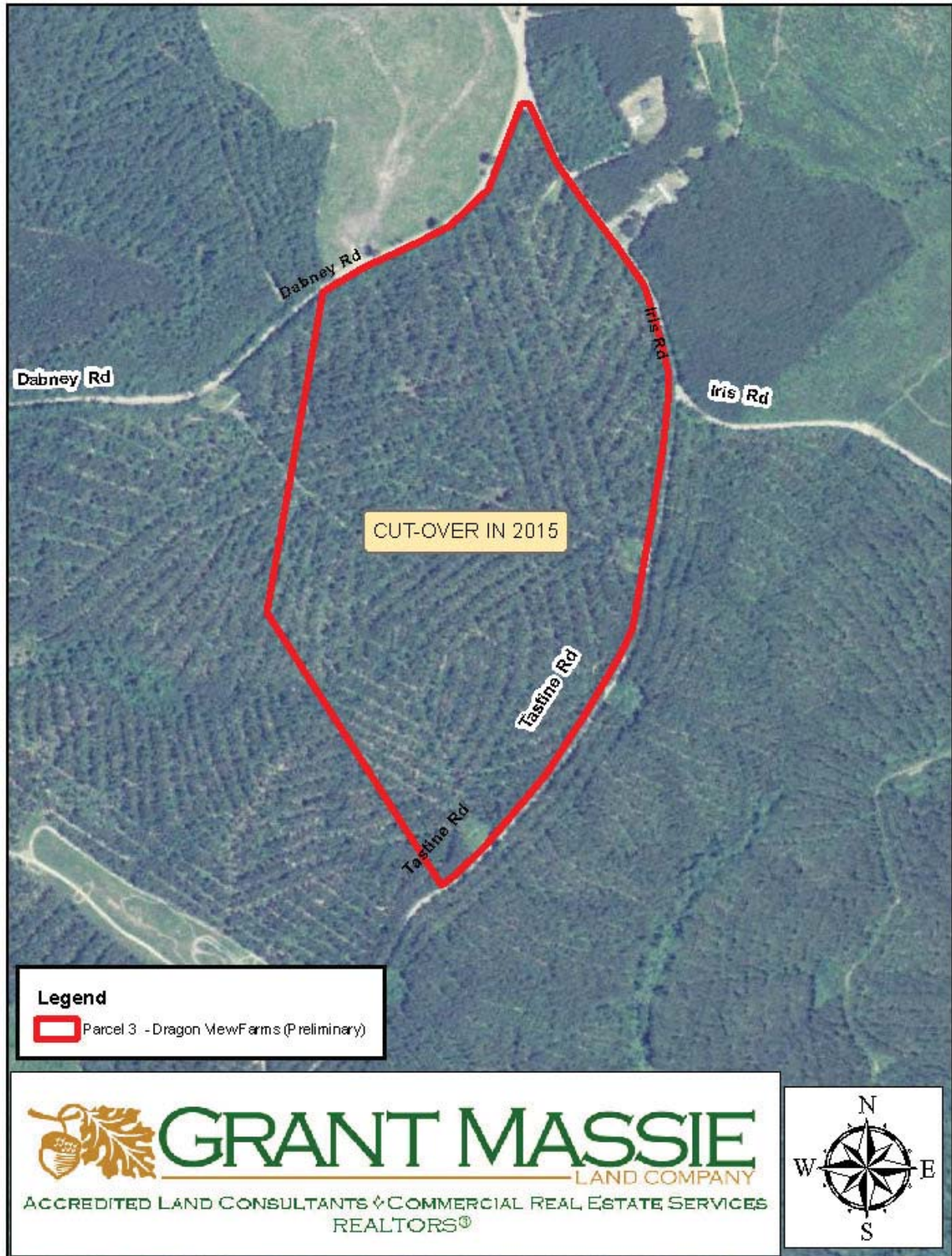


TAX MAP

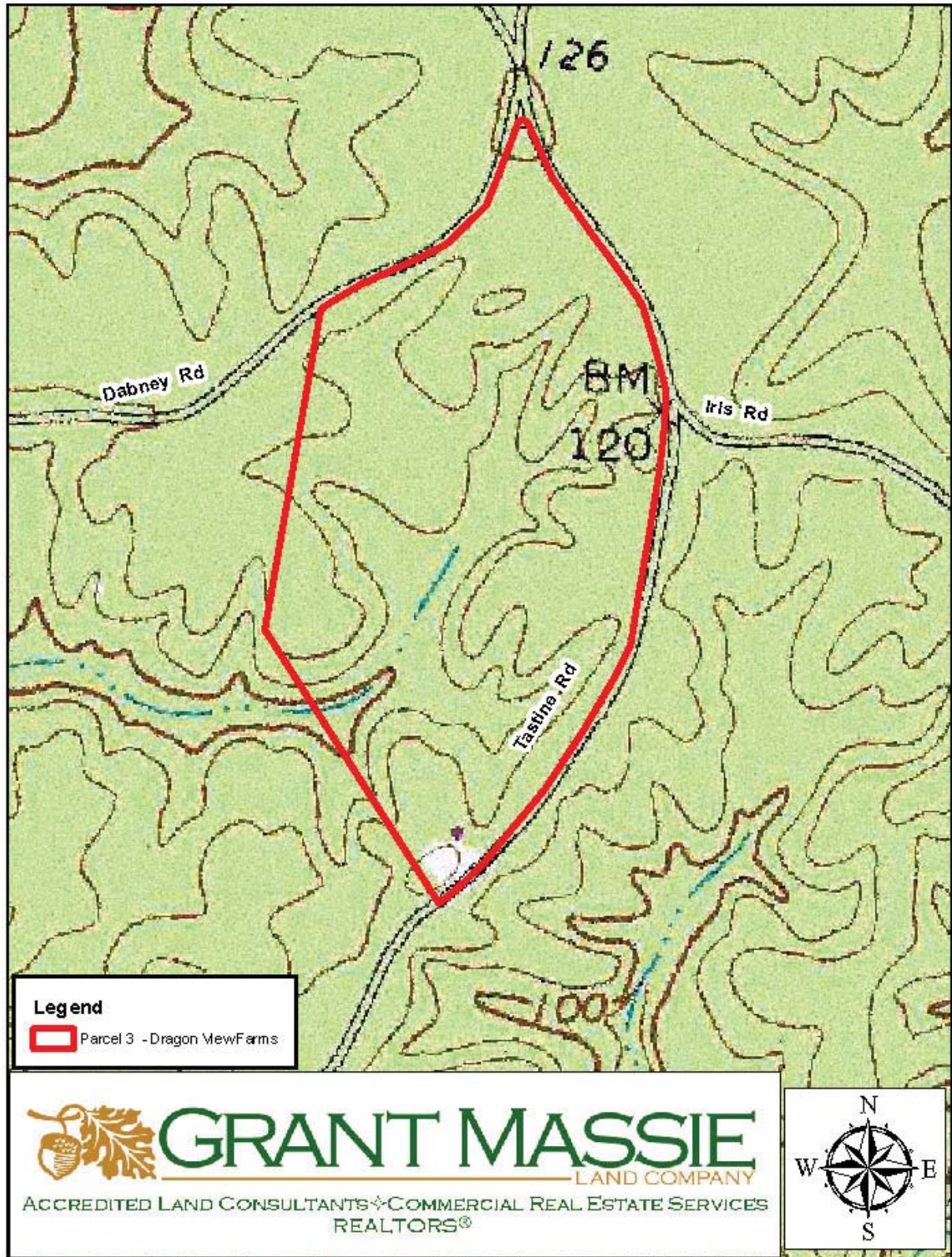




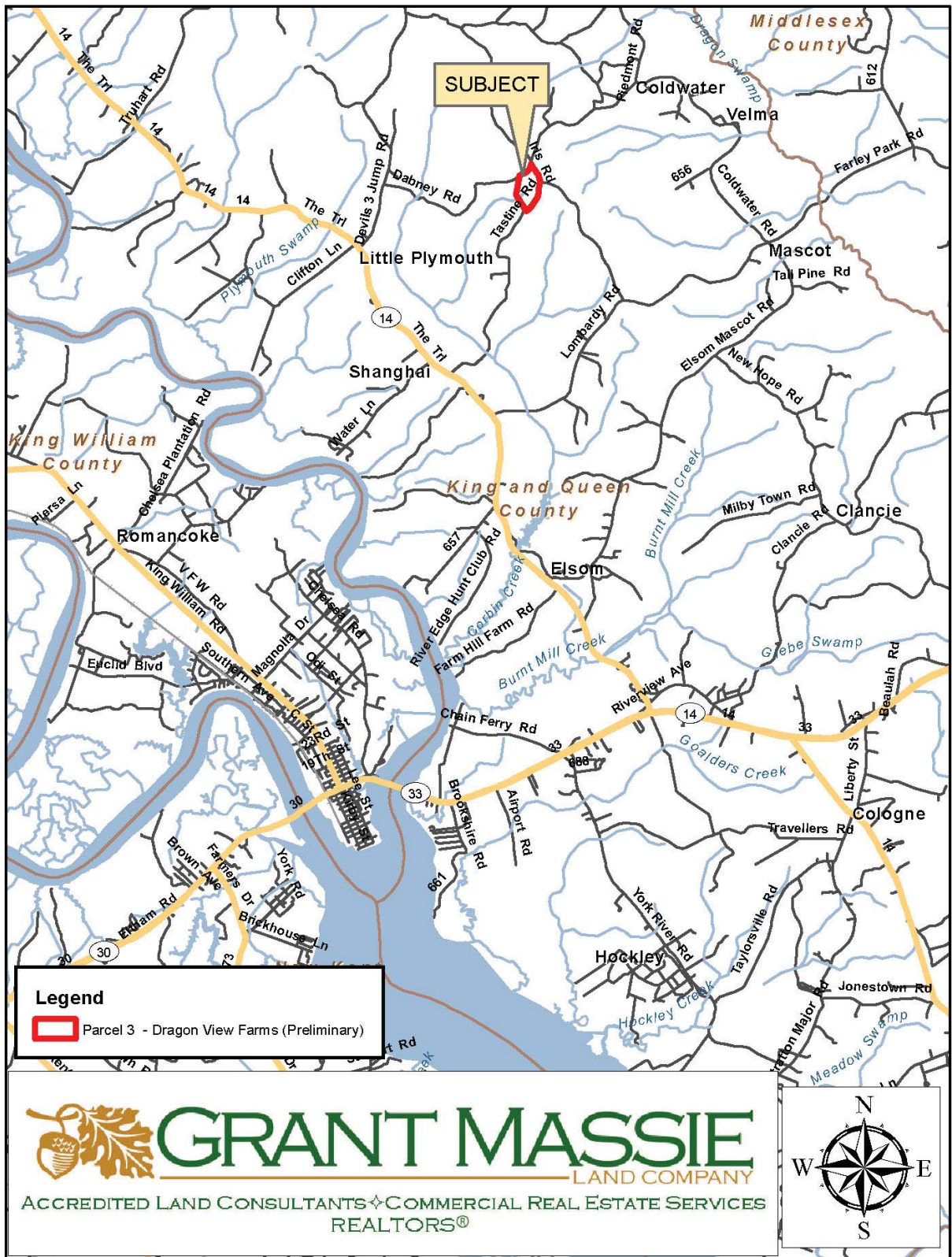
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 60 ACRES KING & QUEEN COUNTY, VIRGINIA



PROPERTY INFORMATION

*FRONTAGE ON DABNEY ROAD, ON IRIS ROAD & ON TASTINE ROAD

*ADJACENT 58.4414-ACRE PARCEL FOR SALE TOO, SUBJECT TO AVAILABILITY

*LOCATED ACROSS ROAD FROM DRAGON RUN STATE FOREST PROPERTY

* CUTOVER WOODLAND TRACT FROM 2015 WITH NATURAL REGENERATION

\$99,500

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.