

58.4414 ACRES KING & QUEEN COUNTY, VIRGINIA

PRICE - \$99,500



REPRESENTED BY:

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PROPERTY DESCRIPTION

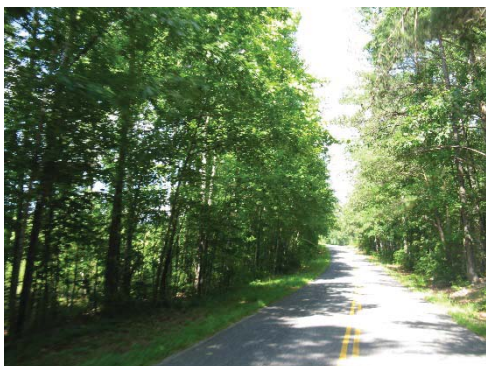
The subject property is shown on King & Queen County Tax Map records as portion of parcel number 23-162R-1386. According to the enclosed preliminary plat, this Parcel # 2 of the preliminary “Dragon View Farms” subdivision contains 58.4414 acres. The deed for the original parent tract is recorded in Instrument # 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.

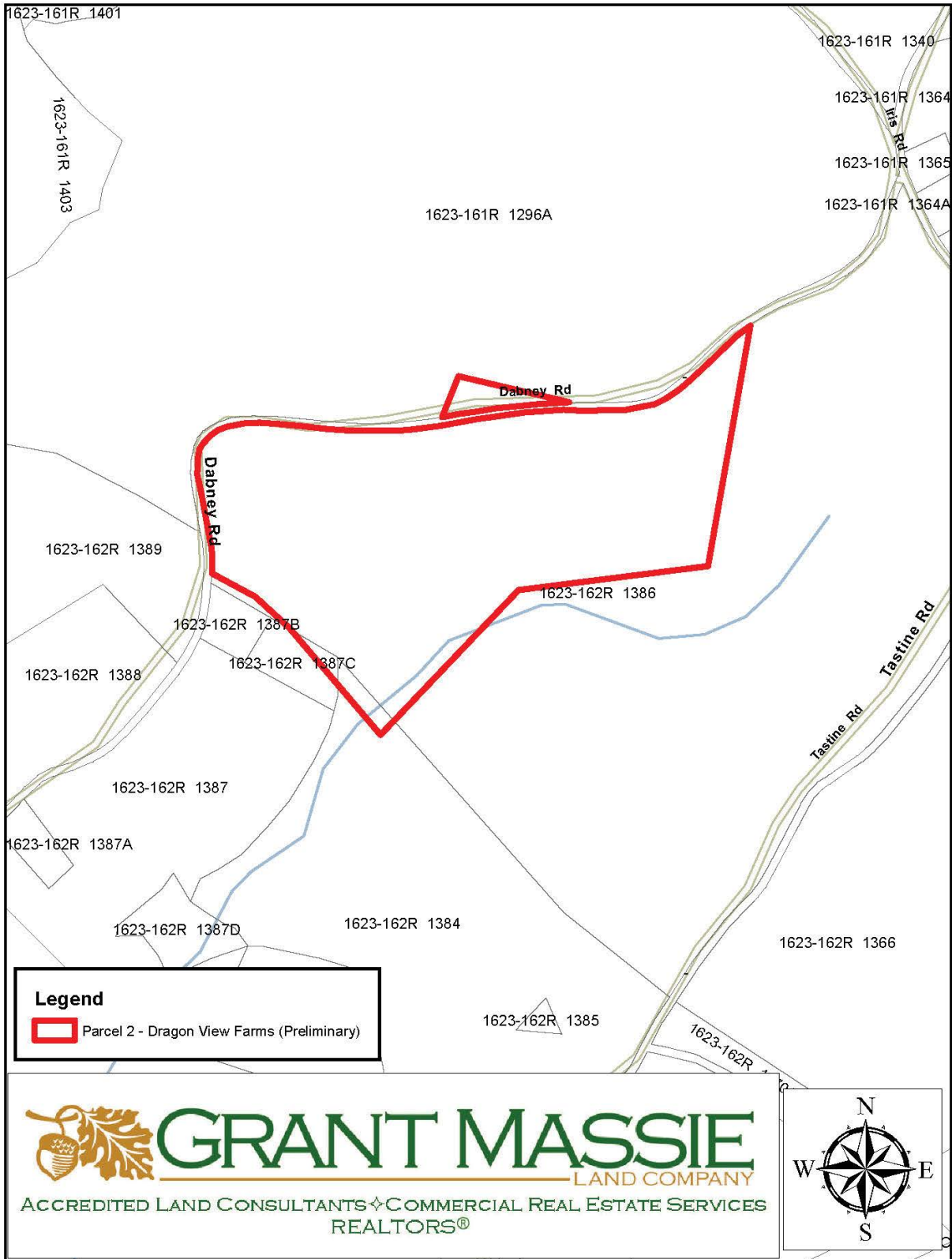
There are approximately 3,500 feet +/- of paved road frontage on the southside of State Route 613 (Dabney Road) and approximately 600 feet +/- of frontage on the northside of Dabney Road. When combined, the subject property contains approximately 0.75 miles +/- of state road frontage.

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

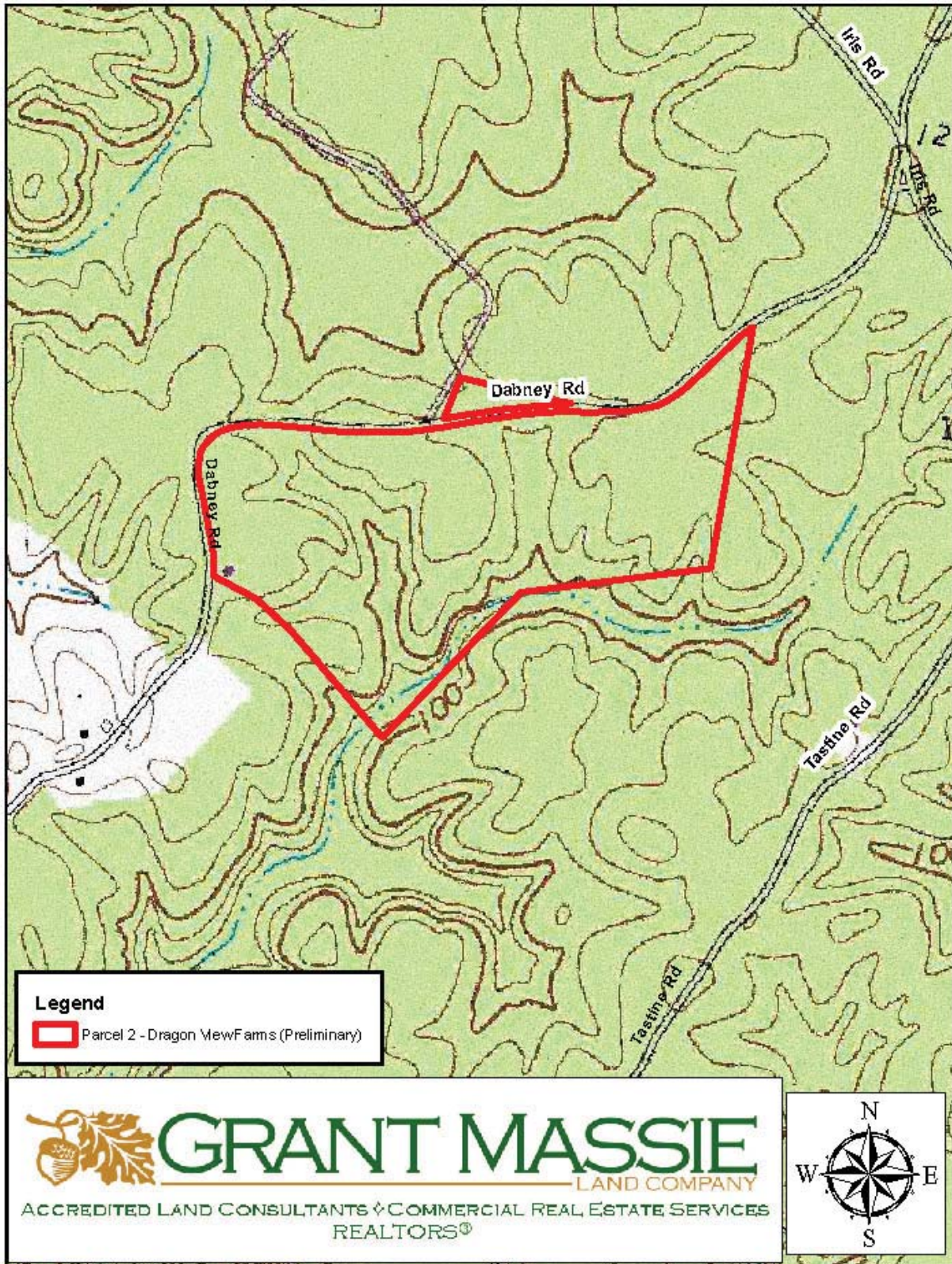




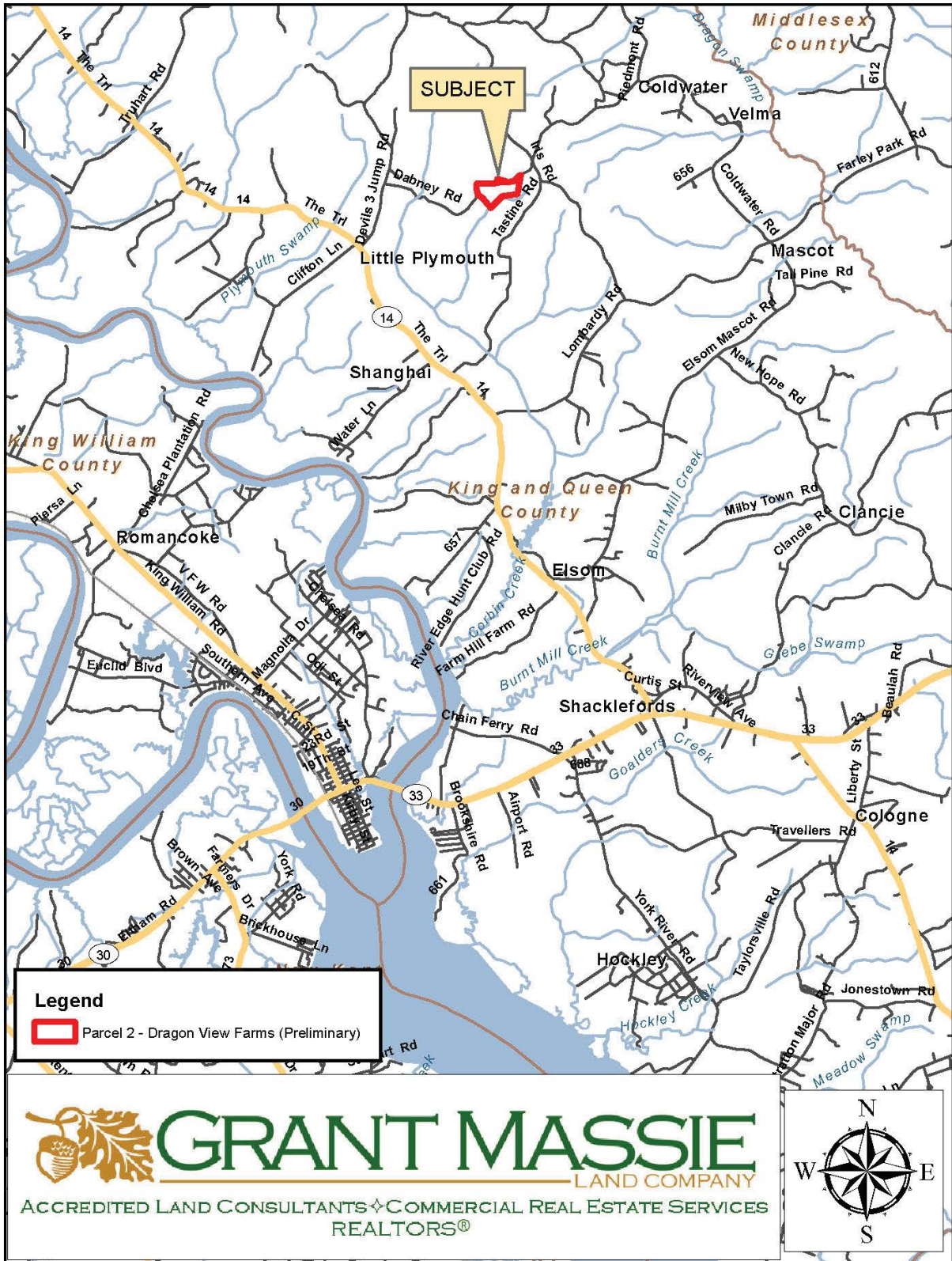
AERIAL PHOTOGRAPH



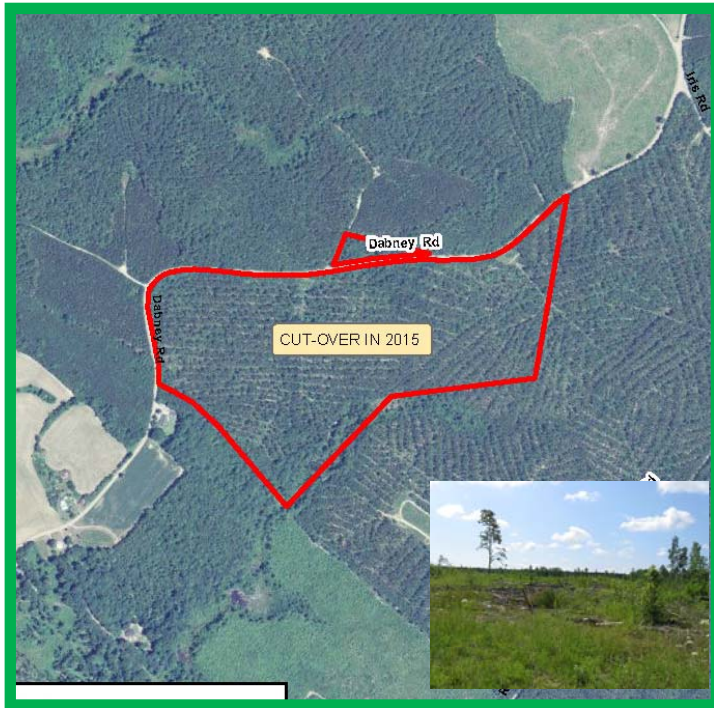
TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 58.4414 ACRES KING & QUEEN COUNTY, VIRGINIA



PROPERTY INFORMATION

- *LONG FRONTAGE (0.75 MILES +/-)
ON DABNEY ROAD
- *ADJACENT 60-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.