

481.11 ACRES +/- CAROLINE COUNTY, VA

ASKING PRICE - \$999,996



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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 68-A-87B, 68-A-88 & 68-A-89. According to the tax records the property contains 481.11 total acres. The deed is recorded in Deed Book 486 on Page 389 and Deed Book 1089 Page 867. A review of the Caroline County Tax Records indicates the following:

481.11 Acres (Contiguous Tracts joining I-95 Northbound Rest Area)

<u>Tax Map Number</u>	<u>Acreage</u>
68-A-87B	29.6
68-A-88	247.33
68-A-89	<u>204.18</u>
	481.11

The subject property is currently zoned Rural Preservation; however approximately 70 acres falls within the Ladysmith Community Development area and is designated Planned Residential Development on the Future Land Use Plan. There are approximately 2,500 feet of road frontage on the northbound side I-95 and 435 feet of frontage on Golansville Road. Approximately 90 acres of the property is open cropland. Approximately 22 acres of the 247.33 acre parcel is on the west side of I-95 and has short frontage along Golansville Road, however is not assessable because of highway guard rail along the frontage.

Public water and public sewer run along the property line on the east side of I-95 north from the rest area.

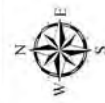
The property has mixed timber. Much of the property was cut-over around 2000 to 2002. It appears that seed trees were left for natural regeneration on those areas. It appears that approximately 65 acres was not cut and has mixed pine and hardwood. Another 40+/- acres near I-95 was re-planted around 2000 to 2002.



LADYSMITH COMMUNITY PLAN Future Land Use Map

LEGEND

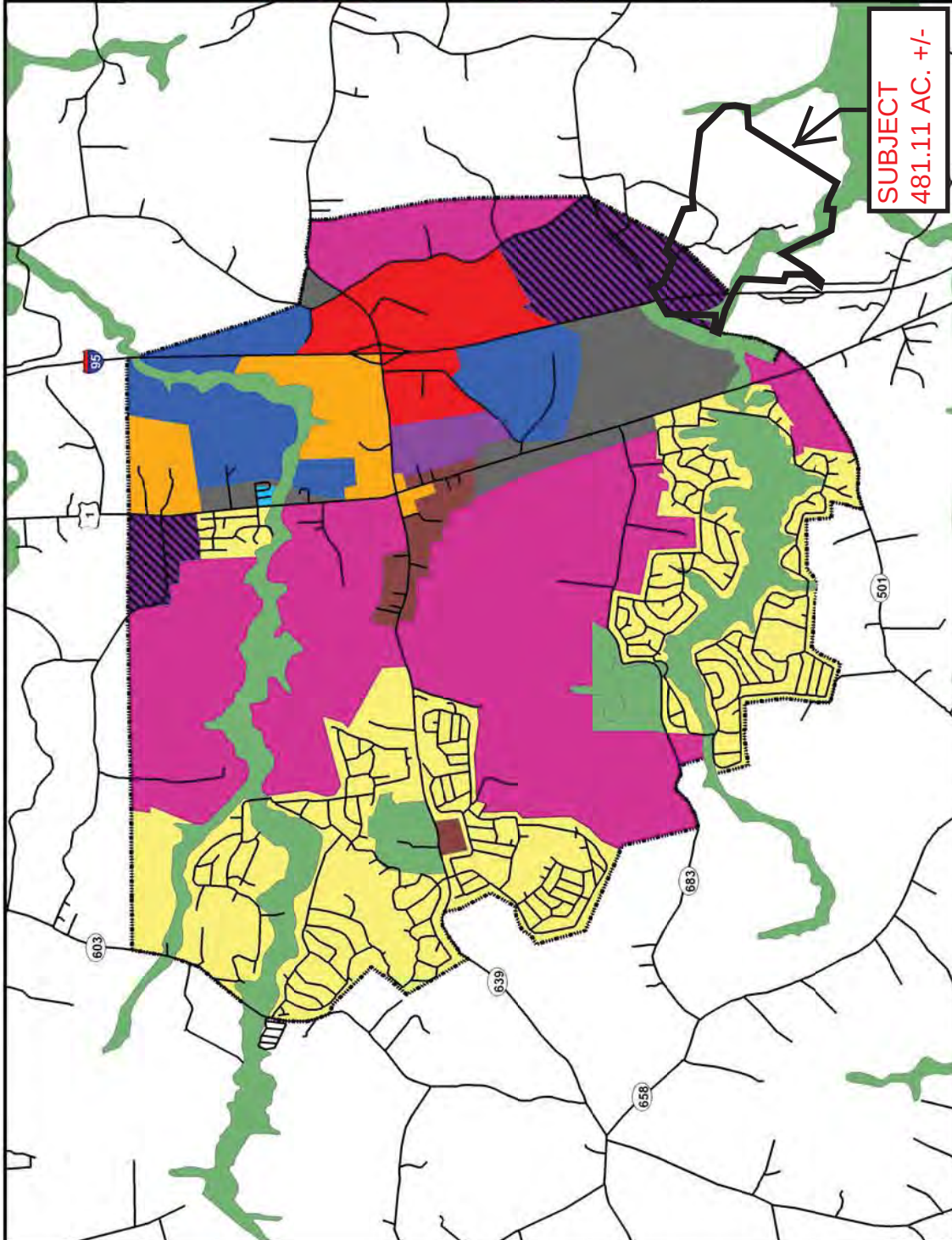
- Primary Growth Area Boundary
- Neighborhood Business
- Community Business
- General Business
- Regional Business
- Light Industrial
- Mobile Home Park
- Office Business
- Open Space/Flood Plain
- Planned Mixed Use Development
- Planned Residential Development
- Residential Low Density



Miles

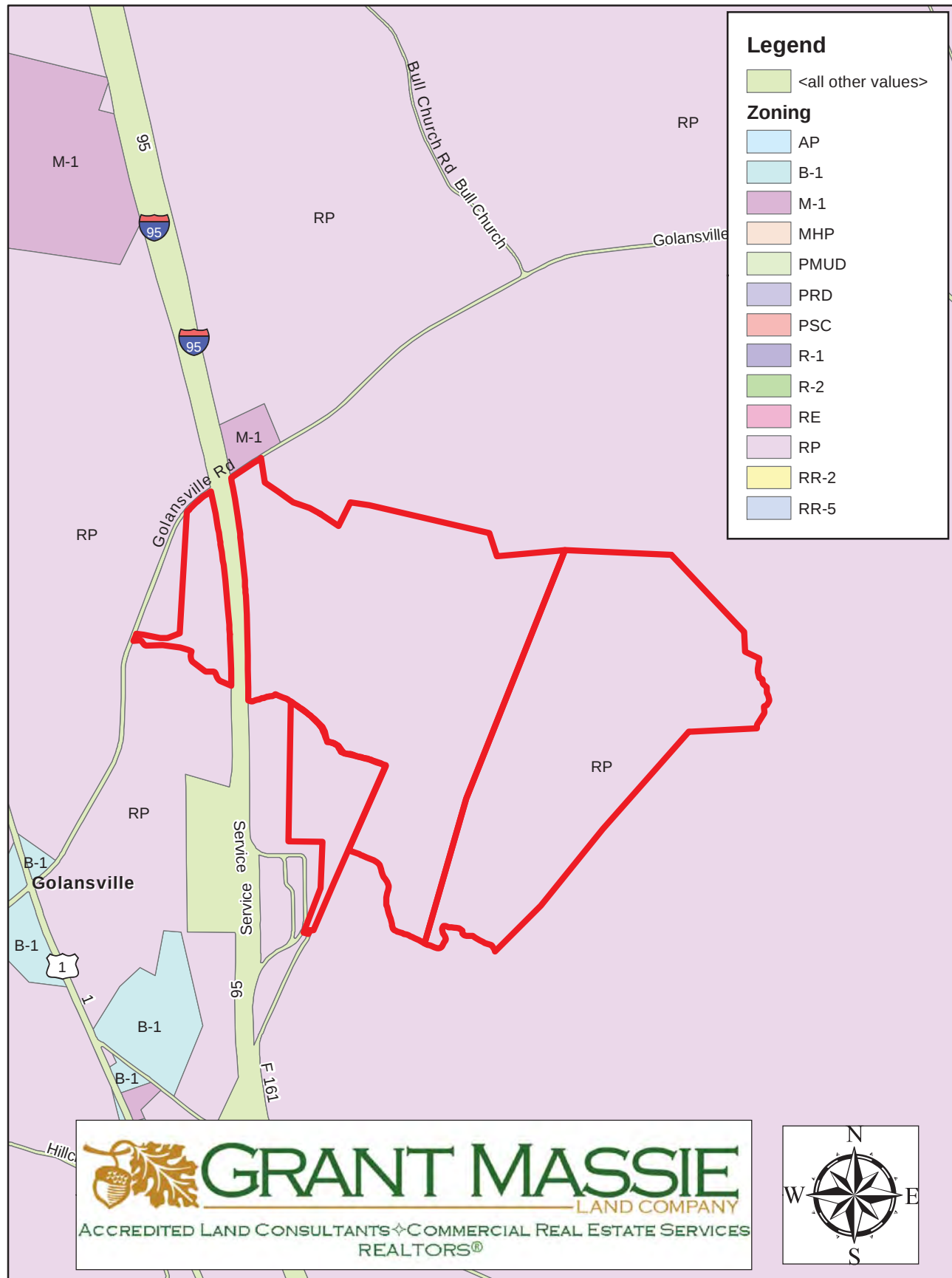


GEORGE
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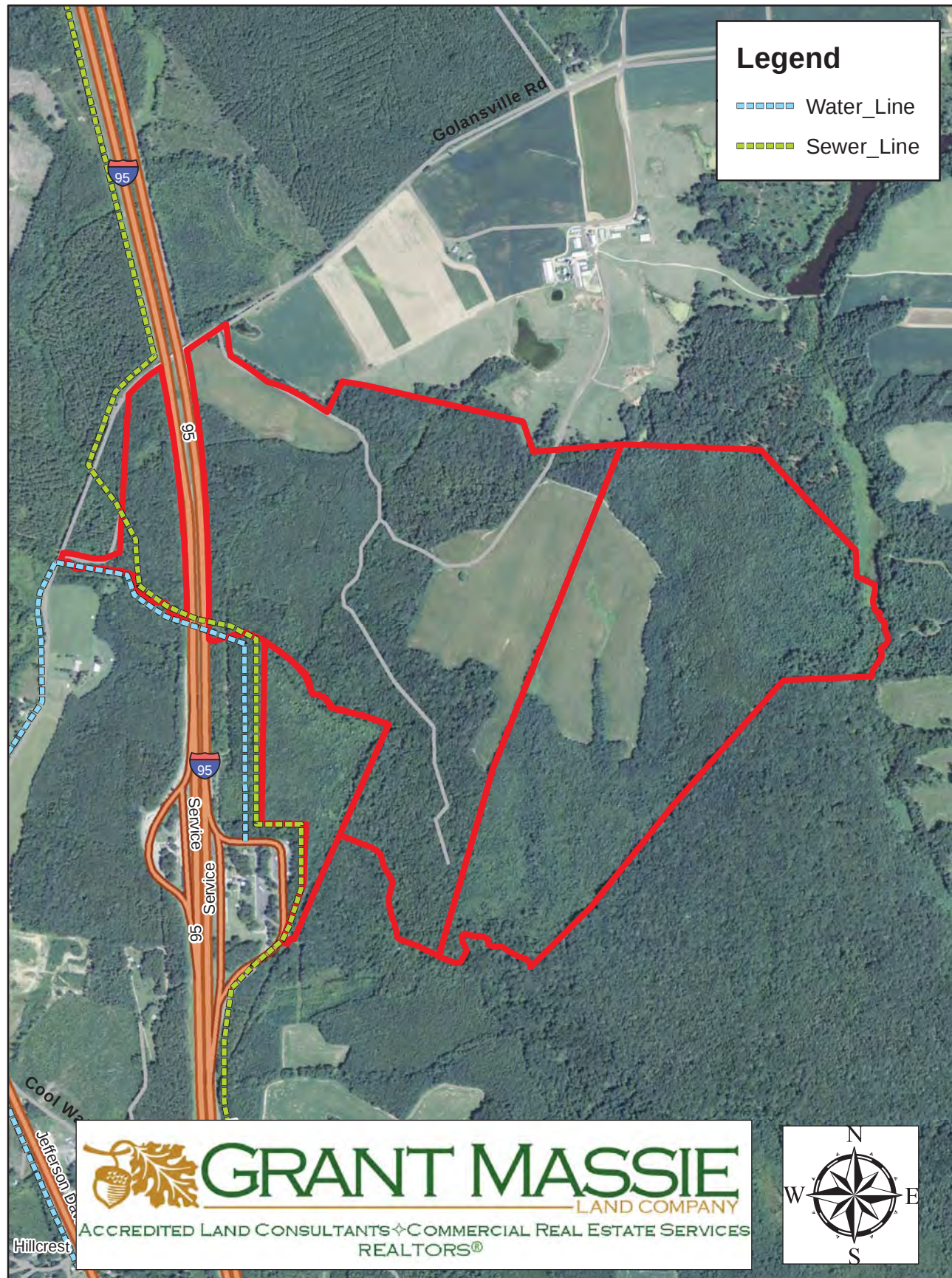


Map 8-4

ZONING MAP - 481.11 ACRES



AERIAL PHOTO - 481.11 ACRES



Legend

- Water_Line
- Sewer_Line

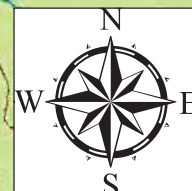
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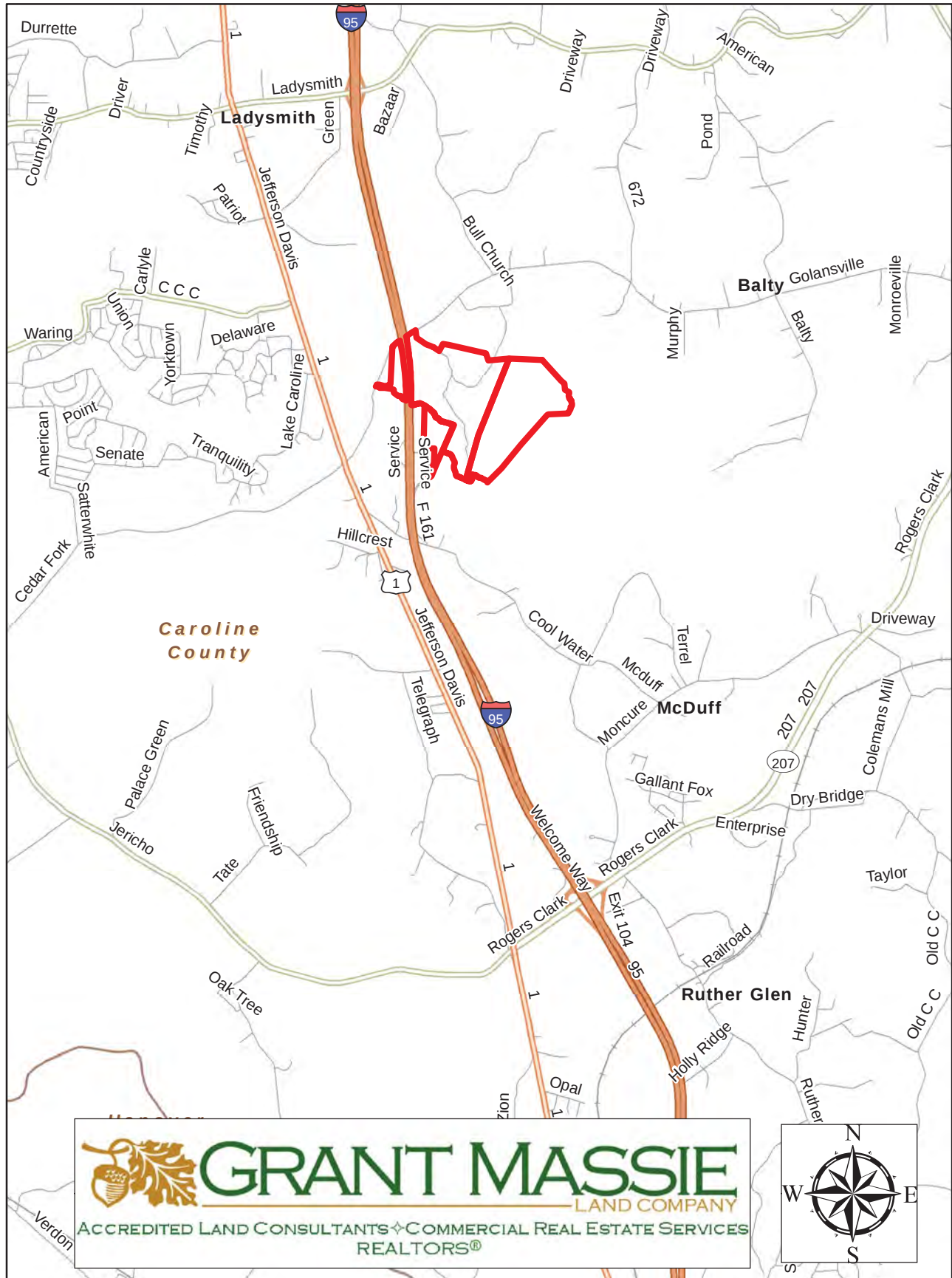
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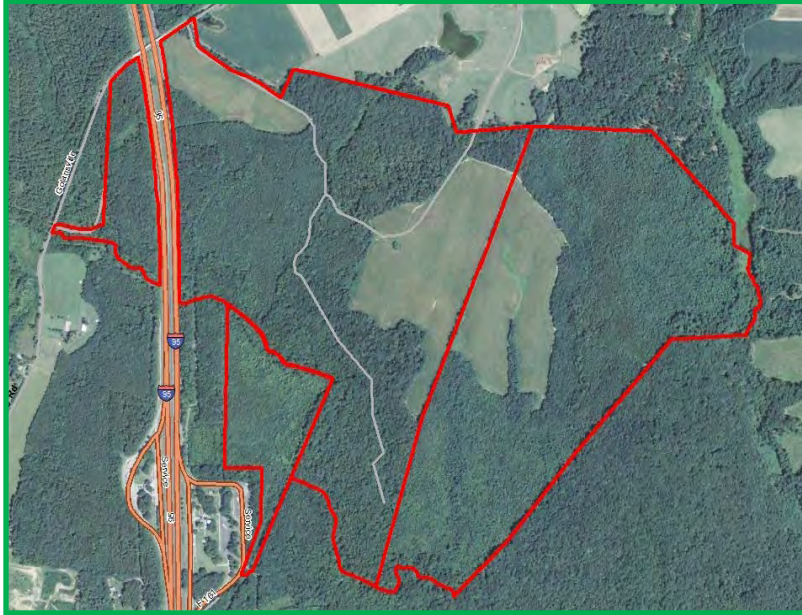
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LOCATION MAP - 481.11 ACRES



FOR SALE - 481.11 ACRES IN CAROLINE COUNTY, VIRGINIA



PROPERTY INFORMATION

- *PUBLIC WATER & SEWER AVAILABLE
- *90 ACRES IN CROPLAND WITH REST
IN MIXED TIMBER
- *ZONED—RURAL PRESERVATION
- *FRONTAGE ON INTERSTATE 95
- *PART IN LADYSMITH DEVELOPMENT
AREA

\$999,996

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.