

235.01 +/- ACRES MIDDLESEX COUNTY, VIRGINIA

ASKING PRICE - \$1,750,000

❖ ALSO AVAILABLE IN 3 PARCELS, SEE DETAILS INSIDE



REPRESENTED BY:

BILL GRANT
ALC, VLS
804-754-3476

JEFFREY HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject property is shown on Middlesex County Tax Map records as parcel number 2-1-1, 2-25 & 2-26 . According to the tax records the property contains 19.78, 0.23 and 215 acres. The deed is recorded in Deed Instrument # 110001664 & 110000017 . A review of the Middlesex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
2-1-1	19.78
2-25	0.23
2-26	<u>215.00</u>
	235.01

The subject property is currently zoned LDR (Low Density Rural). The 215 acre property is located on a 50-foot easement to State Route 601 (McKans Road) and has no state road frontage. The 19.78 acre parcel is designated as Plat Parcel 1 of Pirates Bluff Subdivision which has a private road access from Route 600 (Butylo Road). This parcel has approximately 527.7 feet +/- of frontage on the Rappahannock River

There is approximately 2,300 feet of total river frontage on the Rappahannock River for the three parcels with 1,850 feet on the 215 acre parcel. There is direct on-site river access at McKann's Landing. There is a nice network of roads throughout the subject property along with a heavily engineered road crossing with 3 large culverts over Mill Branch

The 215 acres has 65 acres +/- on the river side of the low-grounds. The remaining 150 acres has approximately 18 acres of cropland with the balance in mixed small timber. **The Seller has reserved the timber west of Mill Branch and it is under contract to be harvested within the next 18 months +/-.**

The subject property is also being offered as three parcels as follows and shown on the enclosed Parcel Map:

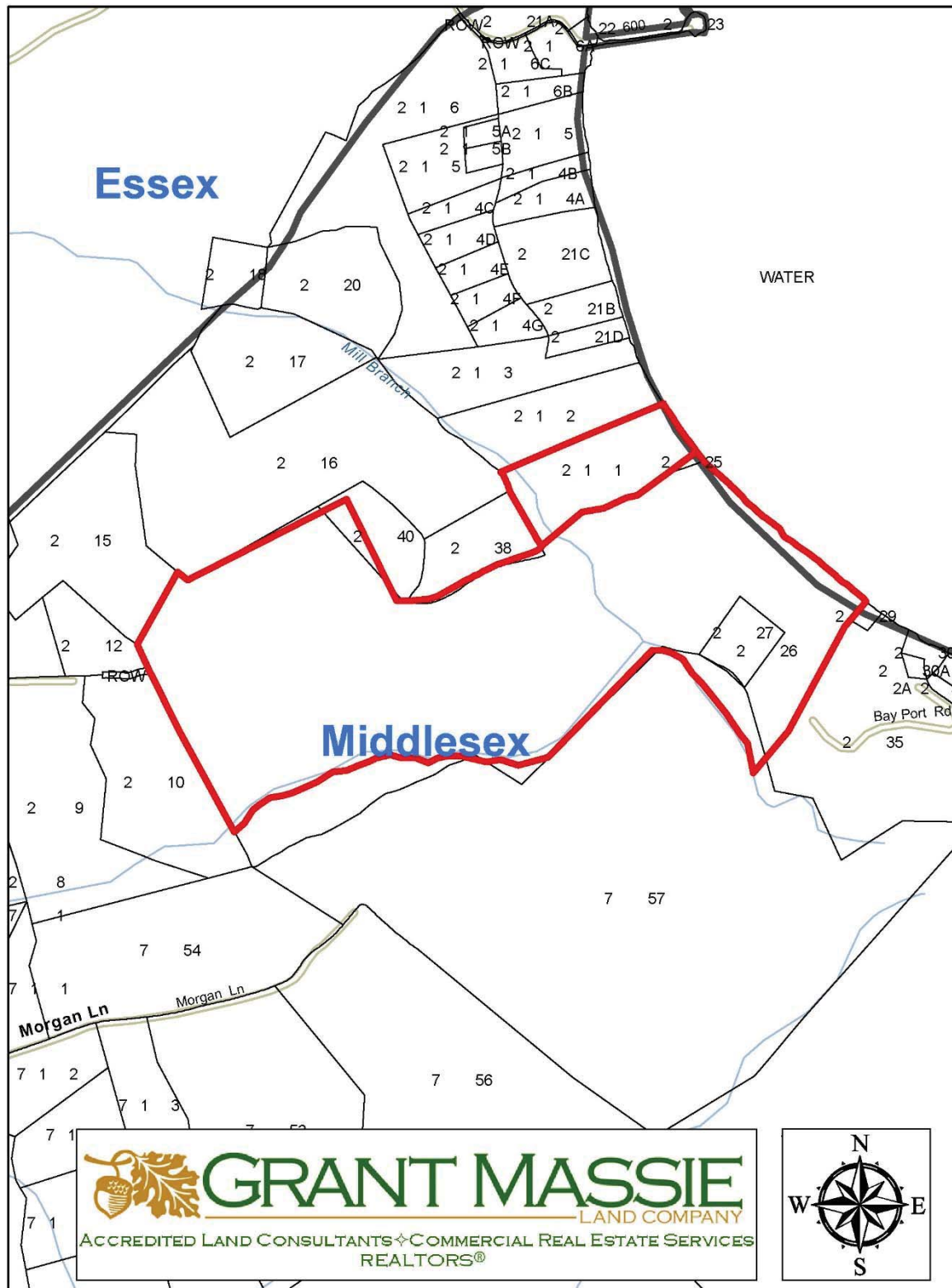
- 1) Parcel 1 (19.78 Acres in Pirates Bluff Subdivision) – Asking Price: \$500,000;**
- 2) Parcel 2 (65 Acres +/- on Rappahannock River) – Asking Price: \$1,000,000; and**
- 3) Parcel 3 (150 Acres +/- West of Mill Creek, Timber Reserved) – Asking Price: \$400,000.**



PHOTOGRAPHS





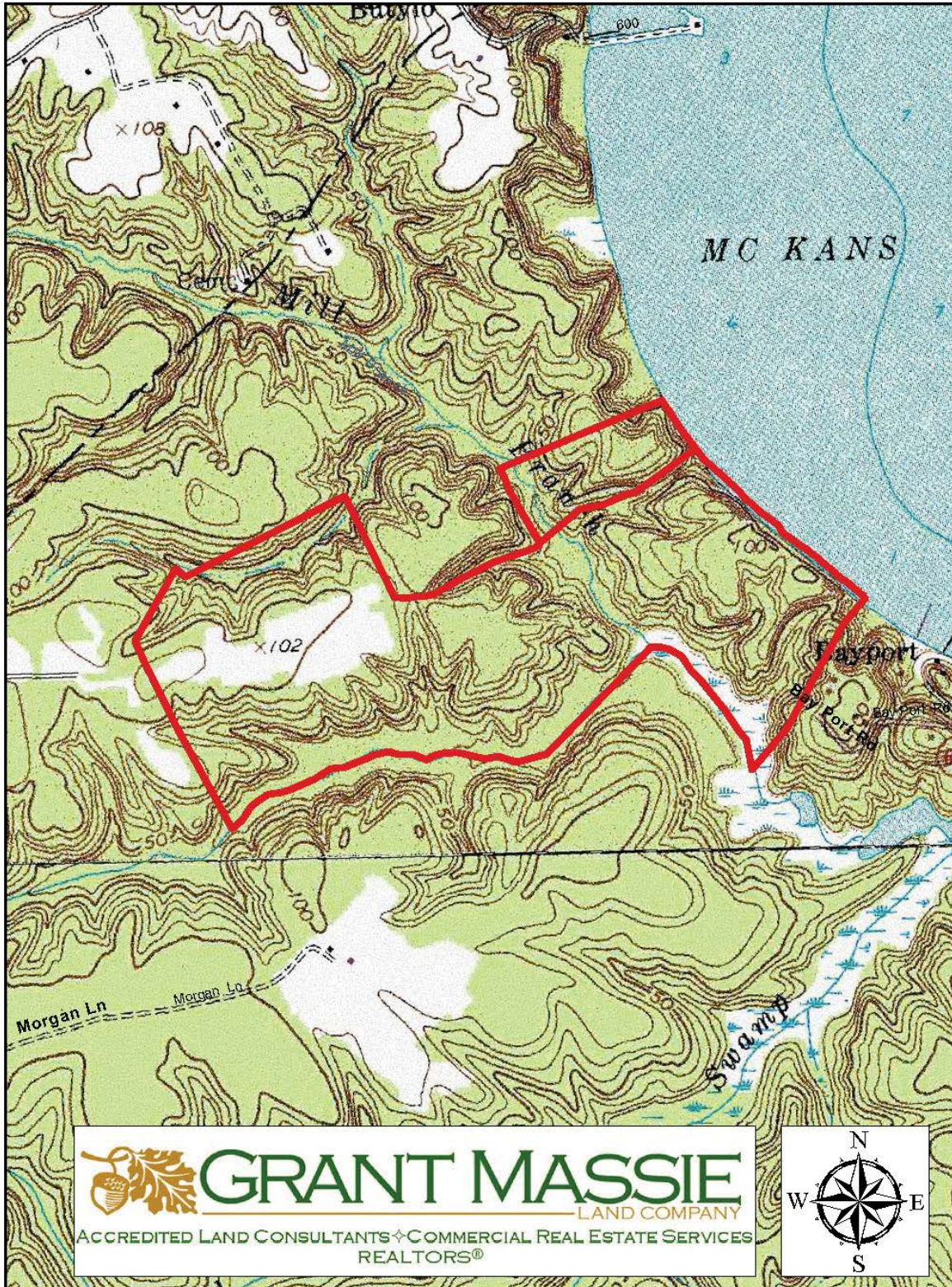




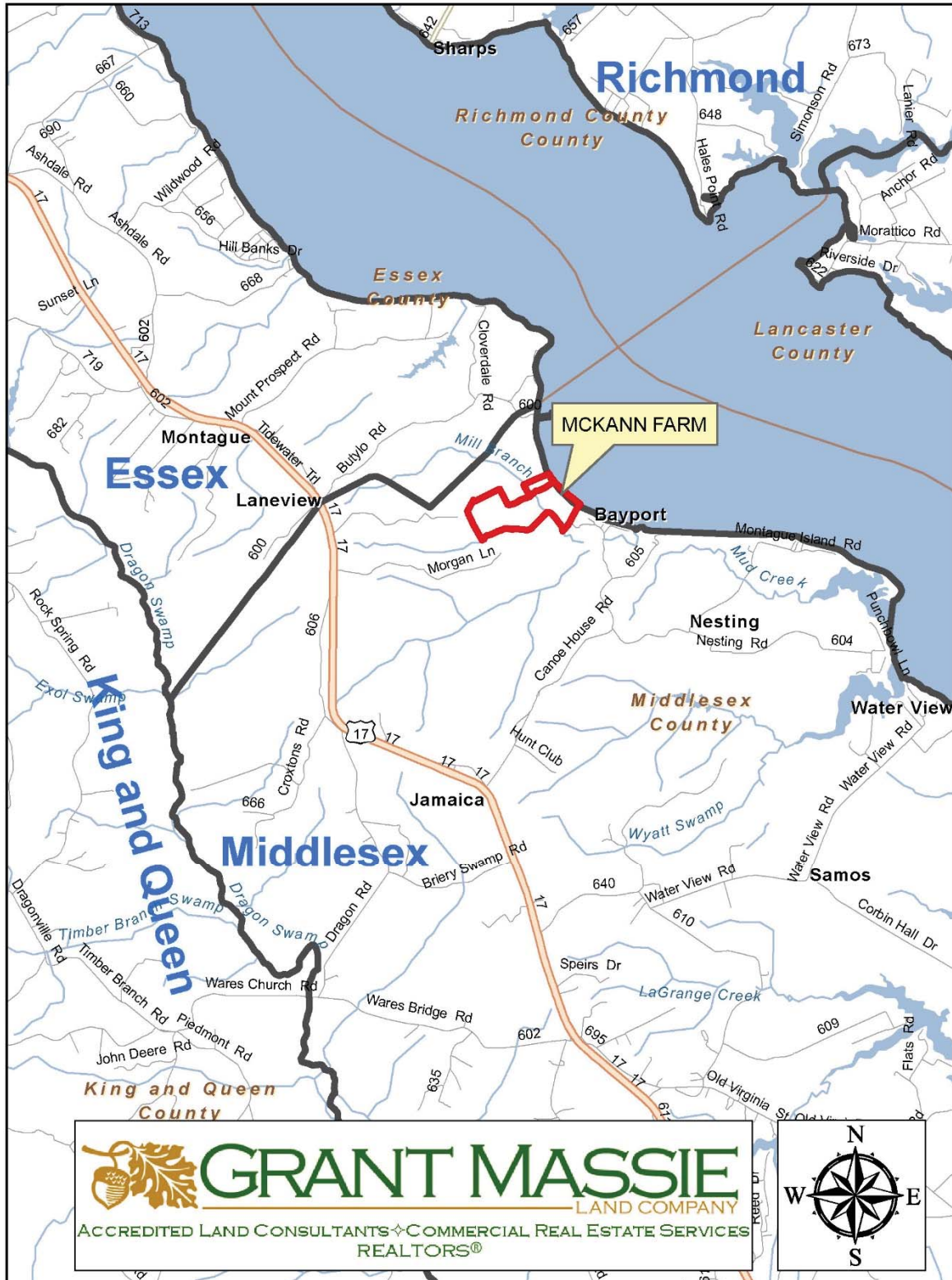
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



Rappahannock Riverfront for Sale

235 ACRES +/- IN MIDDLESEX COUNTY, VA



PROPERTY INFORMATION:

- ✧ Available in Entirety or as Three Separate Parcels.
- ✧ Exceptional Views of the Rappahannock River along with 2,300 feet +/- of River Frontage.
- ✧ On-site River Access at McKann's Landing.
- ✧ About 18 Acres of Cropland & 11 Acres +/- of Elevated Openland near River.
- ✧ Natural Mature Woods on Riverside of Mill Branch But Timber Reserved West of Branch.
- ✧ 50-foot Easement to Rt 601 (McKanns Rd) and Easement over Pirates Bluff to Rt 600 (Butylo Rd).

\$1,750,000

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LAND COMPANY
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REALTORS®

1403 PEMBERTON ROAD, SUITE 106 RICHMOND, VA 23238
(804) 750-1200 · FAX: (804) 754-3485 · TOLL FREE: 1-800-665-LAND

All information is deemed reliable, but not guaranteed.

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