

48.8-AC. JAMES RIVER ESTATE HENRICO COUNTY, VA

ASKING PRICE - \$1,700,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Henrico County Tax Map records as parcel number 805-674-5276. According to the tax records the property contains 48.891 acres. The original deed is recorded in Deed Book 782 on Page 317, and a more recent reference can be found in Will Book 158 on Page 2003.

Per the recorded plat, the subject property contains about 810 feet +/- of deep water frontage on James River. The property is located about one-third of a mile North of Osborne Pike Boat Landing and Kingsland Reach Marina for your recreational pursuits (i.e., fishing, boating, sailing, waterskiing, etc.)

The subject property is currently zoned Agricultural (A-1). It contains approximately 38 acres of cropland (about 15.5 acres along the river and 22.5 acres along the road). The balance is wooded surrounding the homesite.

On the recorded plat, there are approximately 1,625.4 feet +/- of road frontage on Osborne Turnpike. The property is a short 10 minute +/- drive to Shockoe Bottom and conveniently located near Chesterfield County via State Route 895 (Pocahontas Parkway), Richmond International Airport (RIC), etc.

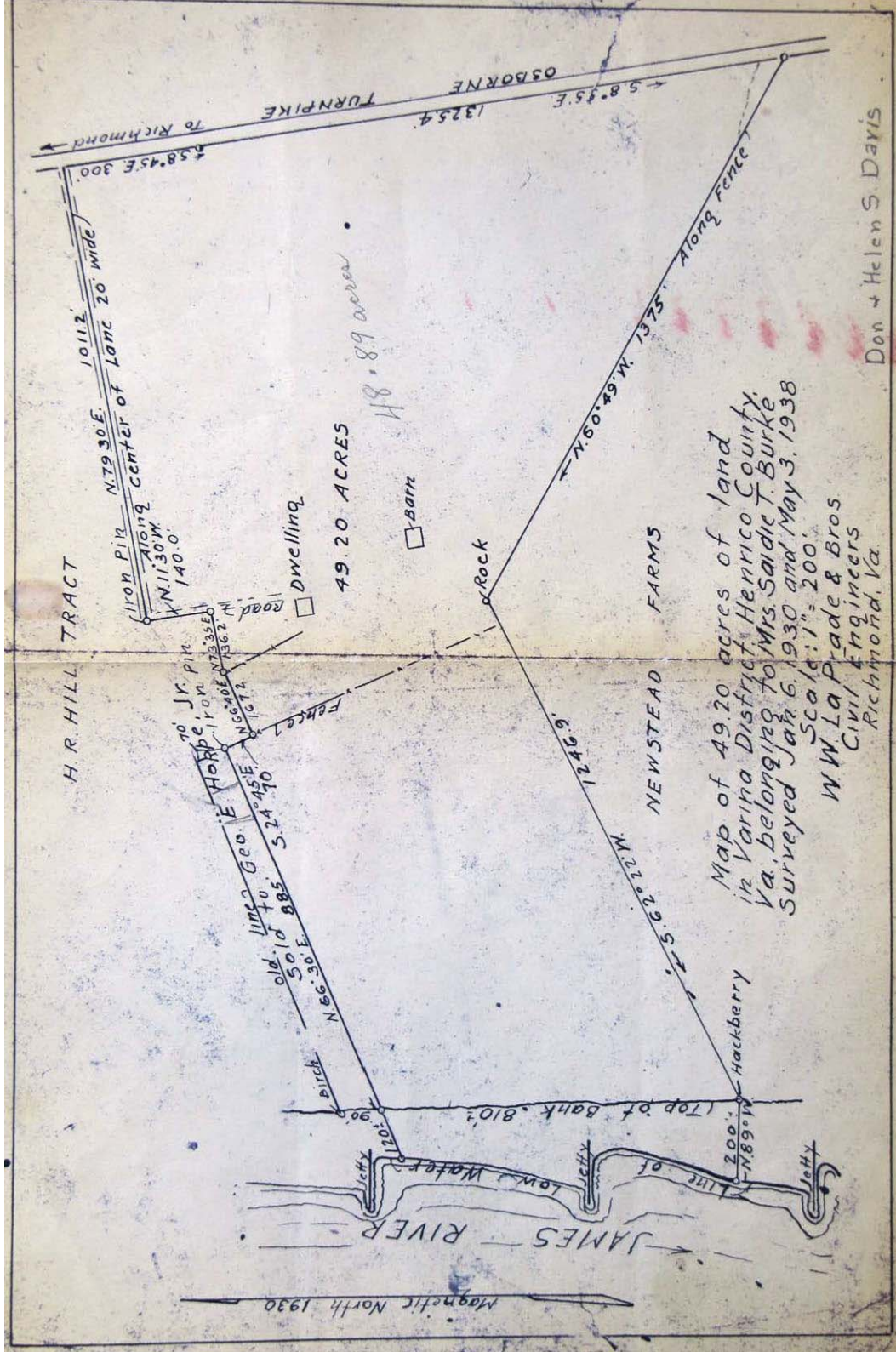
Improvements include 2,351-sq. ft Cape Cod (circa 1925) with 4 bedrooms, one full bathroom and an unfinished basement and a small 672-sq. ft bungalow cottage. There are two small detached 1-car garages/storage shed and a dilapidated barn. **NOTE: These improvements don't add any value to the subject property and are being offered "As-Is, Where-Is."**

This property is ideal for a large single-family riverfront estate, a family riverfront division, conservation easement, nutrient bank, etc. Come explore your visions of Cedar Crest on the James River and plan your future. Henrico County would potentially allow up to a 10-lot agricultural division of the subject property subject to their approval process.

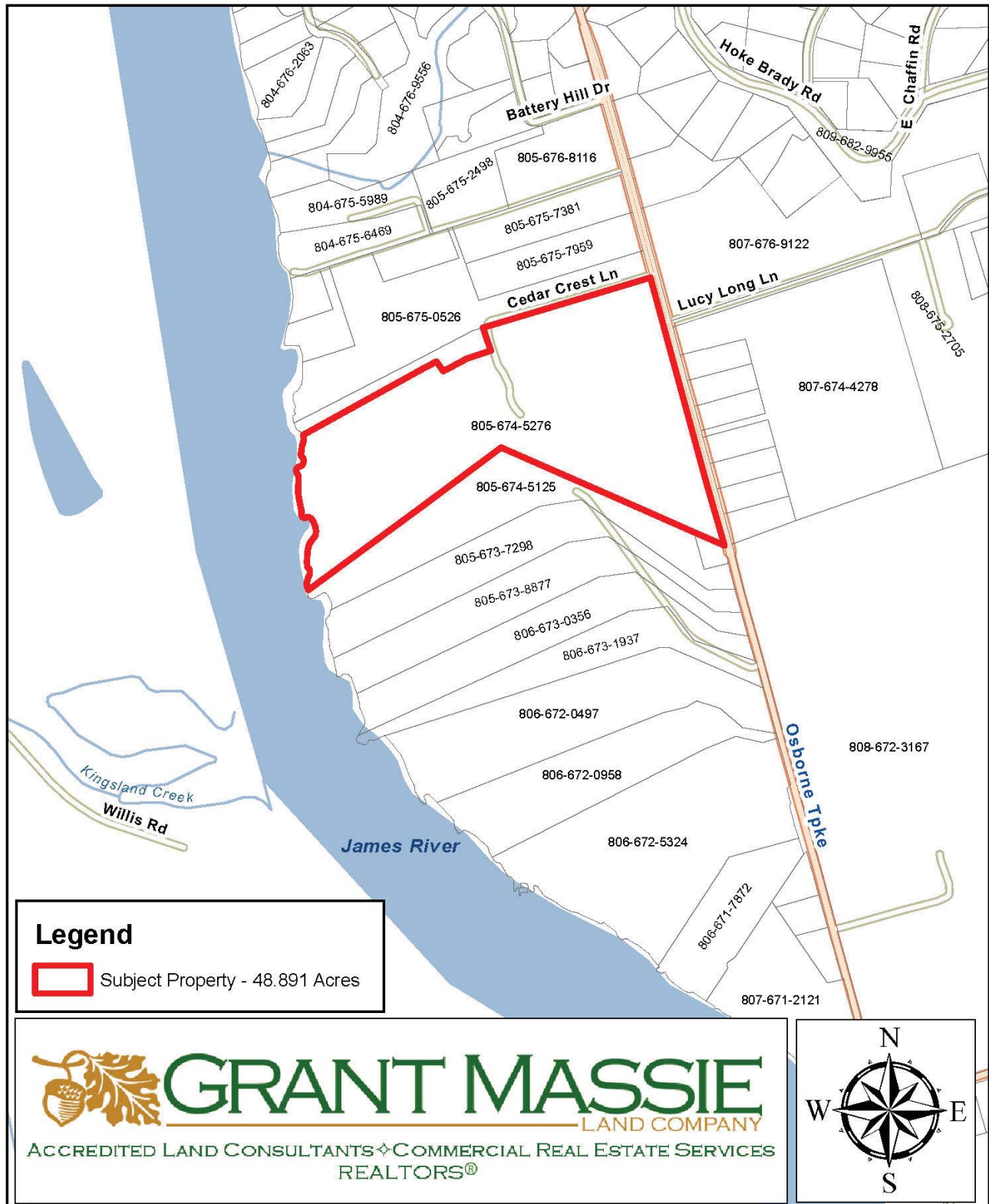
PHOTOGRAPHS



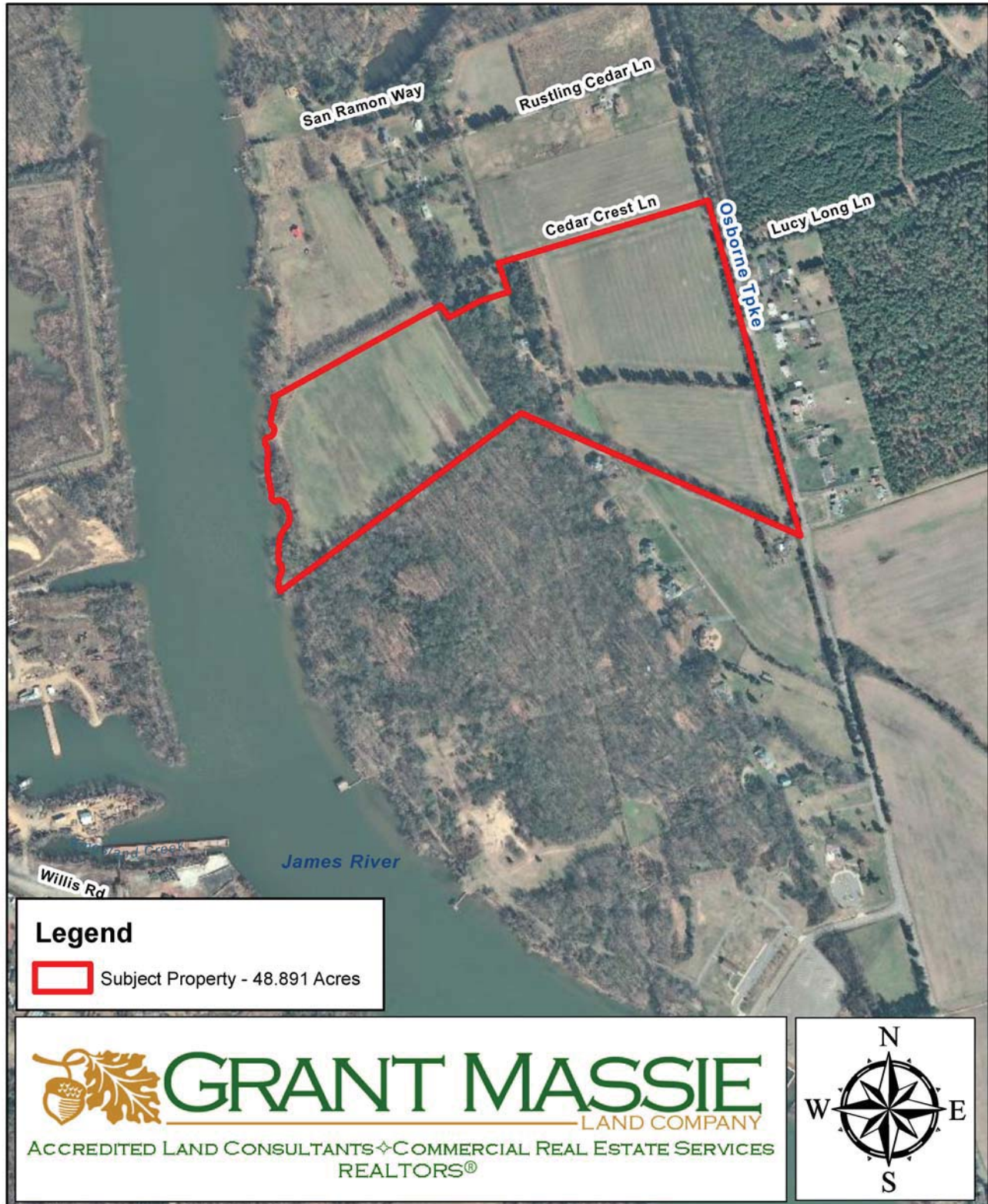
PLAT



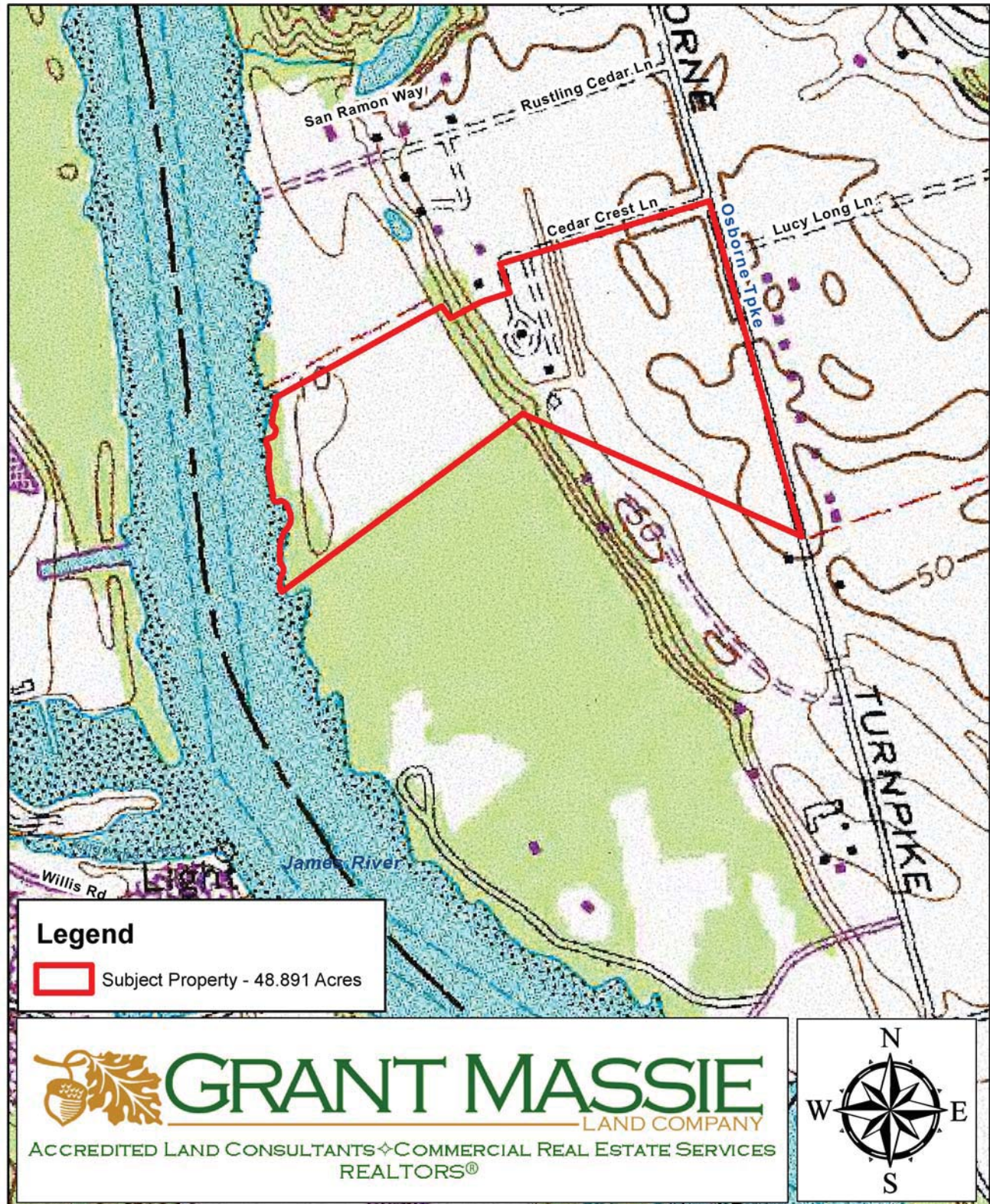
TAX MAP



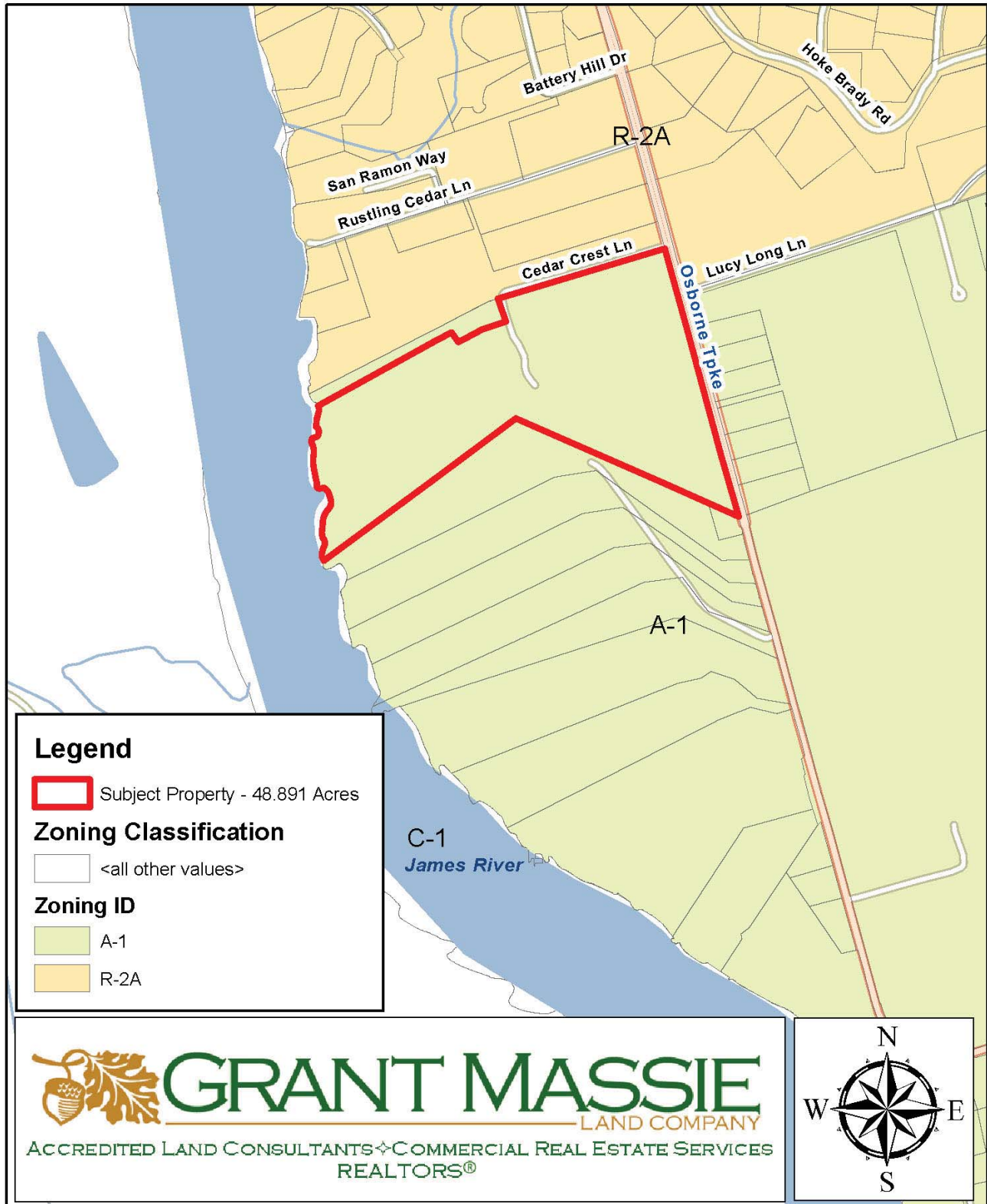
AERIAL PHOTOGRAPH

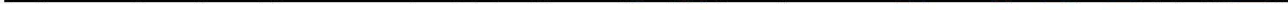


TOPOGRAPHIC MAP



ZONING MAP





JAMES RIVER ESTATE TRACT

48.891 ACRES IN HENRICO COUNTY



PROPERTY INFORMATION:

- ◆ DEEP WATER FRONTAGE ON JAMES RIVER
- ◆ 38 ACRES OF CROPLAND
- ◆ CONVENIENT TO SHOCKOE BOTTOM (10 MIN+/-), CHESTERFIELD, ETC
- ◆ LONG FRONTAGE ON OSBORNE TURNPIKE
- ◆ IDEAL FOR A RIVERFRONT ESTATE, FAMILY DIVISION, CONSERVATION EASEMENT, NUTRIENT BANK, ETC.



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EXPERTISE—CONSULTATION—RESULTS

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All Information Deemed Reliable but not guaranteed.

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