

185.42 +/- ACRES CAROLINE COUNTY, VIRGINIA

ASKING PRICE - \$369,000



REPRESENTED BY:

NED MASSIE
ALC, CCIM
804-754-3474

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 Caroline County Tax Map records as parcel number 96-A-36 and 96-A-47. According to the tax records the property contains 185.42 acres +/- . The deed is recorded in Deed Book 553 on Page 534. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
96-A-36	181.6
<u>96-A-47</u>	<u>3.82</u>
TOTALS:	185.42

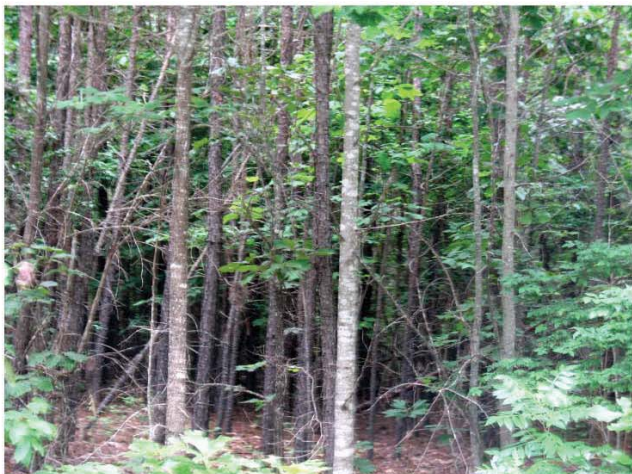
The subject property is currently zoned Rural Preservation (RP). There are approximately 2,915 feet +/- of road frontage on the southside of State Route 663 (Shumans Road) and about 2,330 feet +/- of road frontage on State Route 670 (Lewis Moore Road).

The subject property is characterized as rolling woodland. Approximately 76 acres +/- was cutover in 2013 to 2014 with the balance in 14- to 15-year old unthinned pines.

The subject property is located about 9 miles +/- northeast of the Doswell Exit # 98 of Interstate 95 and Kings Dominion Amusement Park and about 18.6 miles north of the Interstate 295 Exit # 41 for Highway 301.

This property may be subject to the Virginia Seed Tree Law.

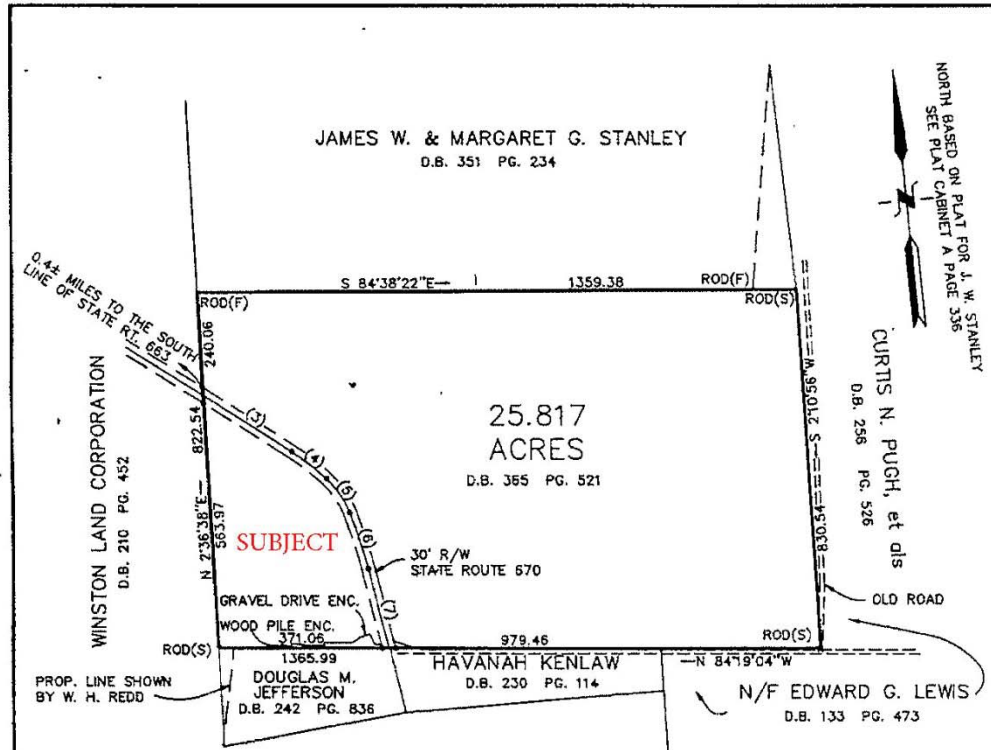
PHOTOGRAPHS





PLATS

BOOK 375 PAGE 209



NO.	DELTA/BRNG	RADIUS	LEN/DIST	TANGENT
(3)	N 51°32'52"W		237.97	
(4)	10°54'33"	527.80	100.49	50.40
(5)	25°42'08"	211.28	94.78	48.20
(6)	5°25'13"	1230.26	137.86	69.00
(7)	N 8°30'58"W		186.58	

PLAT SHOWING 25.817 ACRES OF LAND
LYING ON THE SOUTH LINE OF STATE ROUTE 663

REEDY CHURCH DISTRICT * CAROLINE COUNTY, VIRGINIA



THIS IS TO CERTIFY THAT ON JULY 11, 1991, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM THE ADJOINING PREMISES, OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

George L. Bryant, III
KOONTZ, FARIS, BRYANT, P.C.

KOONTZ, FARIS, BRYANT, P.C.

1100 WELBORNE DRIVE, RICHMOND, VIRGINIA 23229
(804) 740-9200

DATE: JULY 11, 1991 SCALE: 1" = 300'

DRAWN BY: GLB

CALC. BY: GLB

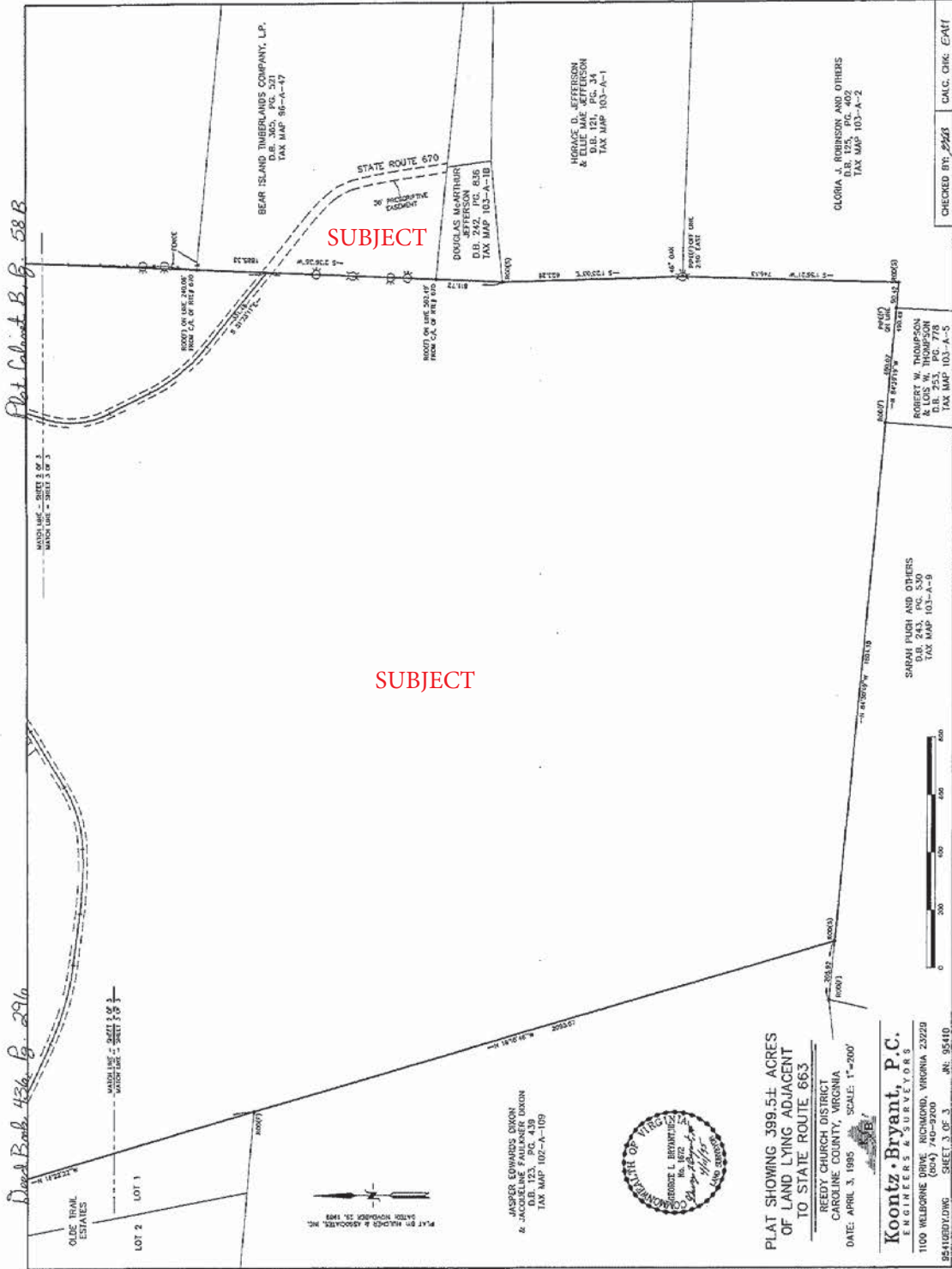
CHECKED BY:

JOB NO: 91428

91428RM.DWG

0 300 600 900 1200

OWNER: BEAR ISLAND TIMBERLANDS CO., L. P.



PLAT SHOWING 399.5± ACRES
OF LAND LYING ADJACENT
TO STATE ROUTE 663

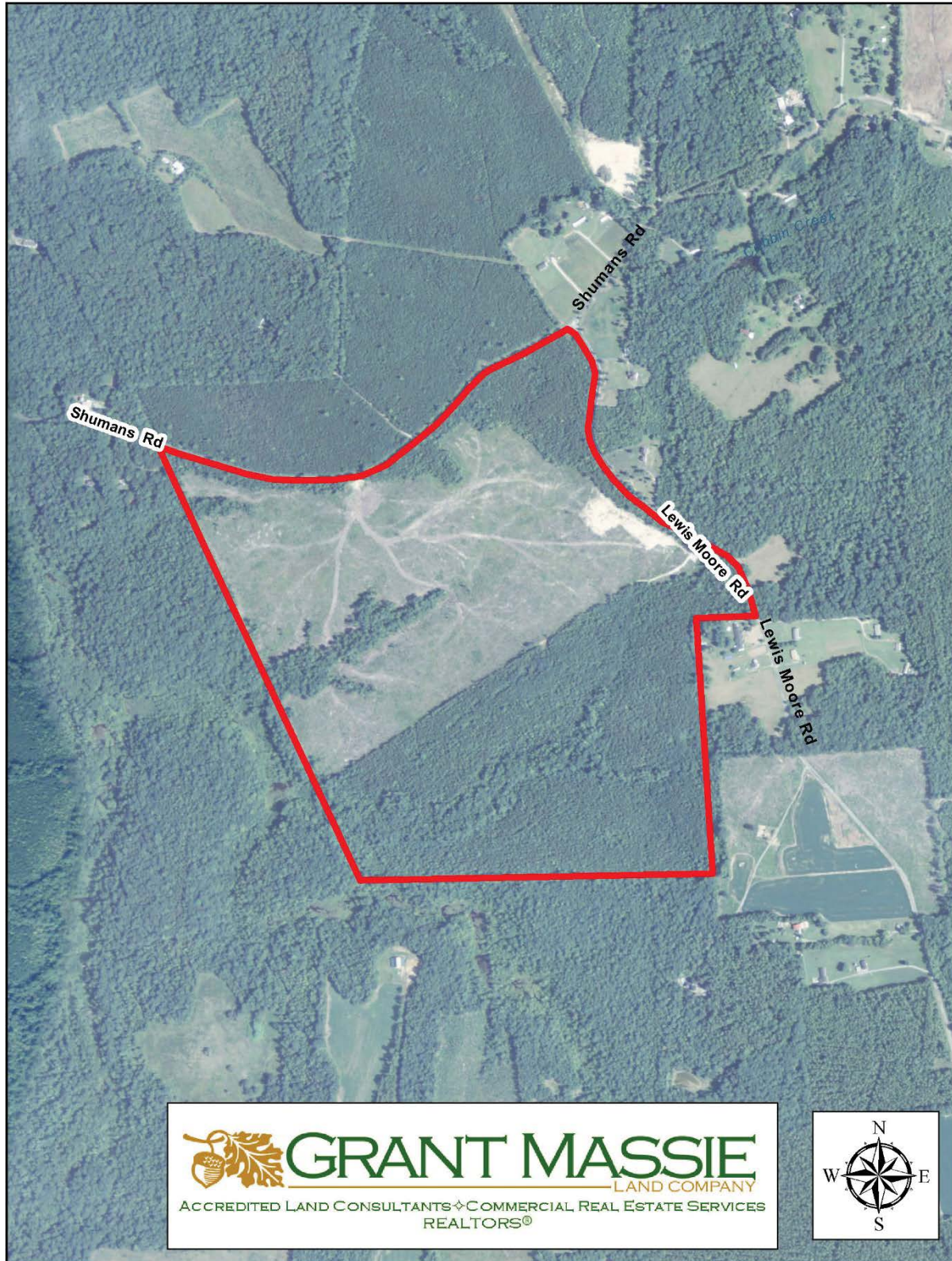
REEDY CHURCH DISTRICT
CAROLINE COUNTY, VIRGINIA
DATE: APRIL 3, 1995

Koontz • Bryant, P.C.
ENGINEERS & SURVEYORS
1100 WELLSBORO DRIVE, RICHMOND, VIRGINIA 23228
(804) 740-2000

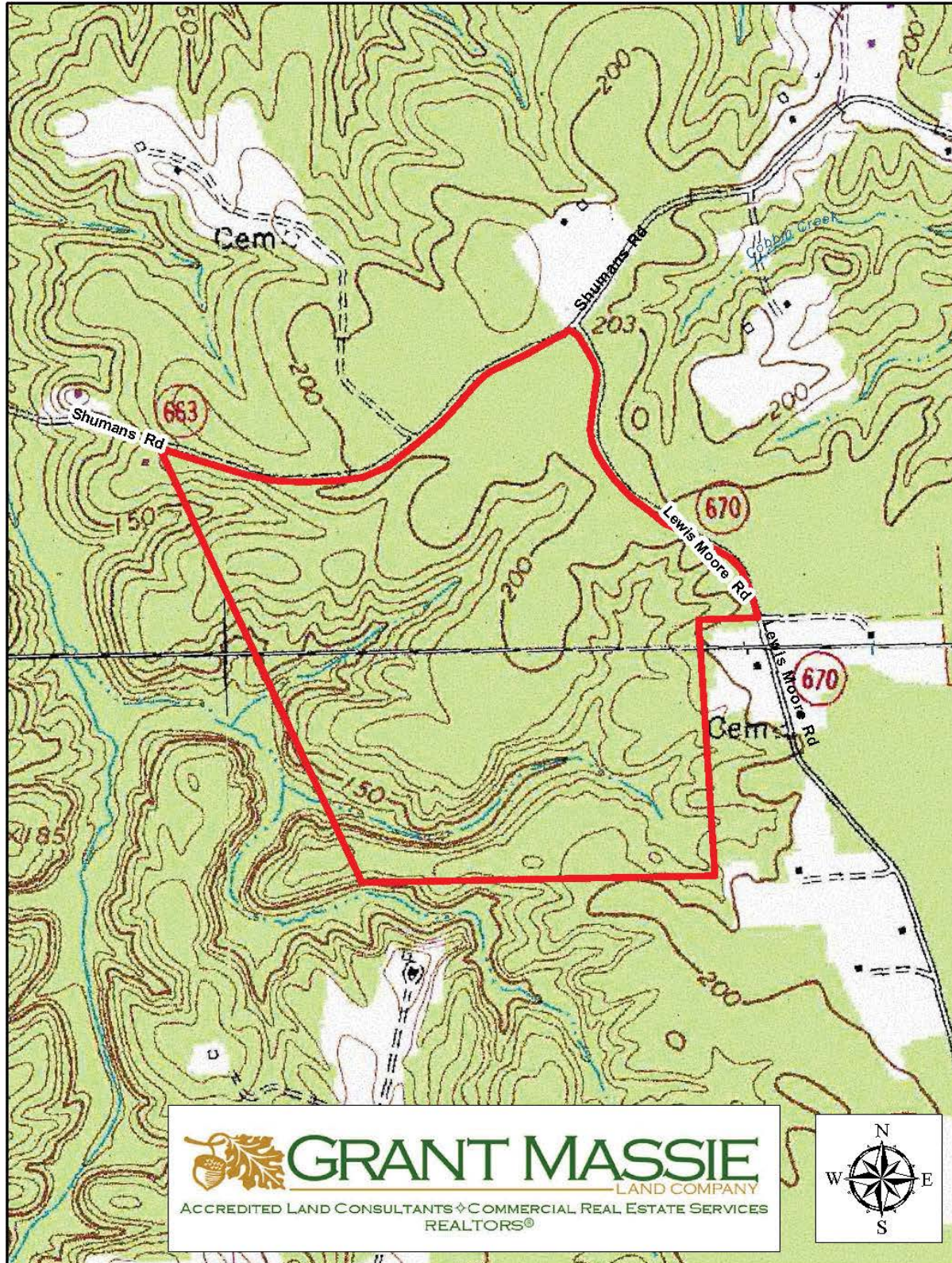
RE-12040000 SHEET 3 OF 3 JN. 95410

CHECKED BY: JMB DMC. CHK. EAM

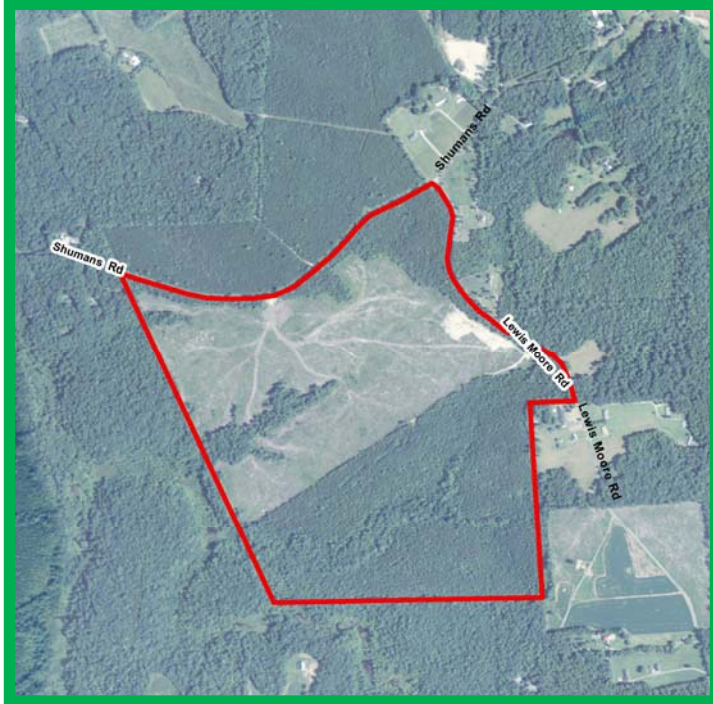
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



FOR SALE - 185.42+/- ACRES CAROLINE COUNTY, VIRGINIA



PROPERTY INFORMATION

*LONG FRONTAGE STATE ROUTE 663
& STATE ROUTE 670

*ABOUT 109 ACRES +/- IN 14-15 YR
OLD PINES WITH BALANCE CUTOVER

*ZONED—RURAL PRESERVATION

*CONVENIENT TO THE DOSWELL EXIT
98 OF I-95 (9 MILES +/-)

\$369,000

FOR 24 HOUR RECORDED INFORMATION, CALL
LANDLINE 1-888-471-LAND # 2271
OR VISIT OUR WEBSITE AT
WWW.GRANTMASSIE.COM

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BILL GRANT

ALC, VLS

(804) 754-3476

WGRANT@GRANTMASSIE.COM

NED MASSIE

ALC, CCIM

(804) 754-3474

NMASSIE@GRANTMASSIE.COM

JEFFREY HUFF

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JHUFF@GRANTMASSIE.COM



GRANT MASSIE

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ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
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1403 PEMBERTON ROAD, SUITE 106

RICHMOND, VIRGINIA 23238

(804) 750-1200—FAX: (804) 754-3485

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.