

254.3 ACRES LOUISA COUNTY, VIRGINIA

ASKING PRICE - \$1,400,000



REPRESENTED BY:

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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. AERIAL PHOTO
- V. TOPOGRAPHIC MAP
- VI. ZONING MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Louisa County Tax Map records as parcel number 23-11 & 38-1. According to the tax records the property contains a combined 254.3 acres. The deed is recorded in Deed Book 1305 on Page 569. A review of the Louisa County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
38-1	202.3
<u>23-11</u>	<u>52</u>
TOTALS:	254.3

The subject property is currently zoned Agricultural (A-1). There are approximately 1,520 feet +/- of road frontage on State Route 613 (Poindexter Road). Poore Creek meanders through the farm. There is a 1.5-acre pond and a quarter-acre pond.

The subject property consists of 172 acres +/- of pastureland, a 2-acre homesite and 78.5 Acres +/- of woodland. The woodland acreage can be described separately as around 21 acres of pines and about 57.5 acres of natural mixed hardwoods and scattered natural pines.

It is located in the Greenspring Magisterial District. It is situated 2.2 miles southwest of Trevilians and State Route 22/U.S. Route 33 intersection. The subject property is convenient to the Town of Louisa (6.5 miles +/-) and to Exit # 136 of Interstate 64 at Zions Crossroads (8 miles +/-).

Per Louisa County tax records, the subject property's improvements include a 2,168-sq. foot single story stucco-siding home built in 1987. The home has 10 rooms including 4 bedrooms, one full bathroom and two half bathrooms, brick fire place, family room with wood stove, covered front porch, concrete sidewalk around perimeter of house, rear deck, outside brick fireplace grill, etc. There is a 36'x40' detached two-car garage with automatic garage door openers and office space on the second floor with a bathroom and walk-in shower.

Per the tax records, other farm related improvements include a metal shop building (32'x45'), a metal-siding implements shed (26'x76'), metal hay barn (40'x64') with lean-to sheds (16'+/-x64') on two sides, farm implement shed (33'x25'), a concrete stave silo, and a wire mesh corn bin.

PHOTOGRAPHS



LANDSCAPE VIEW OF FARM



LONG FRONTAGE ON POINDEXTER RD



GRAVEL DRIVEWAY TO HOUSE



FRONT VIEW OF HOUSE & GARAGE



DETACHED GARAGE



INSIDE OF DETACHED GARAGE



FINISHED OFFICE OVER GARAGE



METAL SHOP BUILDING



HAY BARN WITH LEAN-TOS



METAL FARM IMPLEMENTS SHED



VIEW OF BUILDINGS FROM GARAGE



VIEW OF POND FROM GARAGE'S OFFICE



POND VIEW FROM DRIVEWAY



YARD SURROUNDING HOUSE – VIEW 1



YARD SURROUNDING HOUSE – VIEW 2



PASTURELAND

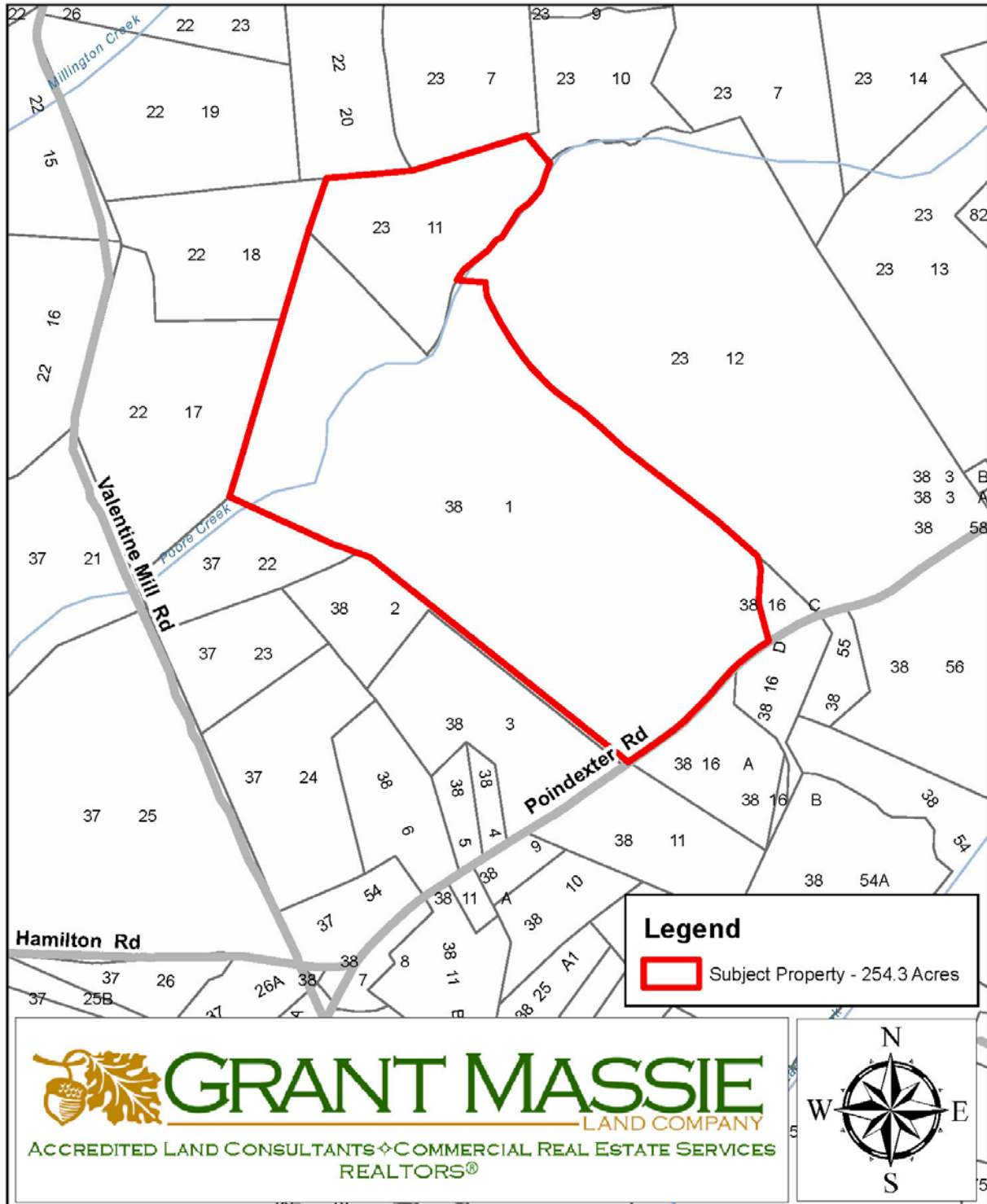


PASTURELAND

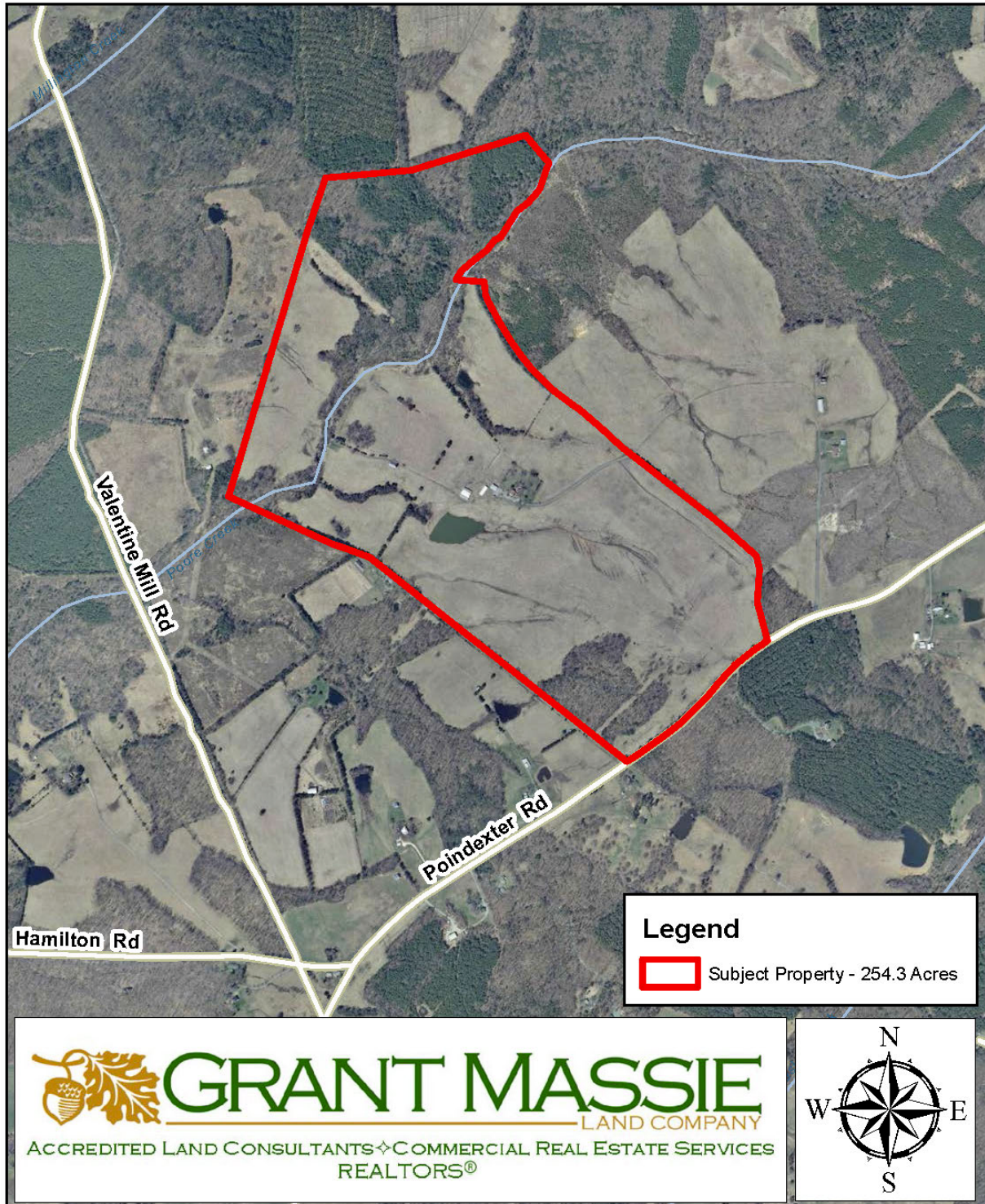


PASTURELAND

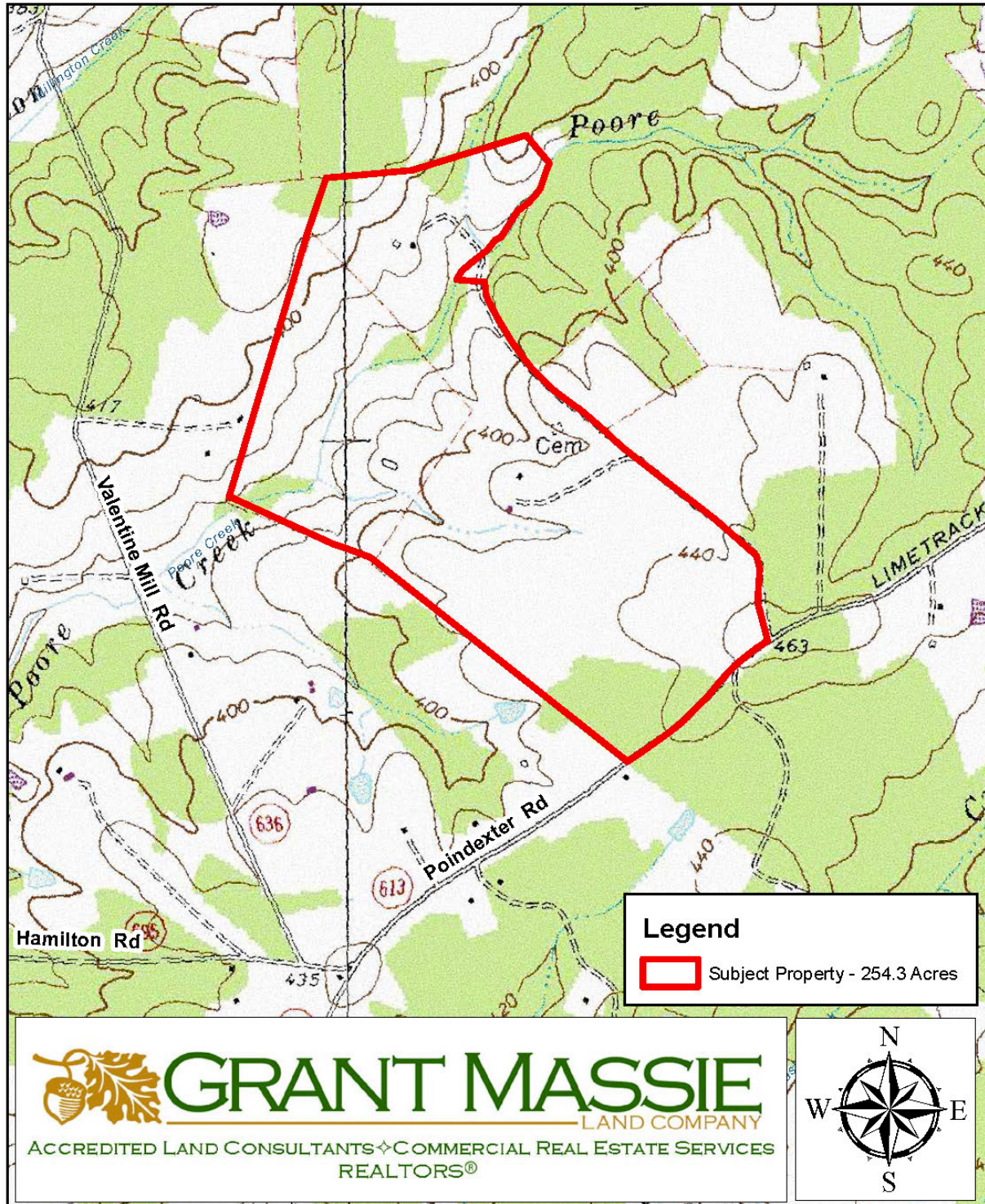
TAX MAP



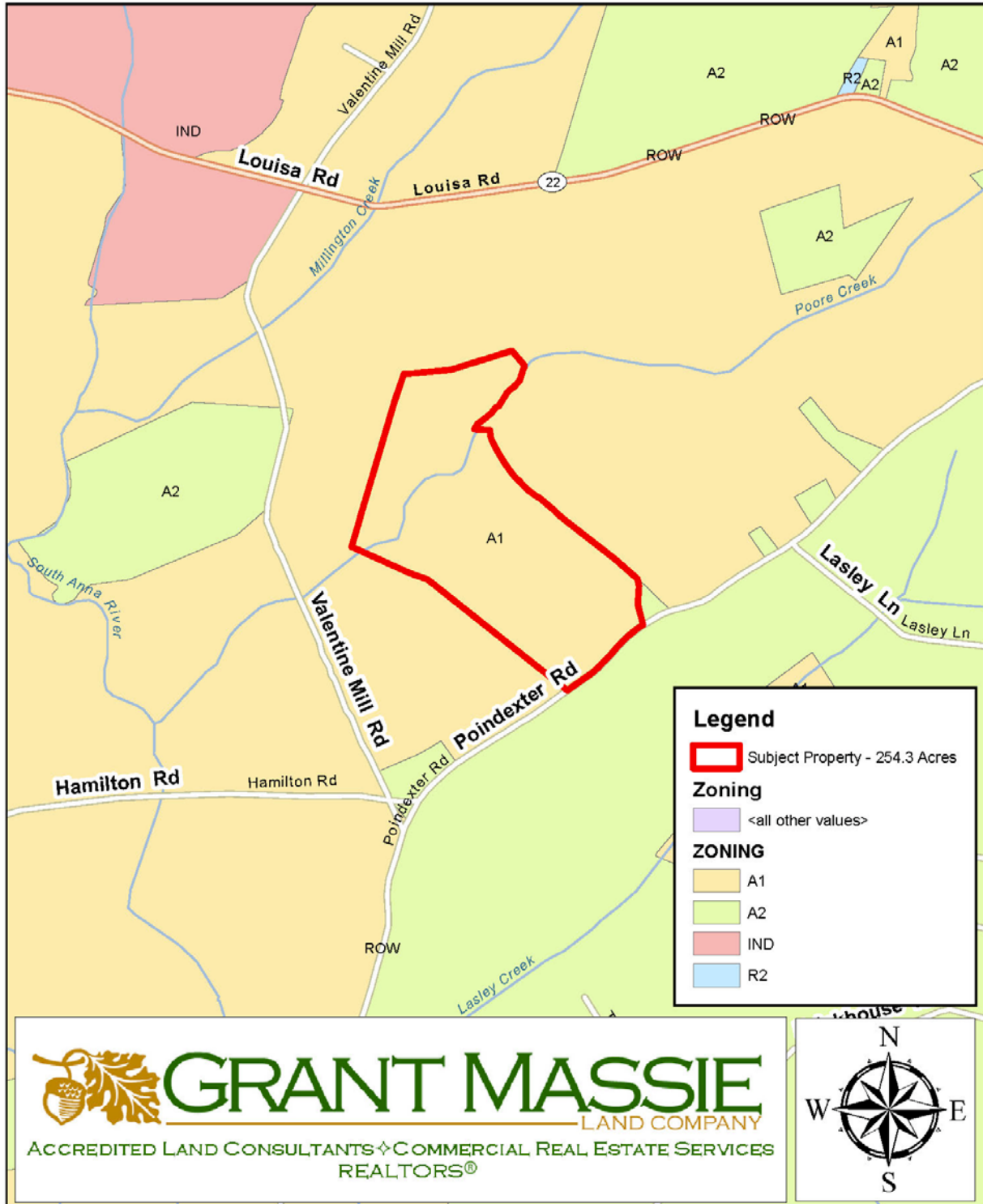
AERIAL PHOTOGRAPH



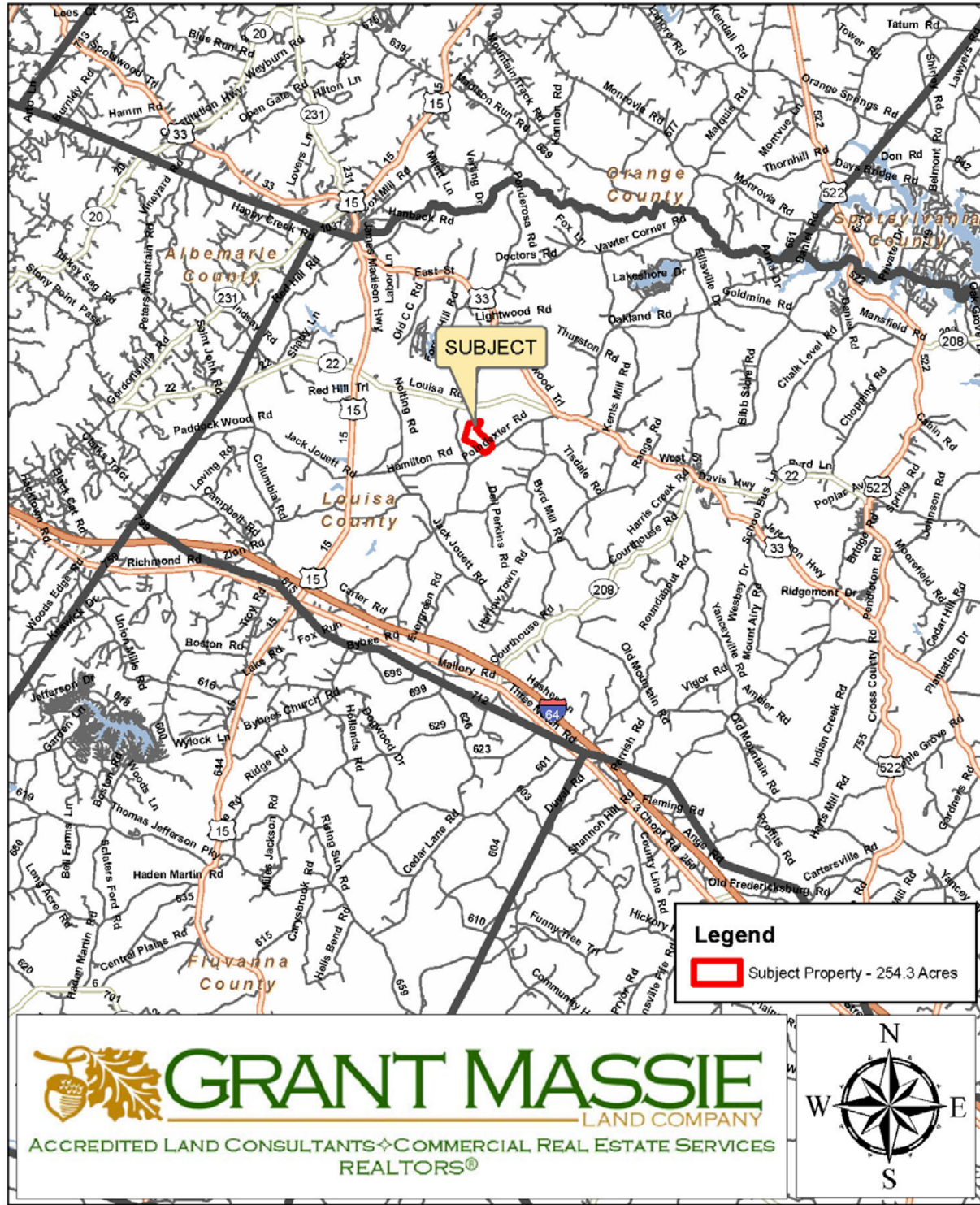
TOPOGRAPHIC MAP



ZONING MAP



LOCATION MAP



FARM FOR SALE

254.3 ACRES +/- IN LOUISA COUNTY, VA



PROPERTY INFORMATION:

- ✘ About 172 acres of pastureland making it ideal for cattle &/or horses and 78.5 acres +/- of pines and mixed natural hardwoods;
- ✘ Located in the historic Green Springs District with picturesque western views of the Blue Ridge Mountains;
- ✘ Two Ponds (1.5 acres +/- & 1/4-acre);
- ✘ Rancher (c. 1987) with 2,168 sqft, 4 bedrooms, 1 full bathroom and two half baths, country porch, sidewalk around house, etc.;
- ✘ Detached 2-car garage with finished office/rec room on second floor;
- ✘ Farm includes metal shop building, metal-sided implement shed, metal hay barn w/ lean-tos, farm implement shed, wire corn crib;
- ✘ Long frontage (1,520 ft+/-) on State Route 613 (Poindexter Rd);
- ✘ Convenient to Zions Crossroads and the Town of Louisa.

\$1,400,000

For 24-hour recorded information,
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All information is deemed reliable, but not guaranteed.

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