

# 70 ACRES HANOVER COUNTY, VA

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**ASKING PRICE - \$700,000**



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Hanover County Tax Map records as GPIN # 7748-61-1047. According to the tax records the property contains 70 acres. The deed is recorded in Deed Book 1836 on Page 260. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7748-61-1047	70

The subject property is currently zoned Agricultural (A-1). The subject property is shown as “Planned Business” on Hanover County’s General Land Use and Major Thoroughfare Plan 2012 map. It is also located within the “Utility Service Area” on Hanover County’s Public Utility Plan 2012 map. With its proximity to the West End, it would make an ideal residential development site.

There are approximately 2,100 feet combined of road frontage on State Route 624 (Cauthorne Road). The subject property is located just under one-half (0.5) mile from the Henrico/Hanover County line and the Wyndham residential subdivision. It is also located one mile from Nuckols Road/Shady Grove Road interchange and around 2.5 miles +/- from Exit # 51 of Interstate 295.

The subject property is a woodland tract. There is approximately 12 acres +/- of mixed hardwoods in the streamside management zones (SMZs) surrounding Black Haw Branch that meanders through the subject property. The balance of the subject property (58 Acres +/-) will be harvested during the listing period with pine seed trees to remain pursuant to Virginia Seed Tree laws.

# PHOTOGRAPHS

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WOODS ROAD INTO PLANTATION



FRONTAGE ON CAUTHORNE ROAD



PINE PLANTATION



PINE PLANTATION



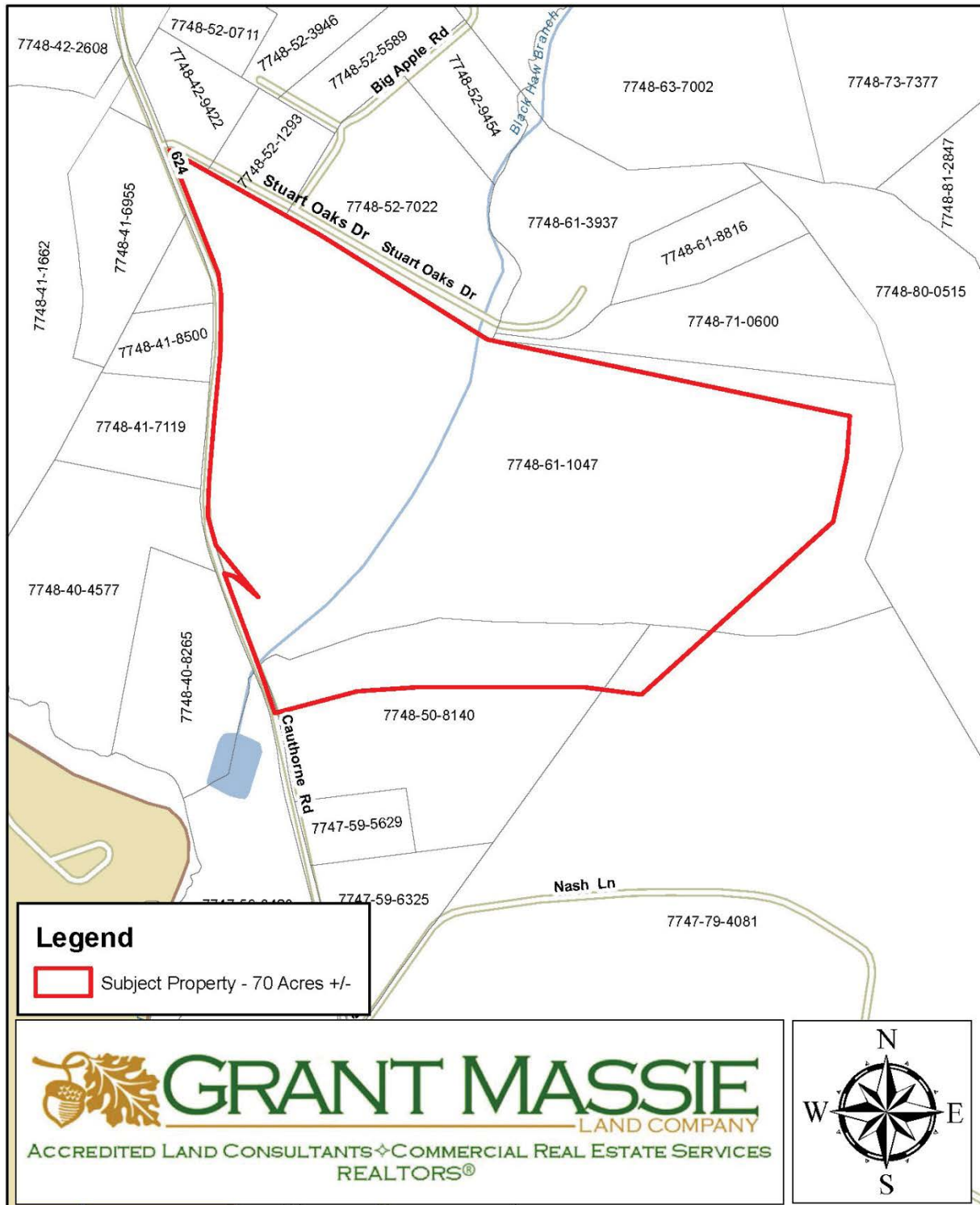
PINE PLANTATION



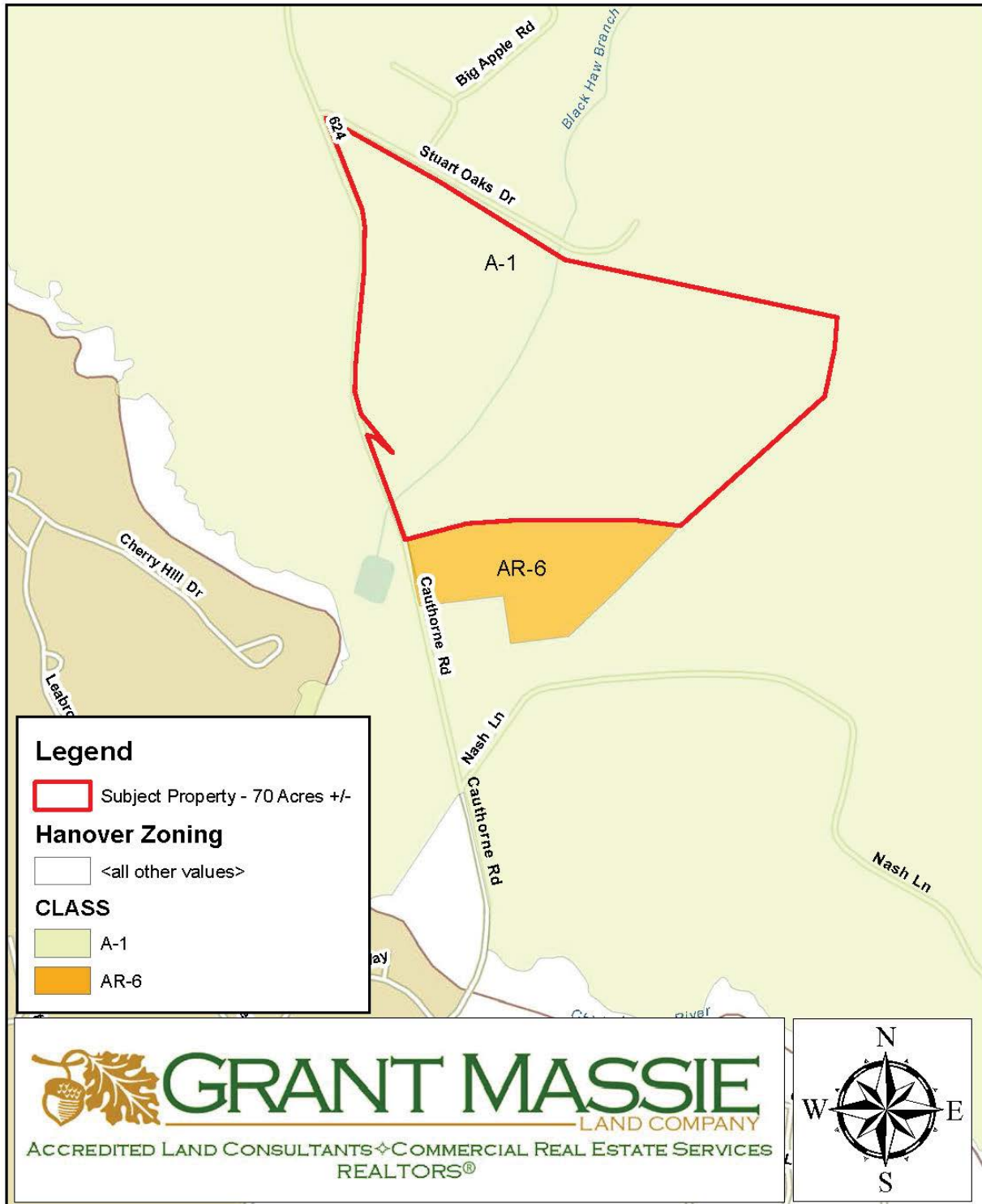
POWERLINE EASEMENT



# TAX MAP



# ZONING



# HANOVER COUNTY

## GENERAL LAND USE PLAN AND MAJOR THOROUGHFARE PLAN 2012

**Legend:**

- Major Arterial (proposed road)
- Minor Arterial (proposed road)
- Major Collector (proposed road)
- Minor Collector (proposed road)
- Major Arterial (120' ROW)
- Minor Arterial (100' ROW)
- Major Collector (100' ROW)
- Minor Collector (60' ROW)
- Scenic Road
- Interstate (350' ROW)
- County/Town Transportation Study Area

**Scale:** 0 10,000 20,000 30,000 40,000 80,000

**North Arrow**

**Map Labels:** SUBJECT, Hanover County, Virginia, 2012

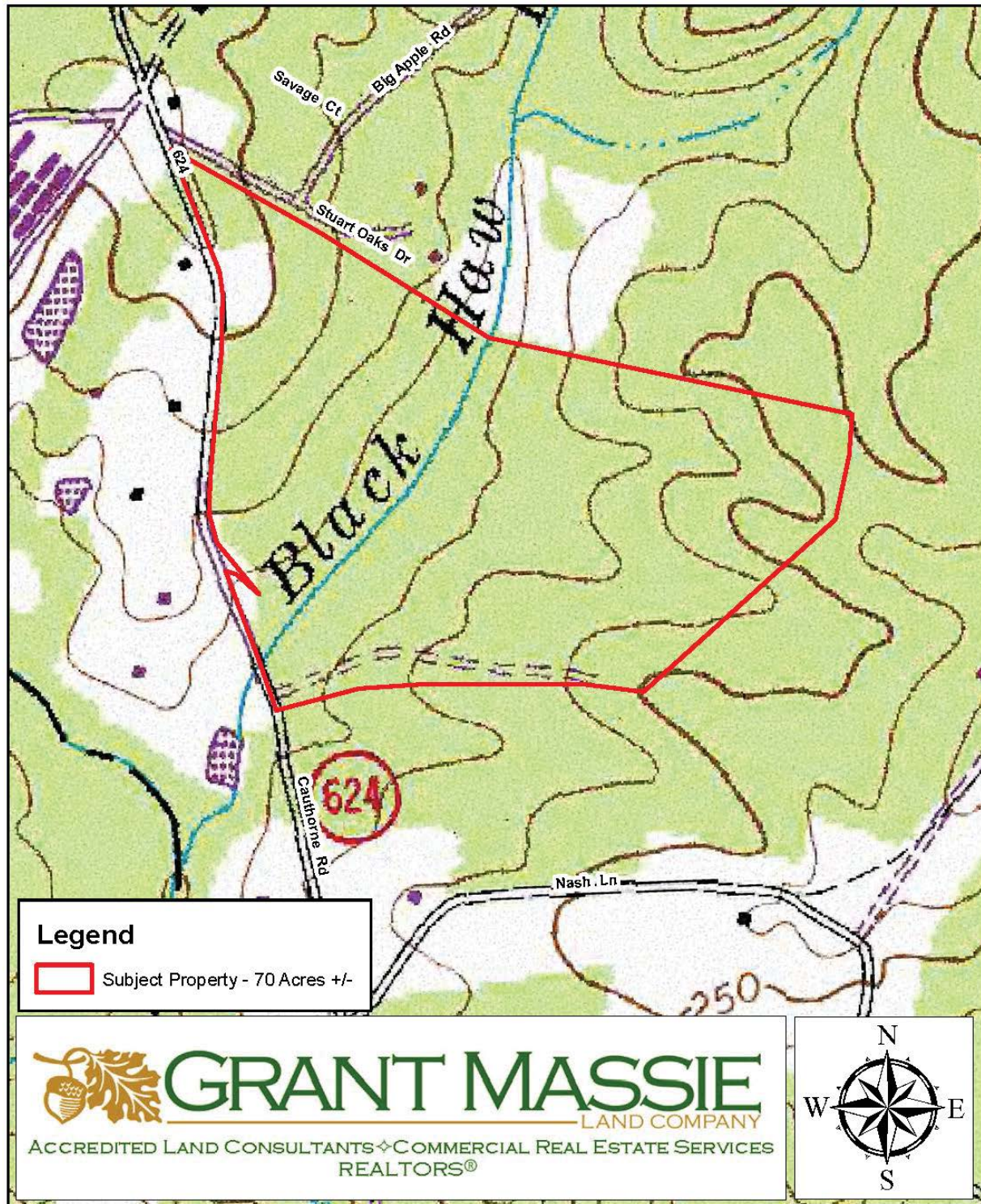


# AERIAL PHOTOGRAPH

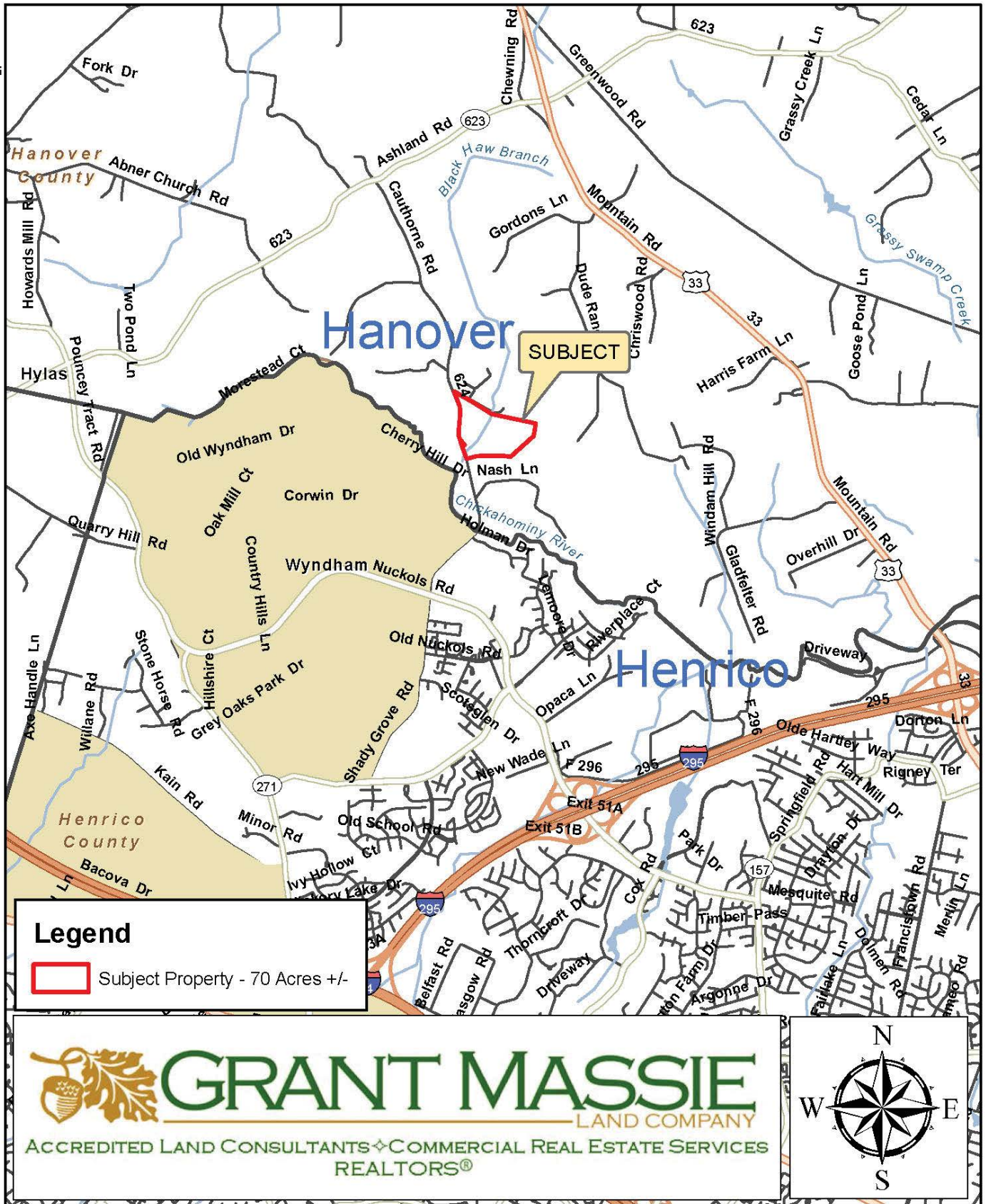




# TOPOGRAPHIC MAP









# FOR SALE - 70 ACRES +/- HANOVER COUNTY, VA



## PROPERTY INFORMATION:

- ◆ Approximately 2,100 feet +/- of frontage on State Route 624 (Cauthorne Rd);
- ◆ Located about one-half mile north of Henrico/Hanover line and Wyndham Subdivision & 2.5 miles to I-295;
- ◆ Woodland Tract with Timber to be Reserved & Sporadic Pine Seed Trees to Remain per VA Seed Tree laws;
- ◆ Ideal Investment, Future Residential Subdivision, etc.
- ◆ Zoned: A-1

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For 24-hour recorded information, call  
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