

# 289.6 ACRES CAROLINE COUNTY, VIRGINIA

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PRICE - \$433,000



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# TABLE OF CONTENTS

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

# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 94-A-4A. According to the tax records the property contains 289.6 acres. The deed is recorded in Deed Book 469 on Page 249. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
94-A-4A	289.6

The subject property is currently zoned RP (Rural Preservation). There are approximately 5,500' of road frontage on Signboard Road and 1,700' of frontage on Dry Bridge Road. A branch of Reedy Creek runs along the southwest boundary of the property. There is a small pond along Signboard Road toward the northern part of the tract.

This is a totally wooded tract which was cut-over and re-planted in Loblolly pine in 2007. There is a good road and trail network through the property.



# PHOTOGRAPHS

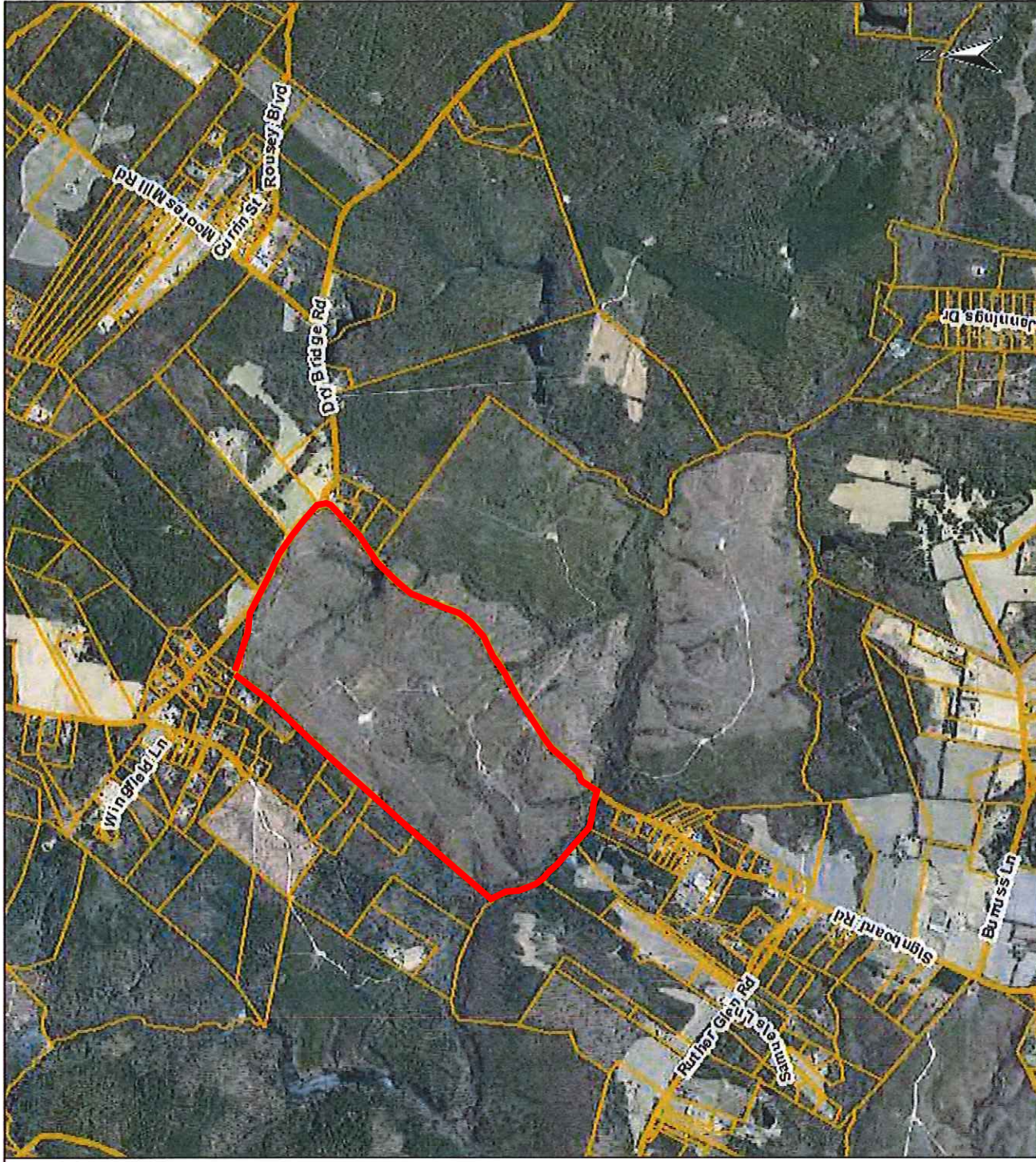




# Caroline County, Virginia

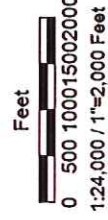
## Legend

-  County Boundary
-  Parcels
-  Road Labels
-  Fort AP Hill

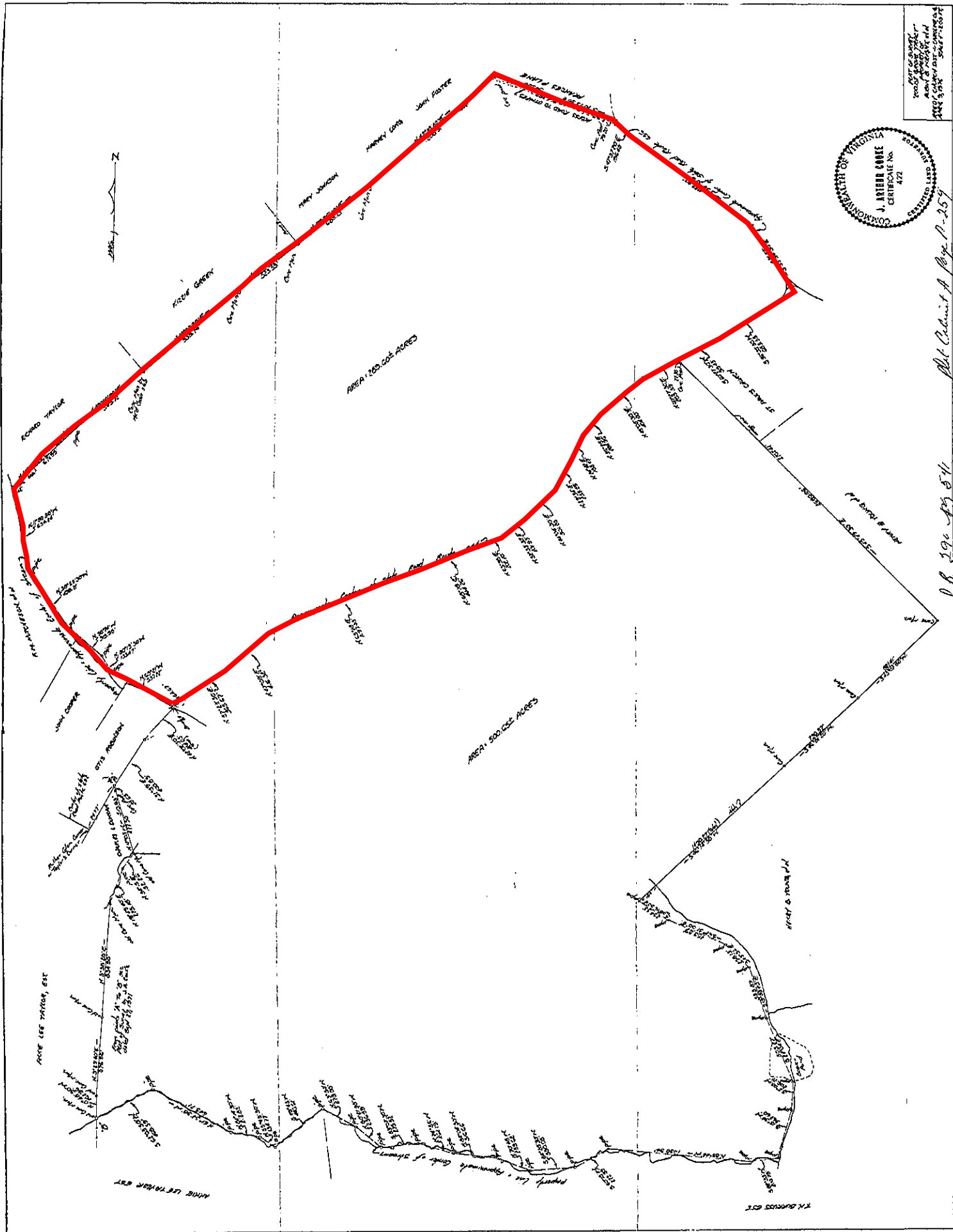


Title:

Date: 7/15/2013



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Caroline County is not responsible for its accuracy or how current it may be.

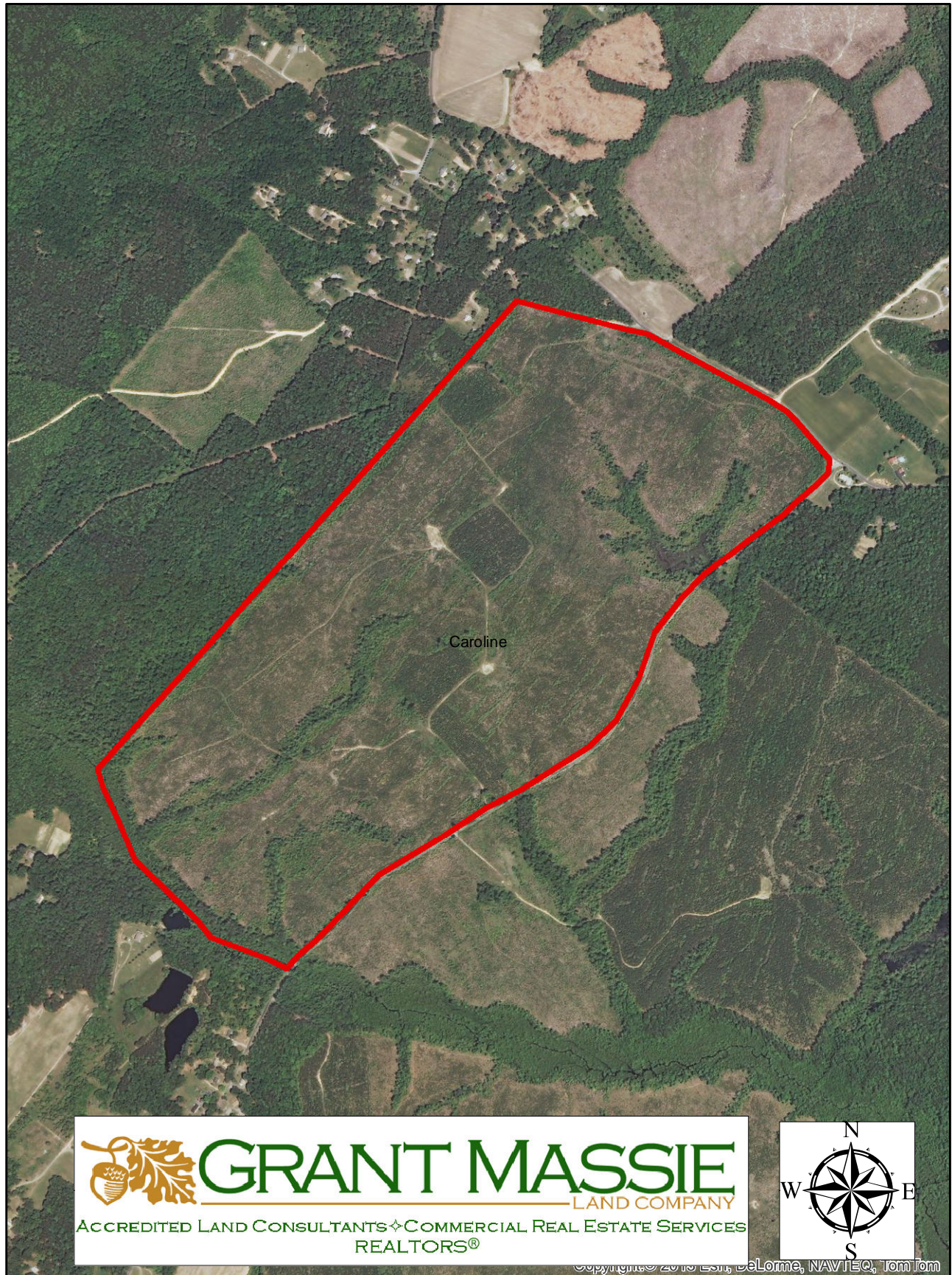


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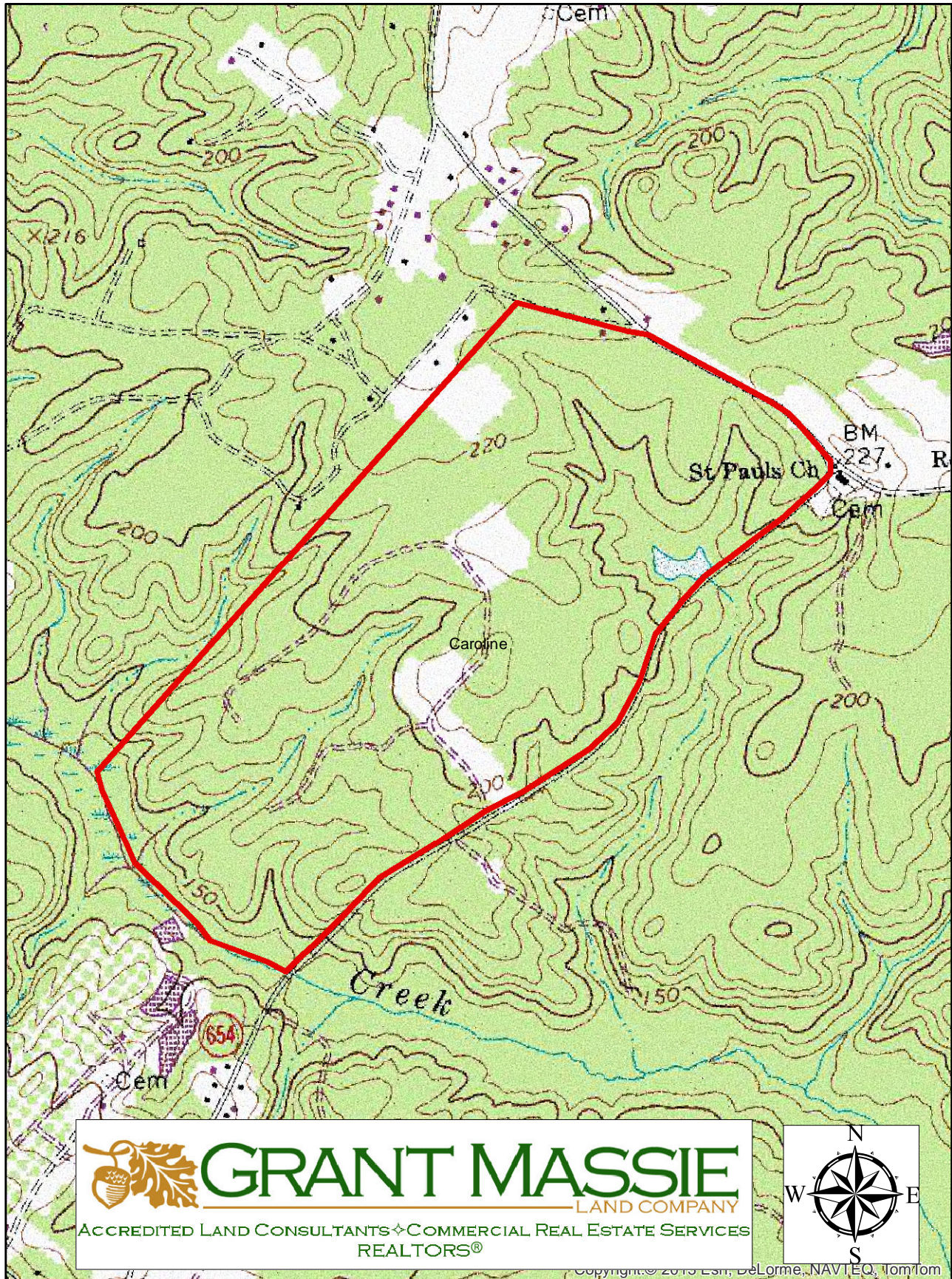


# AERIAL PHOTOGRAPH



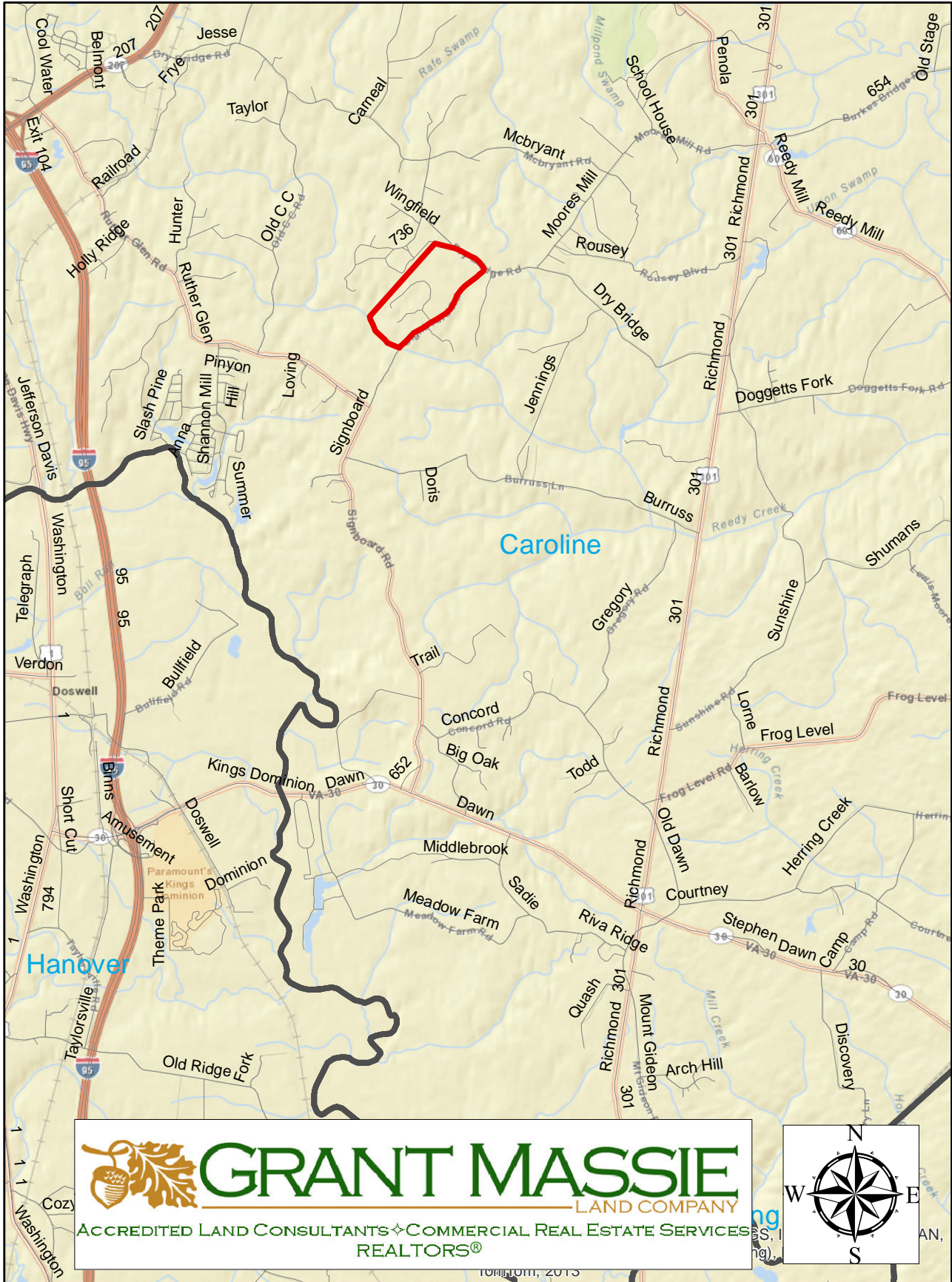


# TOPOGRAPHY MAP





# LOCATION MAP





# TIMBERLAND TRACT

## 289.6+/- ACRES FOR SALE

### IN CAROLINE COUNTY



- PROPERTY INFORMATION:**
- \* 5,500 Feet of state road frontage on Signboard Rd;
  - \* 1,700 feet of frontage on Dry Bridge Road;
  - \* Small pond on the property;
  - \* The property is all wooded in a 7 to 8 year old Loblolly pine plantation which has exceptional growth;
  - \* Located 2—3 miles north of the State Fairgrounds;
  - \* Great investment in a growing county.

# **\$433,000**



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