

104.25 ACRES CAROLINE COUNTY, VA

ASKING PRICE - \$167,000



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, VLS
(804) 754-3474

JEFFREY S. 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 40-A-68A. According to the tax records the property contains 104.25 acres +/- . The deed is recorded in Deed Book 1001 on Page 187. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
40-A-68A	104.25

The subject property is currently zoned Rural Preservation (RP) and is located outside of the Ladysmith Primary Growth Area. There are approximately 1,500 feet +/- of road frontage on State Route 633 (Bull Church Road) and approximately 2,925 feet +/- on State Route 634 (Michael's Road). There is a nice network of interior roads through the property.

The subject property contains a 0.5-acre pond formed from a old borrow pit. There is an intermittent creek that meanders northward through the eastern half of the property.

The subject property's woodland was cut-over in 2006 and left to naturally regenerate in mixed hardwoods and pines. There are scattered areas where the hunt club(s) has re-planted some pines; however, this doesn't represent a large acreage overall.

The subject property is convenient to I-95 and Ladysmith.

PHOTOGRAPHS



WOODS ROAD INTO PROPERTY



YOUNG MIXED STAND



OPEN AREA NEAR EASTERN BOUNDARY



MIXED WOODLAND ALONG WOODS ROAD

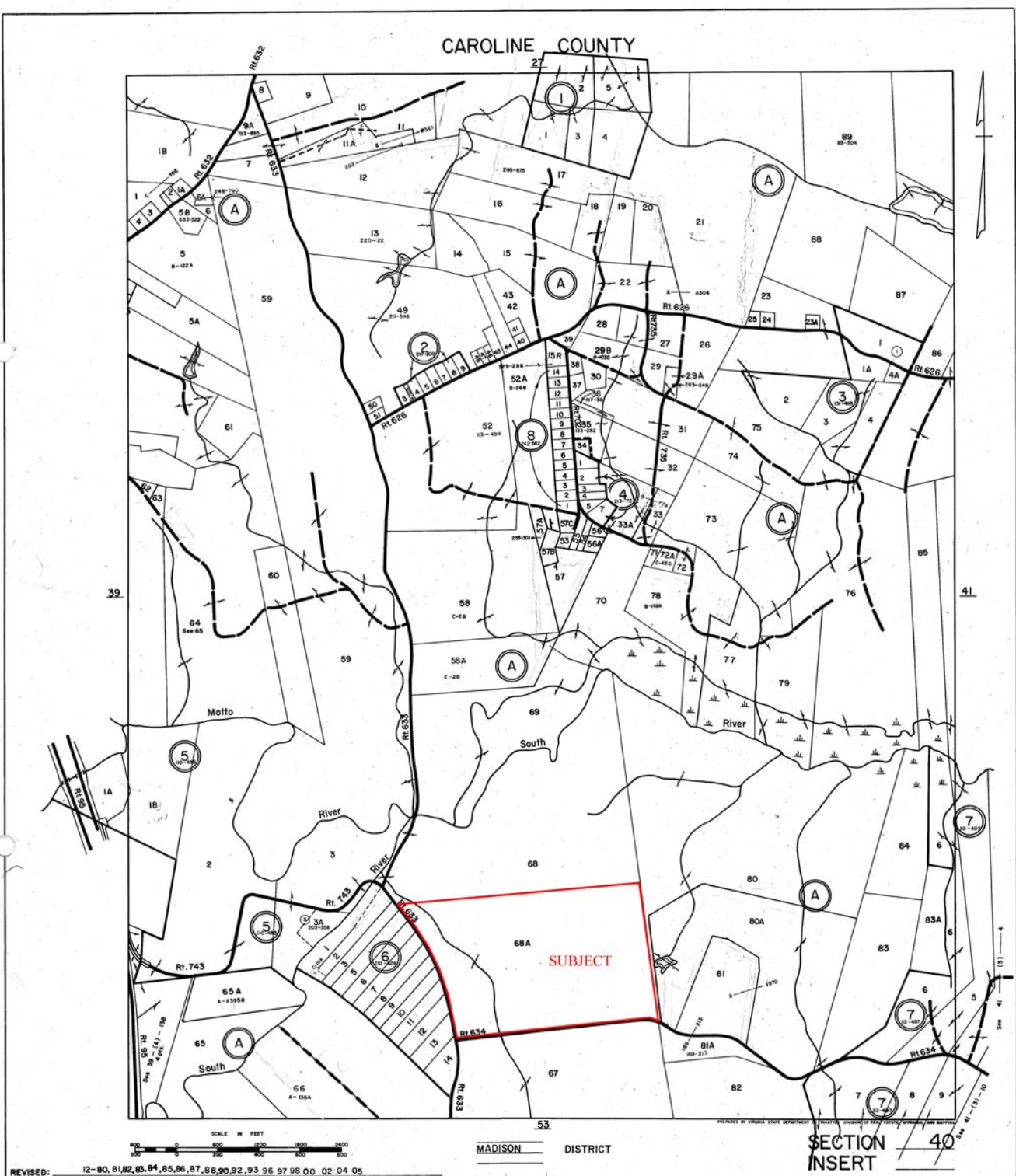


FRONTAGE AT CORNER OF BULL
CHURCH ROAD AND MICHAEL'S ROAD

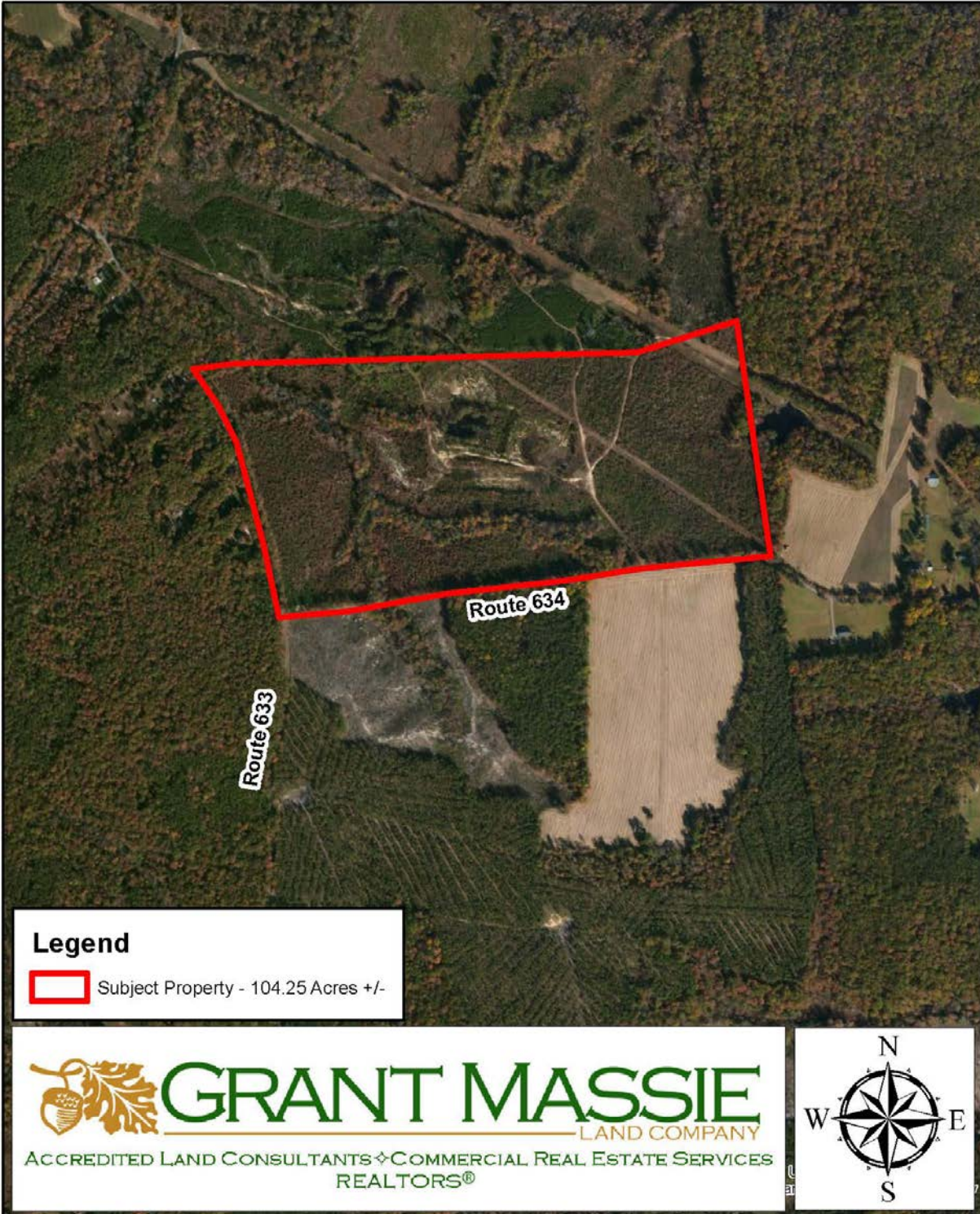


LONG FRONTAGE ON MICHAEL'S ROAD

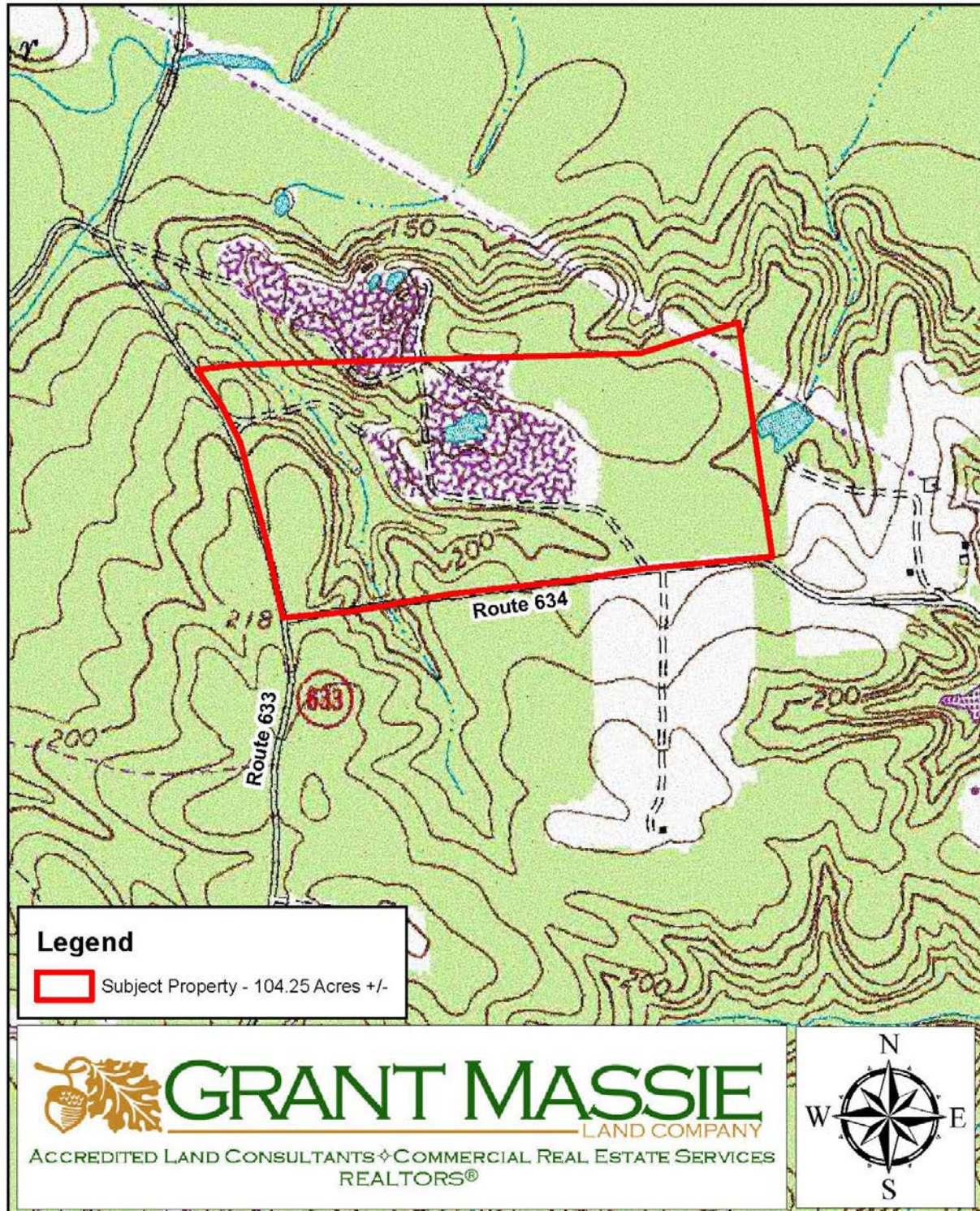
TAX MAP



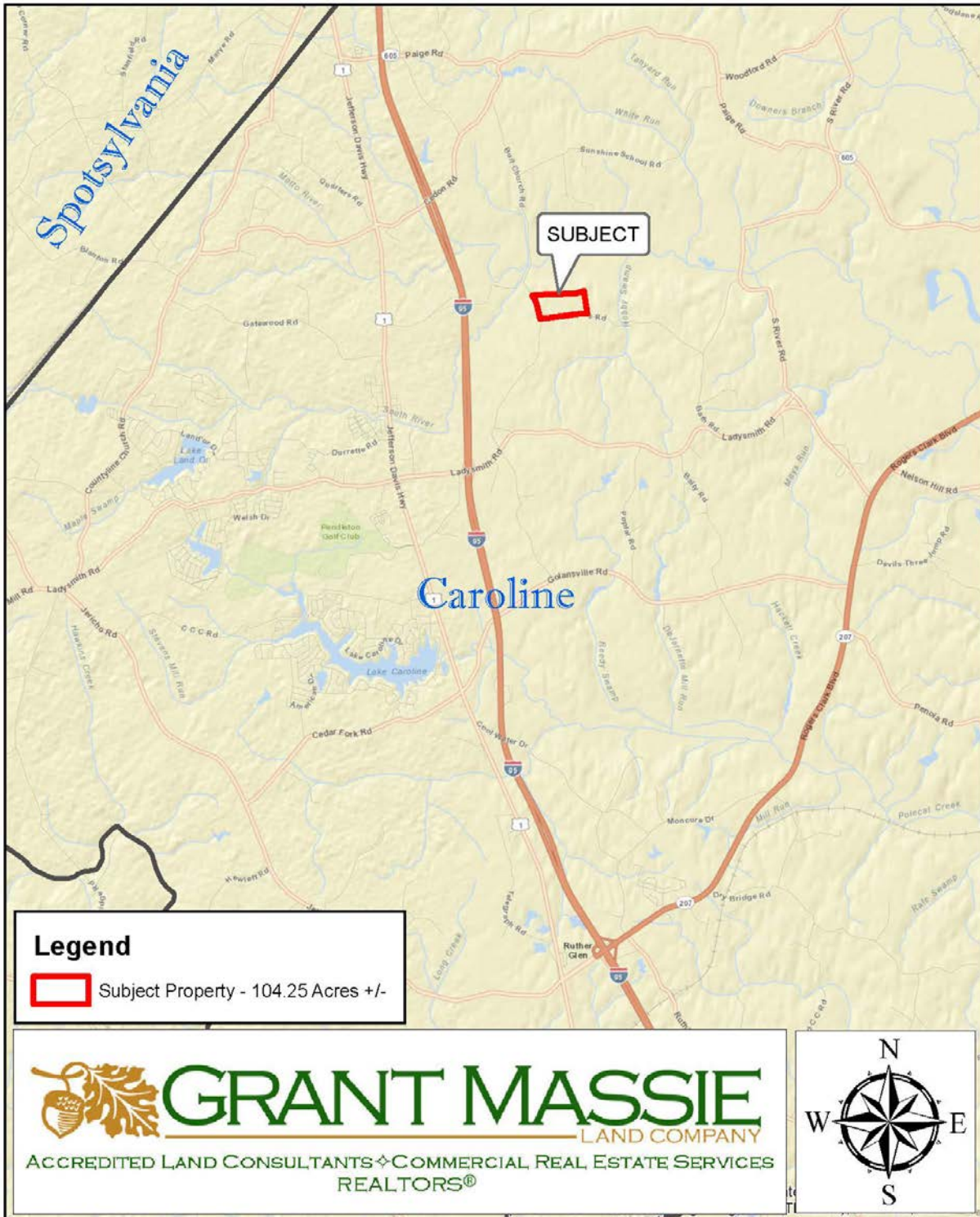
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



RECREATIONAL TRACT FOR SALE

104.25 ACRES +/-

CAROLINE COUNTY, VA



PROPERTY INFORMATION:

- *LONG FRONTAGE ON BULL CHURCH RD & MICHAELS ROAD
- *NATURAL PINE AND HARDWOOD REGENERATION—ESTABLISHED IN 2006
- *CONVENIENT TO I-95 & LADYSMITH
- *IDEAL FOR HUNTING, ATVs, ETC.

***ASKING PRICE—\$167,000**



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REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM
804-754-3474
NMassie@GrantMassie.com

JEFFREY HUFF
ALC, FORESTER
804-750-1207
JHuff@GrantMassie.com



EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON ROAD, SUITE 106—RICHMOND, VA 23238
804-750-1200—TOLL FREE: 1-800-665-LAND
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