

# 44.67 ACRES GOOCHLAND COUNTY, VIRGINIA

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PRICE - \$185,000



REPRESENTED BY:  
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# PROPERTY DESCRIPTION

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The subject property is shown on Goochland County Tax Map records as parcel number 19-13-3. According to the tax records the property contains 44.67 acres. The deed is recorded in Deed Book 387 on Page 246. A review of the Goochland County Tax Records indicates the following:

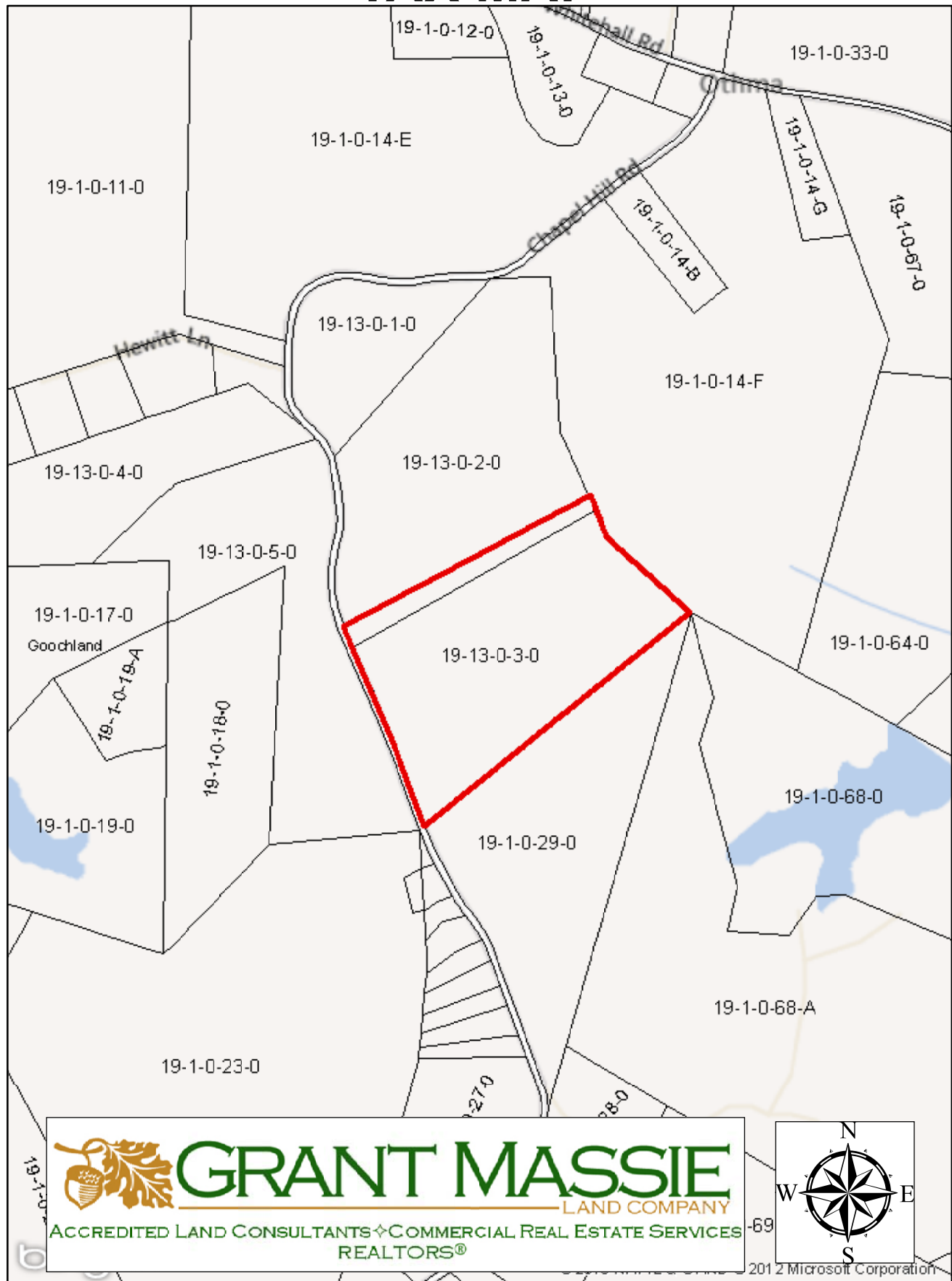
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
19-13-3	44.67	\$253,350 Land

The subject property is currently zoned A-1. There are approximately 755.57' of road frontage on Chapel Hill Road (Route 615).

There is approximately 5.8 acres of open land. The rest of the property is wooded. Much of the timber was cut 5-8 years ago. The new timber growth is natural reproduction.



# TAX MAP



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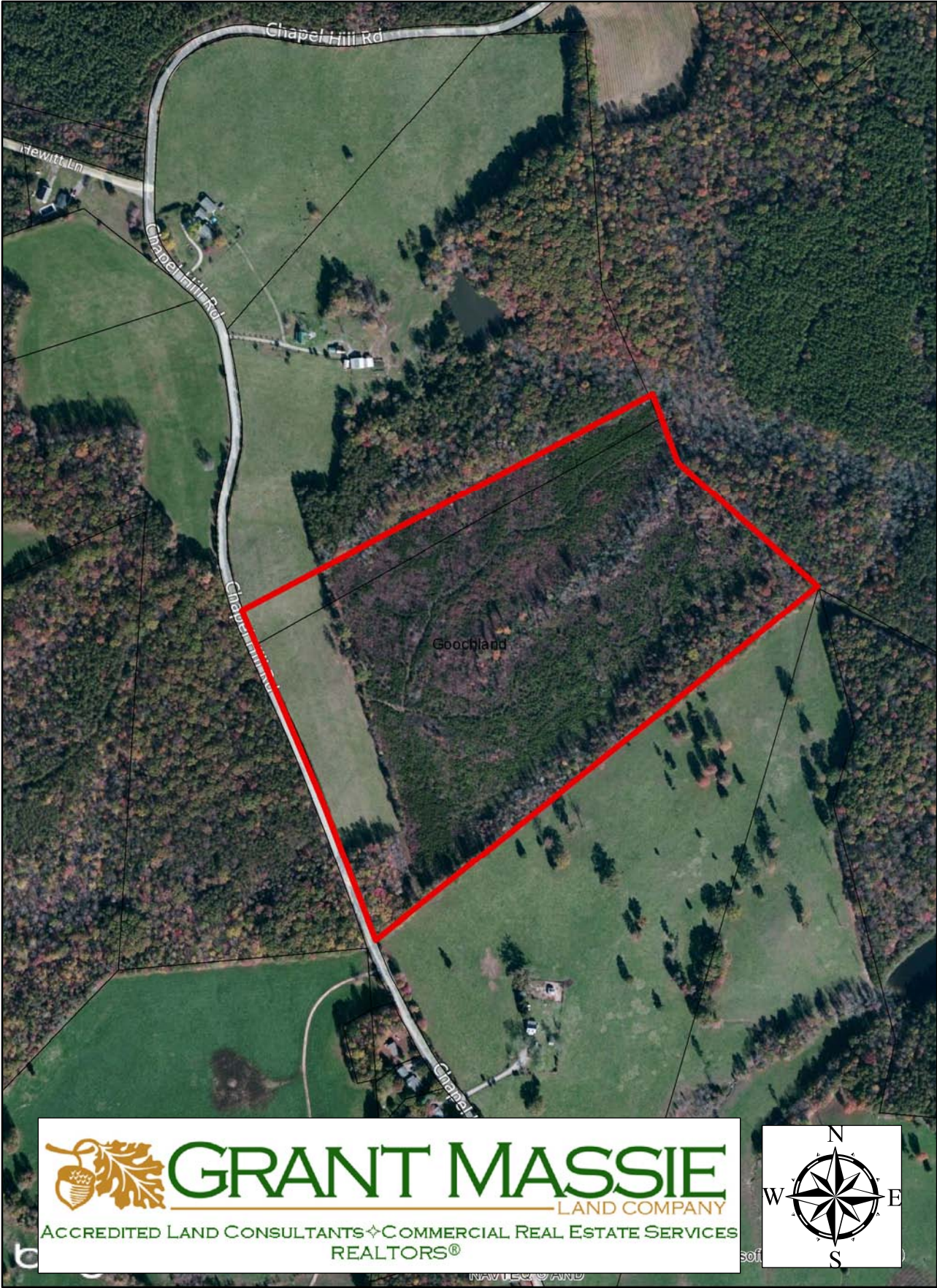
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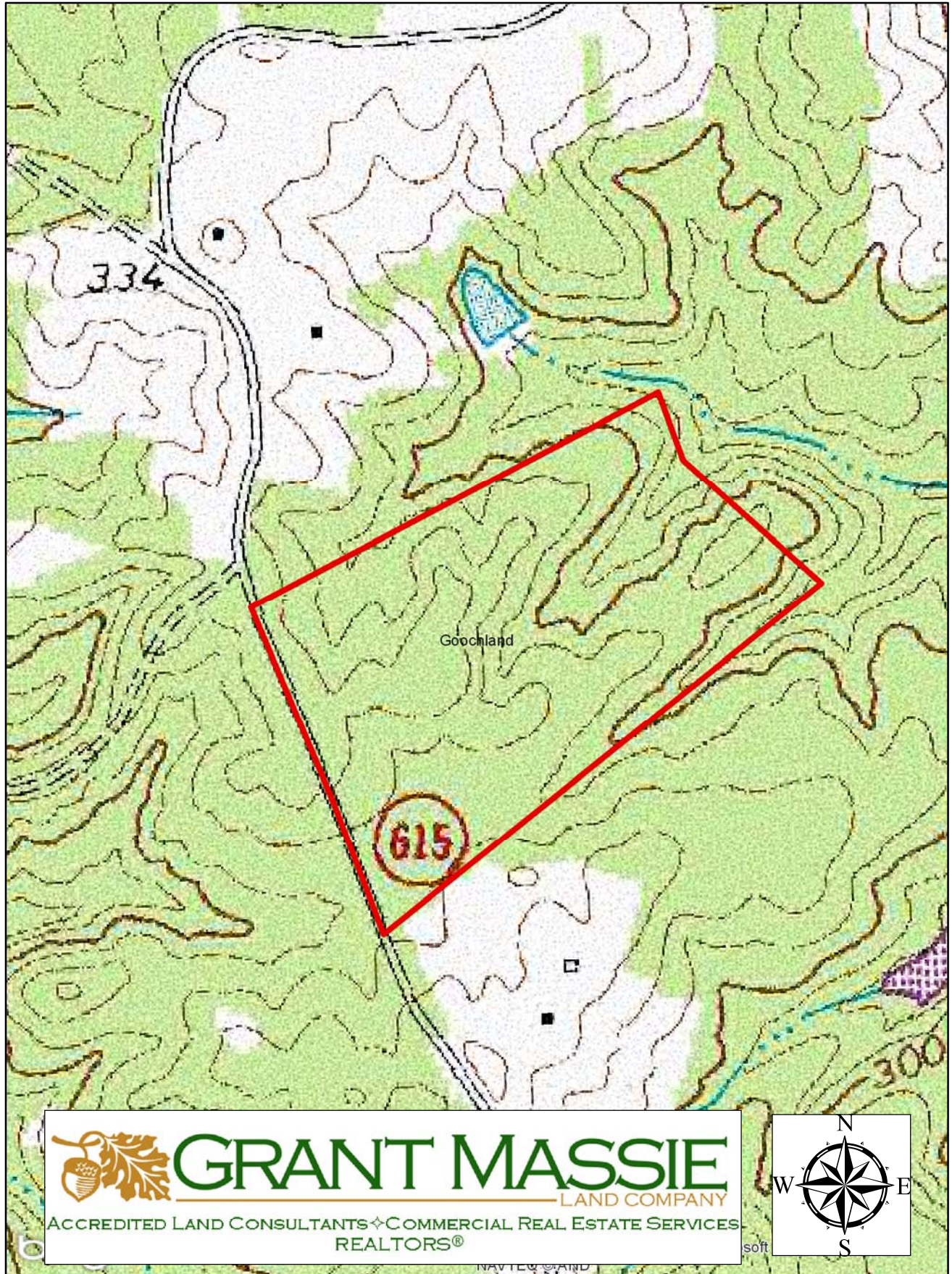
3.017

FAMILY SUBDIVISION OF ESTATE OF  
COLONEL ROYER K. LEWIS  
178.68 ACRES (Corrected Total Acreage)  
PER WD 57 116 0

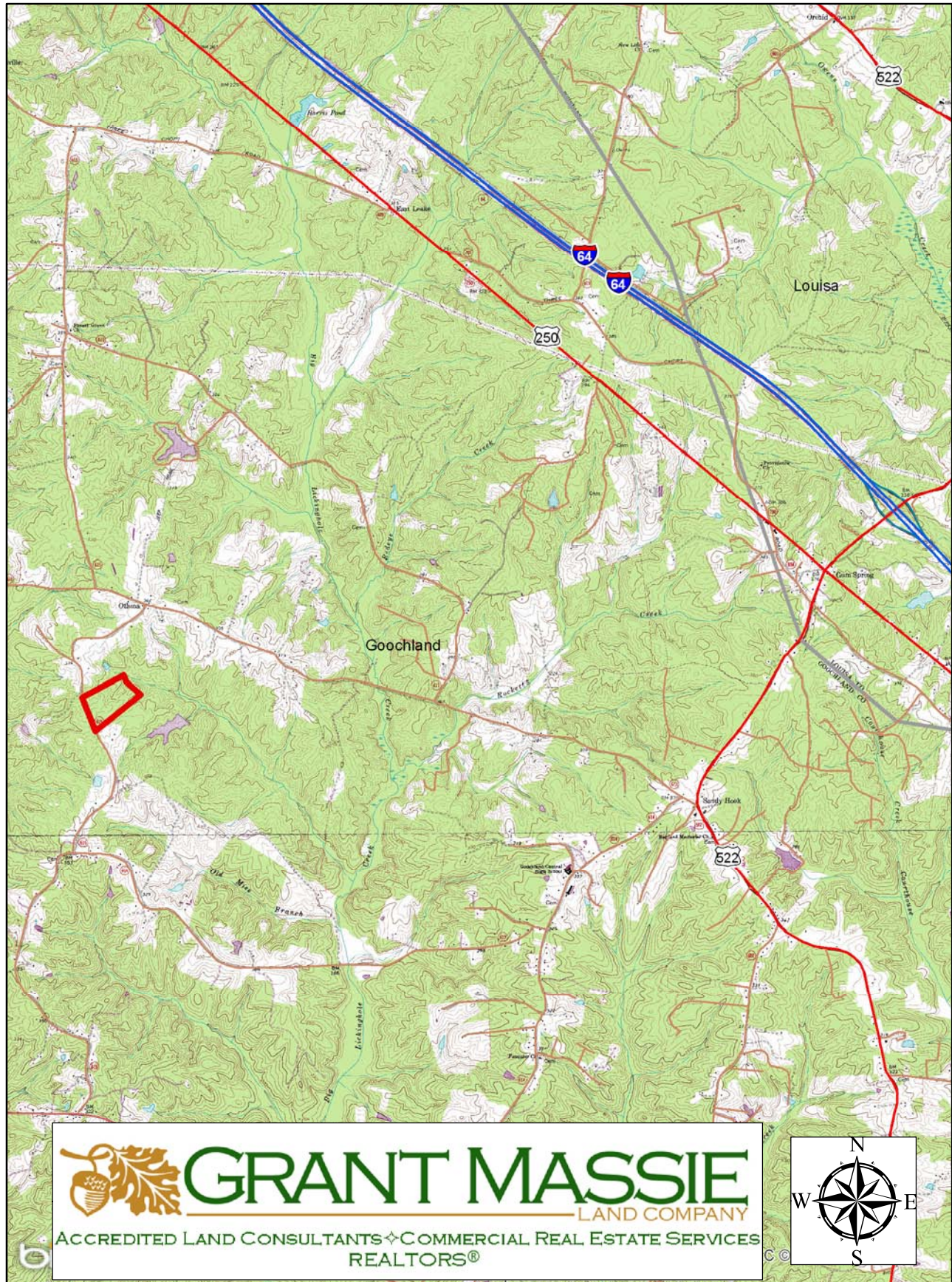
# AERIAL PHOTO



# TOPO MAP



# LOCATION MAP

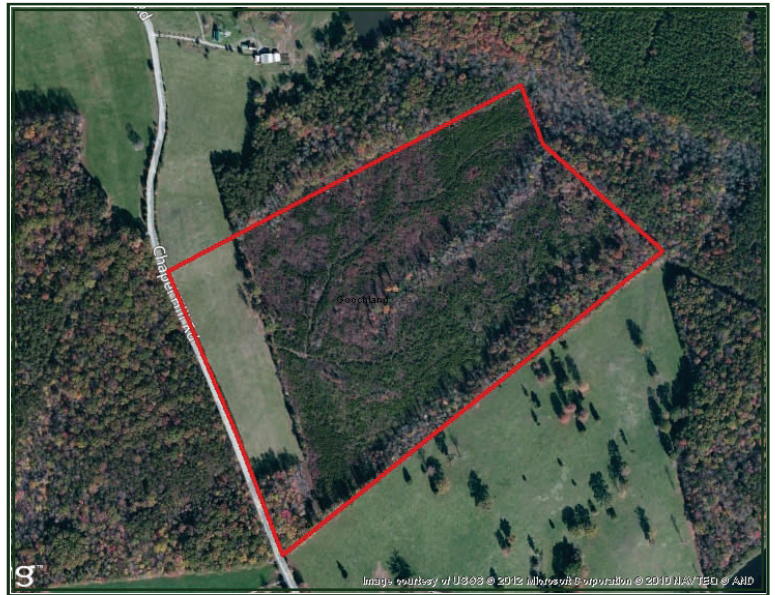


# 44.67-ACRES FOR SALE IN GOOCHLAND COUNTY, VA.



## PROPERTY INFORMATION:

- \* 6 ACRES OF OPEN PASTURELAND
- \* 38 ACRES OF WOODLAND
- \* 755' OF FRONTAGE ON CHAPEL HILL RD
- \* LOCATED IN CENTRAL GOOCHLAND CO.
- \* GREAT FOR FARM OR INVESTMENT
- \* CAN BE DIVIDED IN TO THREE PARCELS
- \* PRICED BELOW ASSESSMENT
- \* GREAT BUY!!!!



**PRICE  
\$185,000**

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



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