

393.945 ACRES +/-
WESTMORELAND COUNTY, VA

ASKING PRICE - \$1,795,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Westmoreland County Tax Map records as parcel number 46-28, 28A & 28B. According to the tax records the property contains 393.945 acres. The deed is recorded in Deed Book 817 on Page 1067. A review of the Westmoreland County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
46-28 & 28A	392.822
<u>46-28B</u>	<u>1.123</u>
TOTAL:	393.945

The subject property is currently zoned Agricultural. There are approximately 2,380 feet +/- of road frontage on Cople Highway (State Route 202), 5,695 feet +/- road frontage on Beales Mill Road (State Route 626, and 772 feet +/- on Nomini Hall Road (State Route 612).

There is a cemetery out-parcel (0.509 Acres) which is accessed via a 20-foot easement to Beales Mill Road.

There is approximately 5,025 feet +/- of combined water frontage on Nomini Creek and Beales Mill Run. A 7-mile boat ride from the subject property would get you into the Nomini Bay of the Potomac River.

The subject property contains 95 acres +/- of openland with the balance in recently thinned mixed woodland of pines and hardwoods. Some merchantable timber value remains after the thinning.

The subject property is located 9 miles east of Montross and is conveniently located 15 miles from Tappahannock and Route 17.

The subject property holds vast potential for a single, large estate parcel, a family large-lot estate division or a long-term investment hold all with Potomac River access through Nomini Creek, existing timber value and lease-able cropland.

PHOTOGRAPHS



WATER FRONTAGE ON NOMINI CREEK



ELEVATED VIEWS OF WATER FRONTAGE



VIEWS TOWARD BEALES MILL RUN



CROPLAND ADJOINING PINE STAND



FARM ROAD THROUGH PROPERTY



WOODS ROAD TO WATER FRONTAGE



PINE PLANTATION



MIXED HARDWOOD STAND



BEALES CEMETARY (0.509-ACRE OUT-PARCEL)



BLOCK STRUCTURE & MISC. BUILDINGS

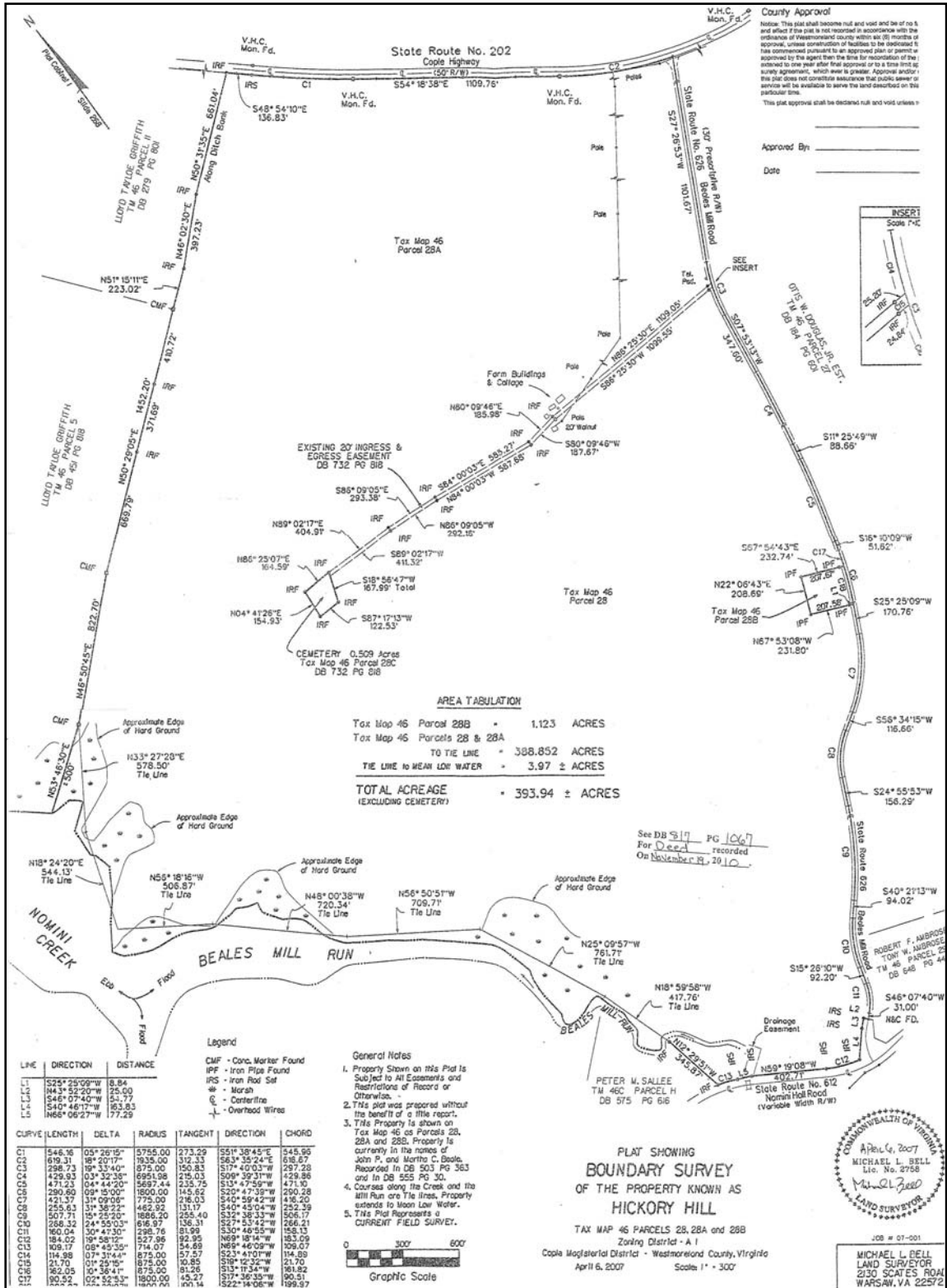


LONG FRONTAGE ON BEALES MILL ROAD



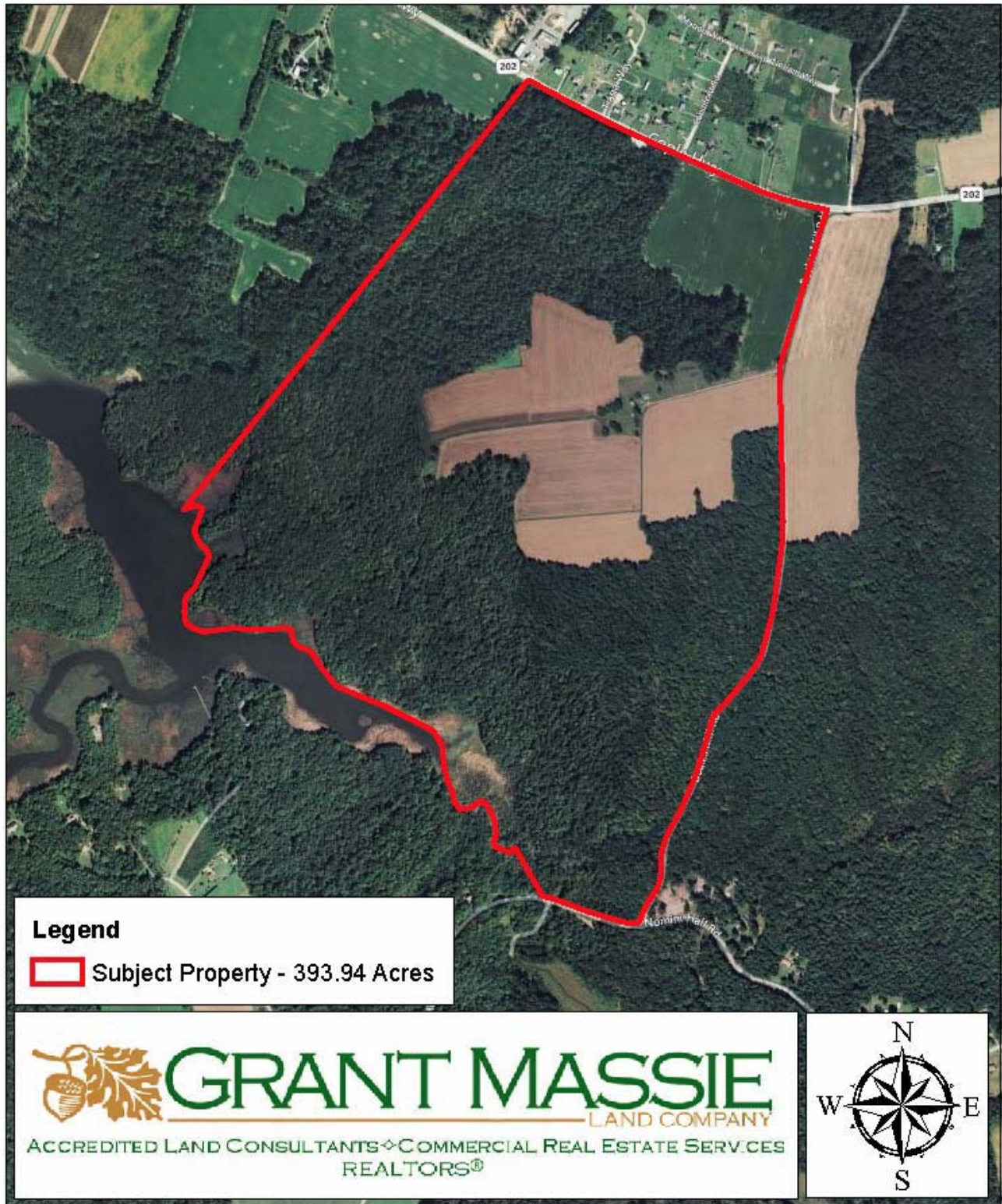
LONG FRONTAGE AT COPLE HIGHWAY

PLAT

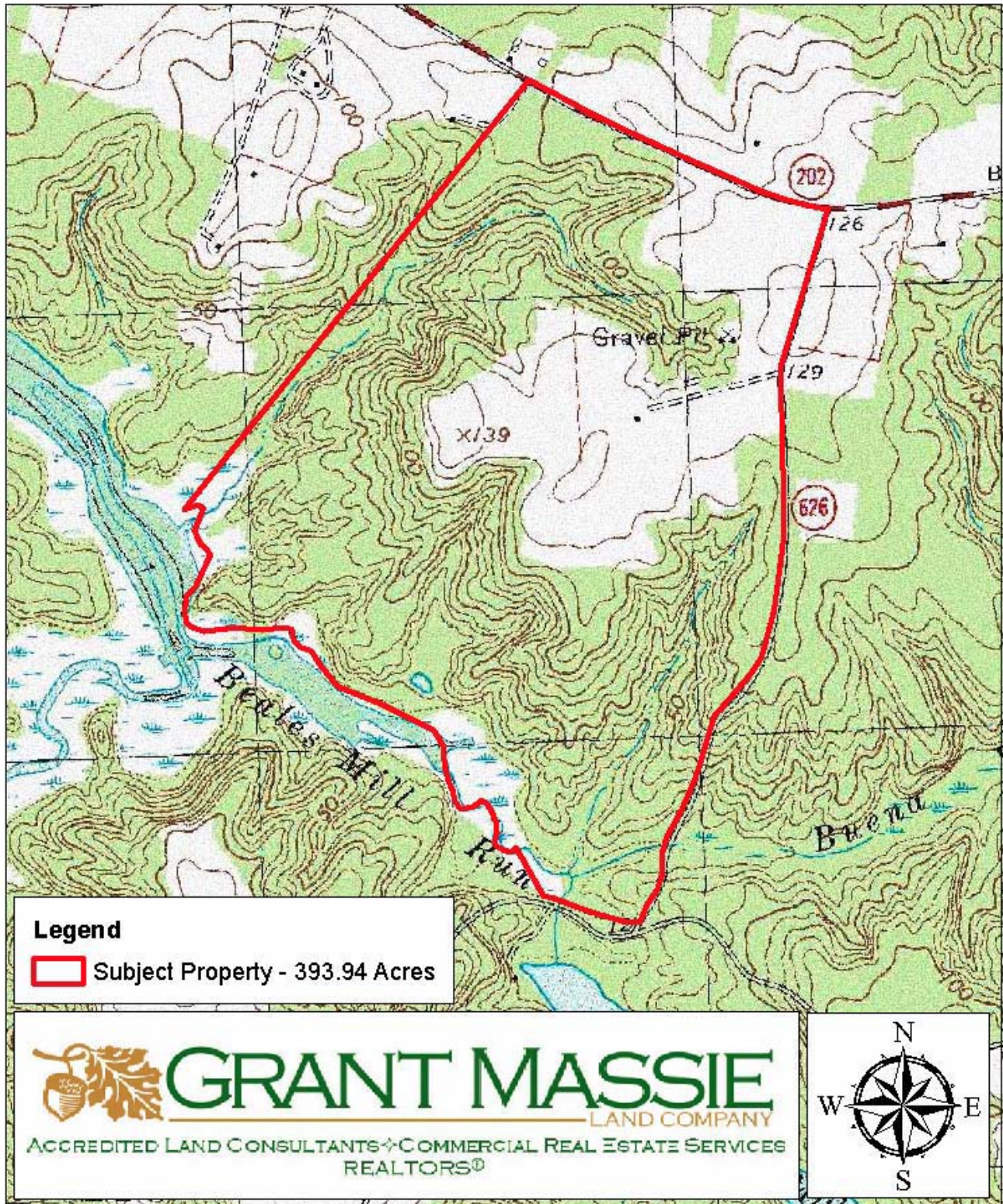




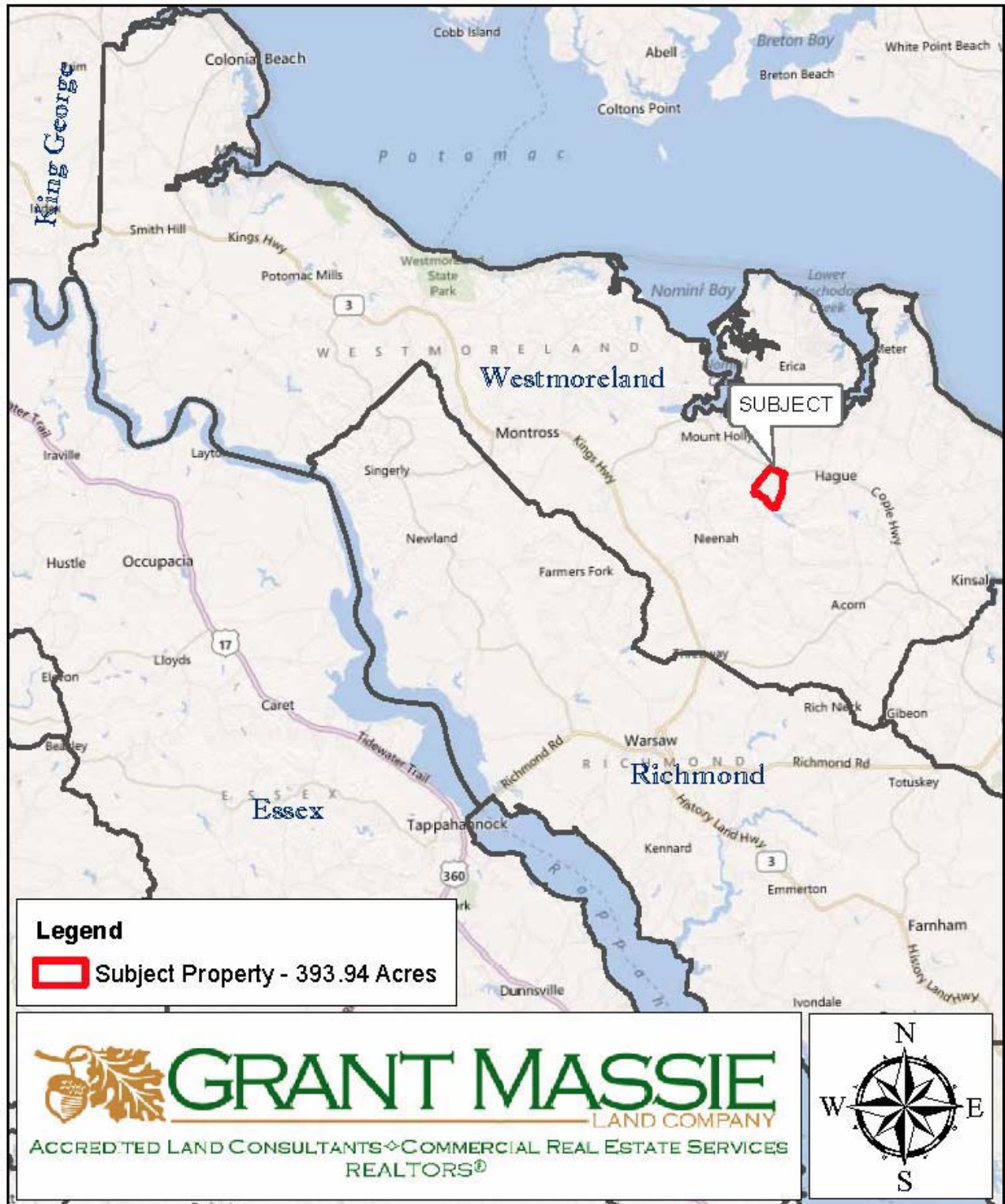
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

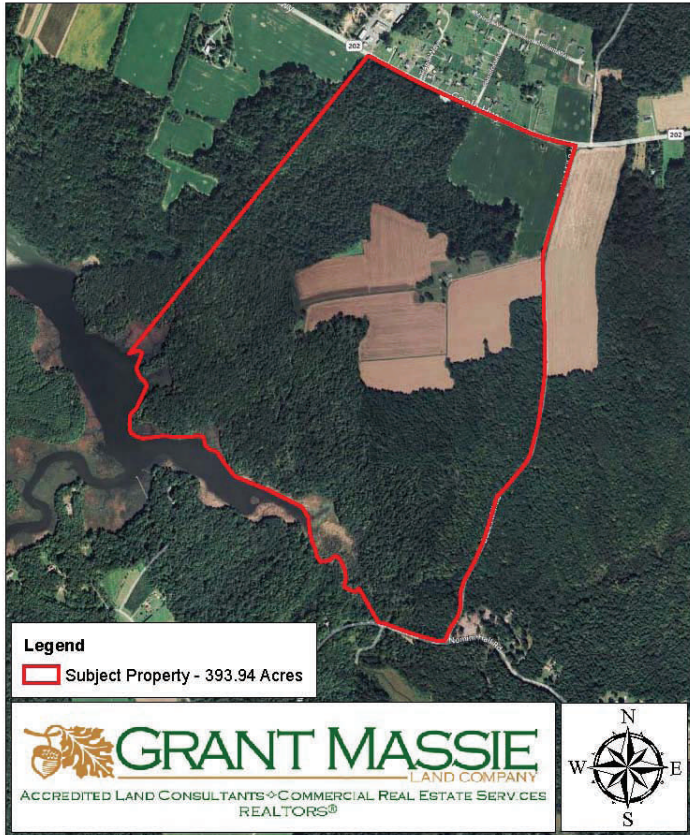


LOCATION MAP



WATERFRONT LAND FOR SALE

393.945 ACRES IN WESTMORELAND



PROPERTY INFORMATION:

- ✧ 7-Mile +/- Boat Ride to Nomini Bay of the Potomac River
- ✧ Long Frontage on Nomini Creek and Beales Mill Run
- ✧ Long Frontage on Cople Highway, Beales Mill Rd & Short Frontage on Nomini Hall Rd
- ✧ 95 Acres +/- of Cropland
- ✧ Balance in Thinned Pine and Hardwood Stands with Some Timber Value
- ✧ Convenient to Montross (9 miles +/-) and Tappahannock/Route 17 (15 miles +/-)

\$1,795,000

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All information is deemed reliable, but not guaranteed.

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