

# 155.47 ACRES +/- FLUVANNA COUNTY, VIRGINIA

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NEW ASKING PRICE - \$349,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Fluvanna County Tax Map records as parcel number 31-A-6. According to the tax records the property contains 155.47 acres. The deed is recorded in Deed Book 822 on Page 341. The plat is recorded in Plat Book 1 on Page 282. A review of the Fluvanna County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
31-A-6	155.47

The subject property is currently zoned Agricultural (A-1). There is approximately 2,750 feet of frontage along Ballinger Creek.

The subject property contains no state road frontage; however, there is a 25-foot easement from the subject property to State Route 678 (Miles Jackson Road).

There is approximately 15 acres of overgrown old fields situated along the creek with the balance of the subject property in woodland. The woodland consists of 14-year old pine plantation and some mixed hardwoods along the streamside management zones.

The subject property is located 3 miles +/- east of Palmyra and approximately 11 miles south of the Zions Crossroads Exit # 136 of Interstate 64.





# PHOTOGRAPHS

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PINE PLANTATION NEAR BOUNDARY



WOODS ROAD THROUGH PLANTATION

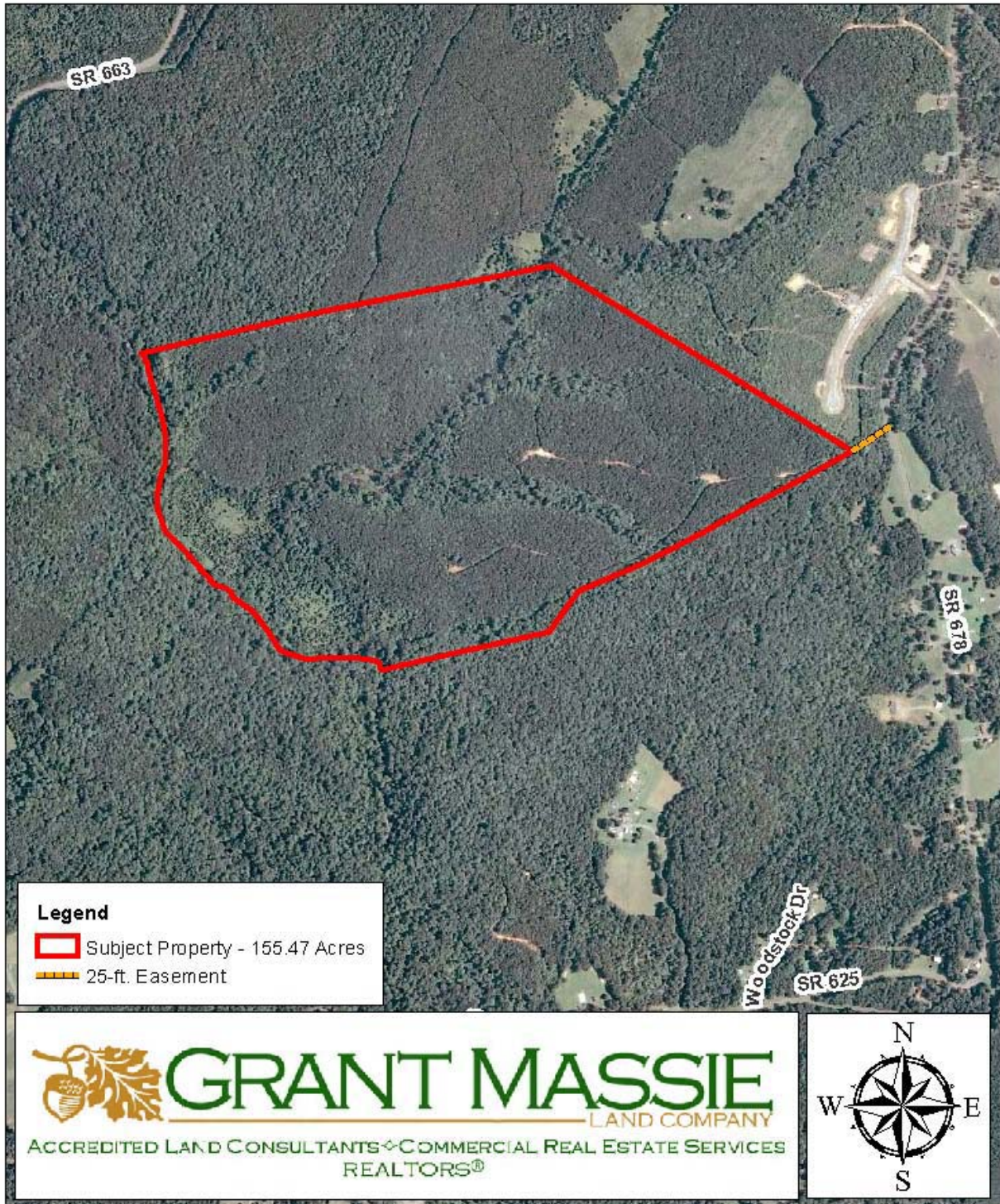


UNTHINNED PINE PLANTATION

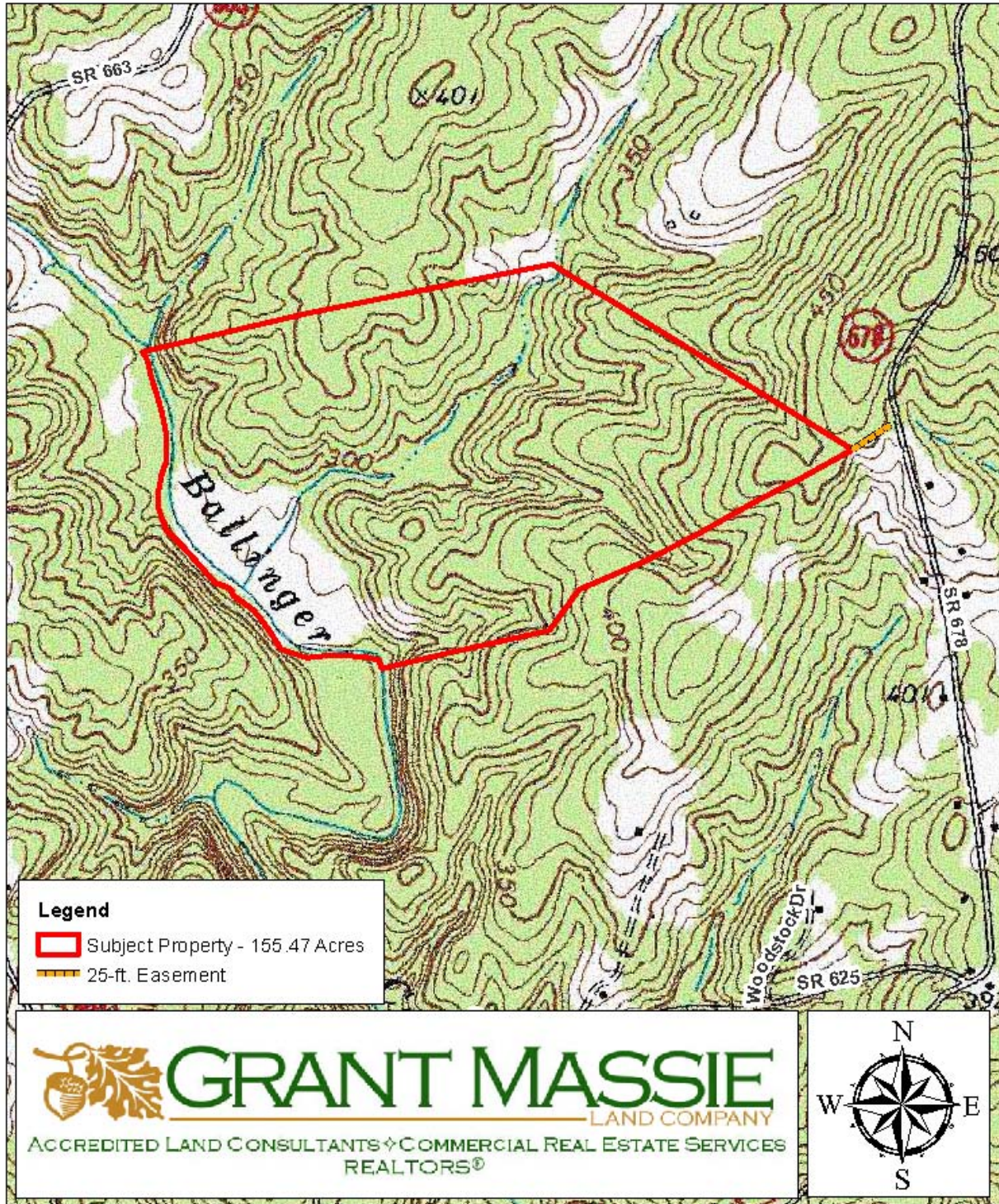


PLANTATION VIEW FROM THE ADJACENT PANARAMA SUBDIVISION

# AERIAL PHOTOGRAPH

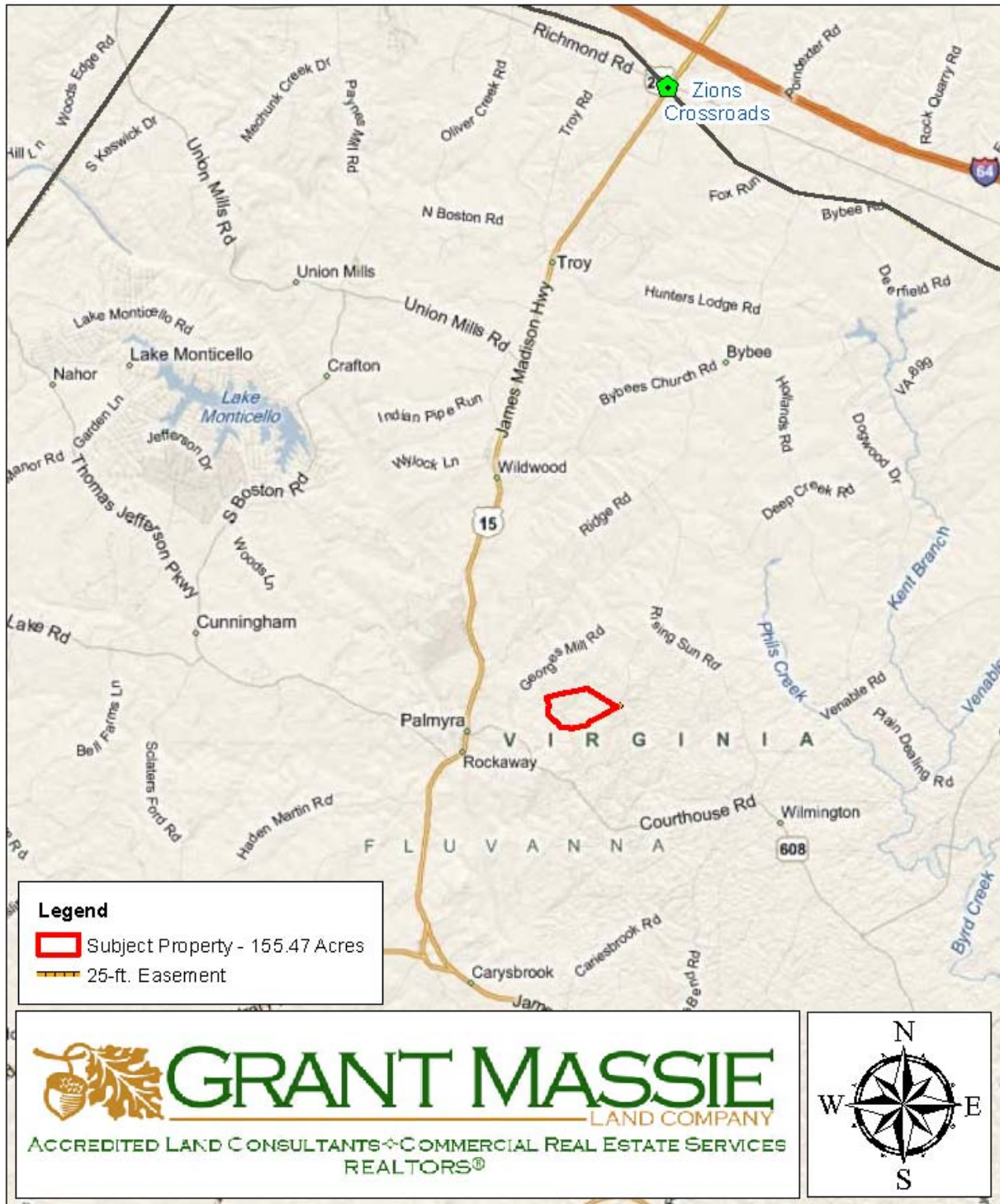


# TOPOGRAPHIC MAP





# LOCATION MAP



# 155.47-ACRE TREE FARM FOR SALE IN FLUVANNA COUNTY, VA.



## PROPERTY INFORMATION:

- \* Mostly Wooded With 14-yr Old Pine Plantation
- \* 15 Acres +/- of Overgrown Fields Along Creek
- \* 25-ft. Easement to Rt. 678 (Miles Jackson Road)
- \* Long Frontage on Ballinger Creek
- \* Excellent Recreational Tract & Timber Investment
- \* Convenient To Palmyra (3 Miles +/-) & Zions Crossroads/Exit #136 of I-64 (11 Miles +/-)



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\$349,000**

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