

172 ACRES CAROLINE COUNTY, VIRGINIA

ASKING PRICE - \$601,828
(OR \$3,499/ACRE)



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 69-A-27 and 69-A-32. According to the tax records the property contains 172 acres +/-, collectively. The deed is recorded in Deed Book 817 on Page 564. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
69-A-27	3
<u>69-A-32</u>	<u>169</u>
TOTAL:	172

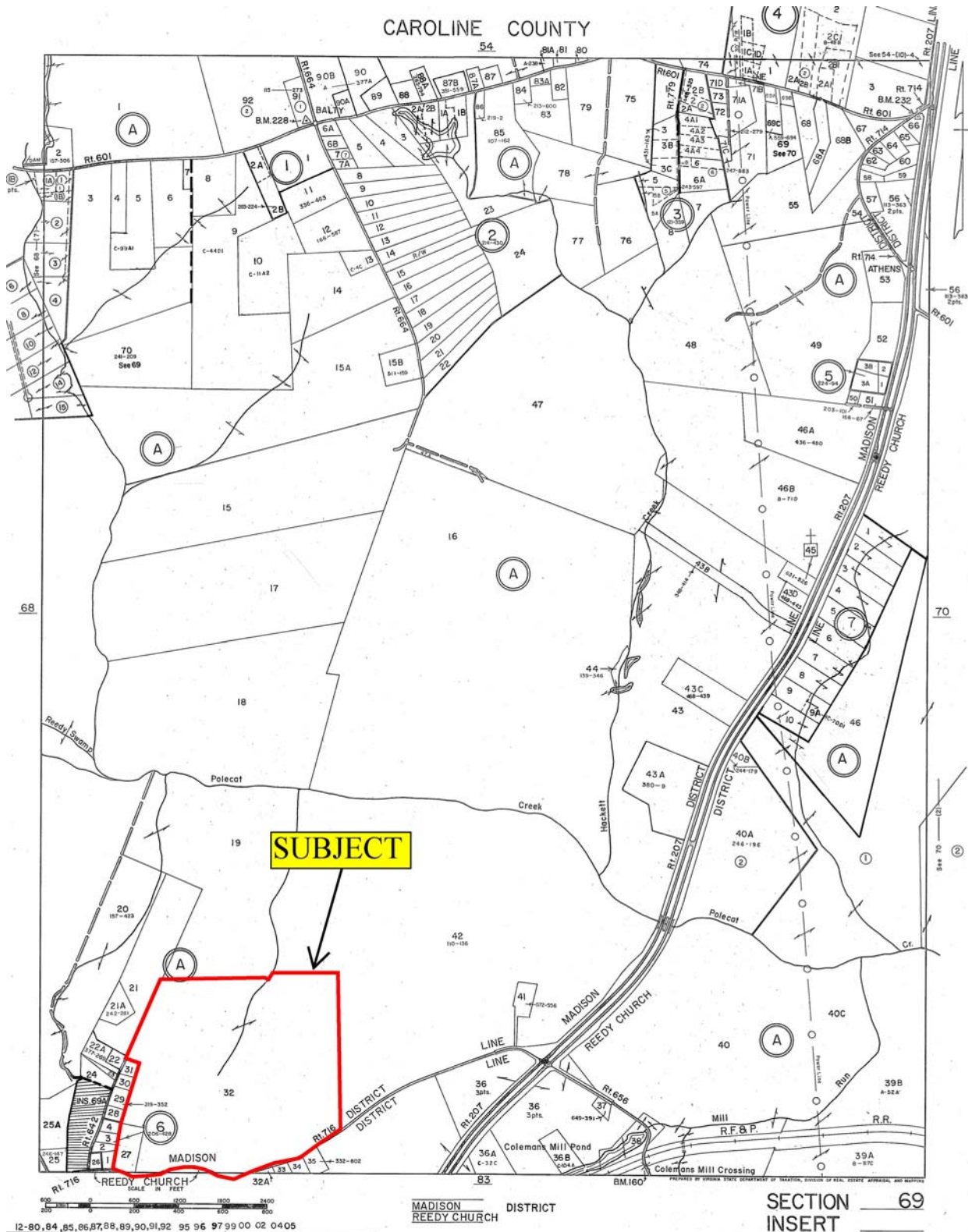
The subject property is currently zoned Rural Preservation (RP); however, in the Caroline County Comprehensive Plan 2030's Carmel Church Community Plan, the subject property's future land use is designated as "Planned Development (Future)."

There are approximately 3,520 feet +/- of road frontage on Moncure Drive (Route 716).

The subject property is completely wooded. It has about 55 acres +/- of 20- to 24-year old pine plantation. The balance of the subject property is in a young mix of pines and hardwood species.

It is located approximately 2 miles northeast of Interstate 95 at Exit # 104 and approximately 8 miles southwest of Bowling Green.

TAX MAP



PHOTOGRAPHS



FRONTAGE ON MONCURE DRIVE



PINE PLANTATION



PINES NEAR POWERLINE EASEMENT



WOODS ROAD THROUGH PLANTATION

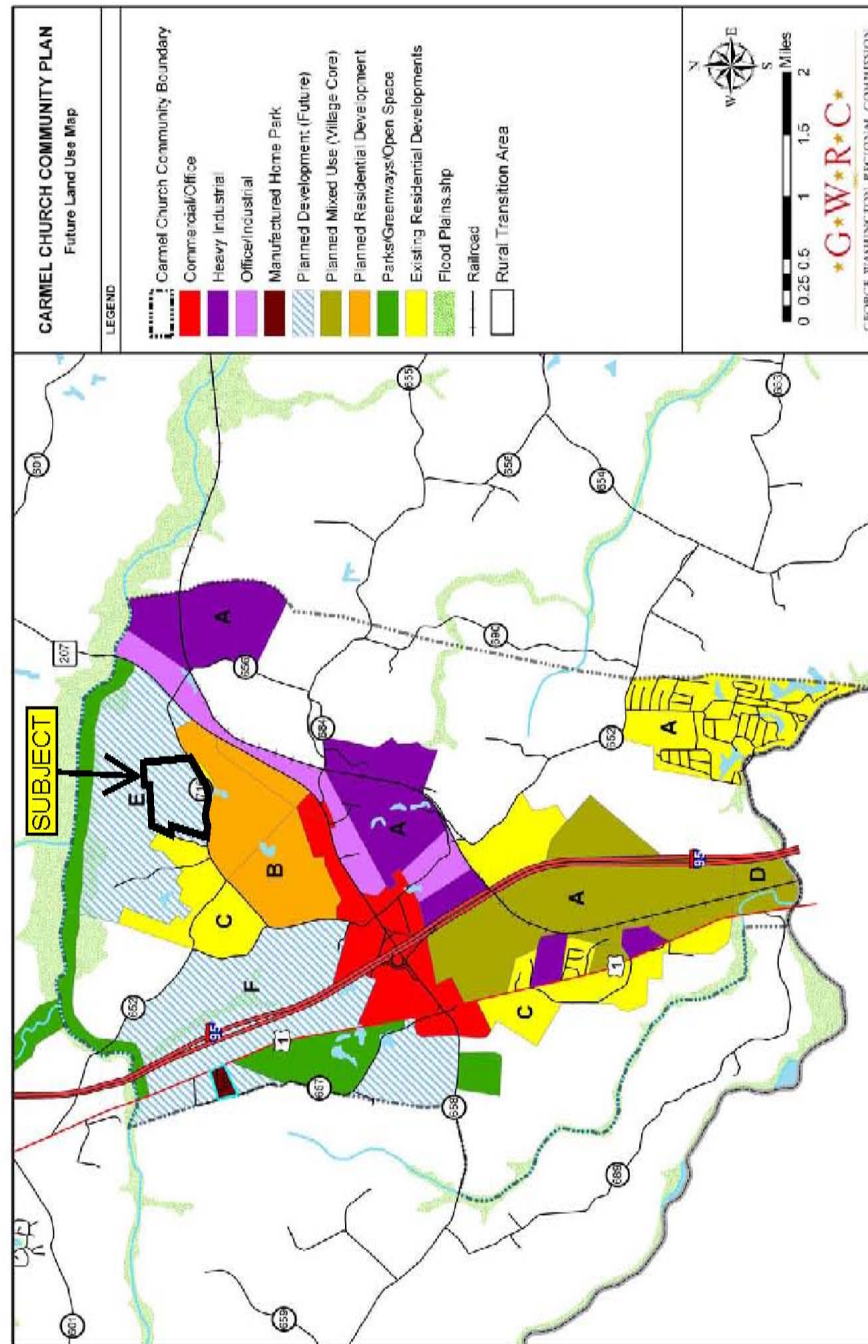


YOUNG MIXED PINES/HARDWOODS

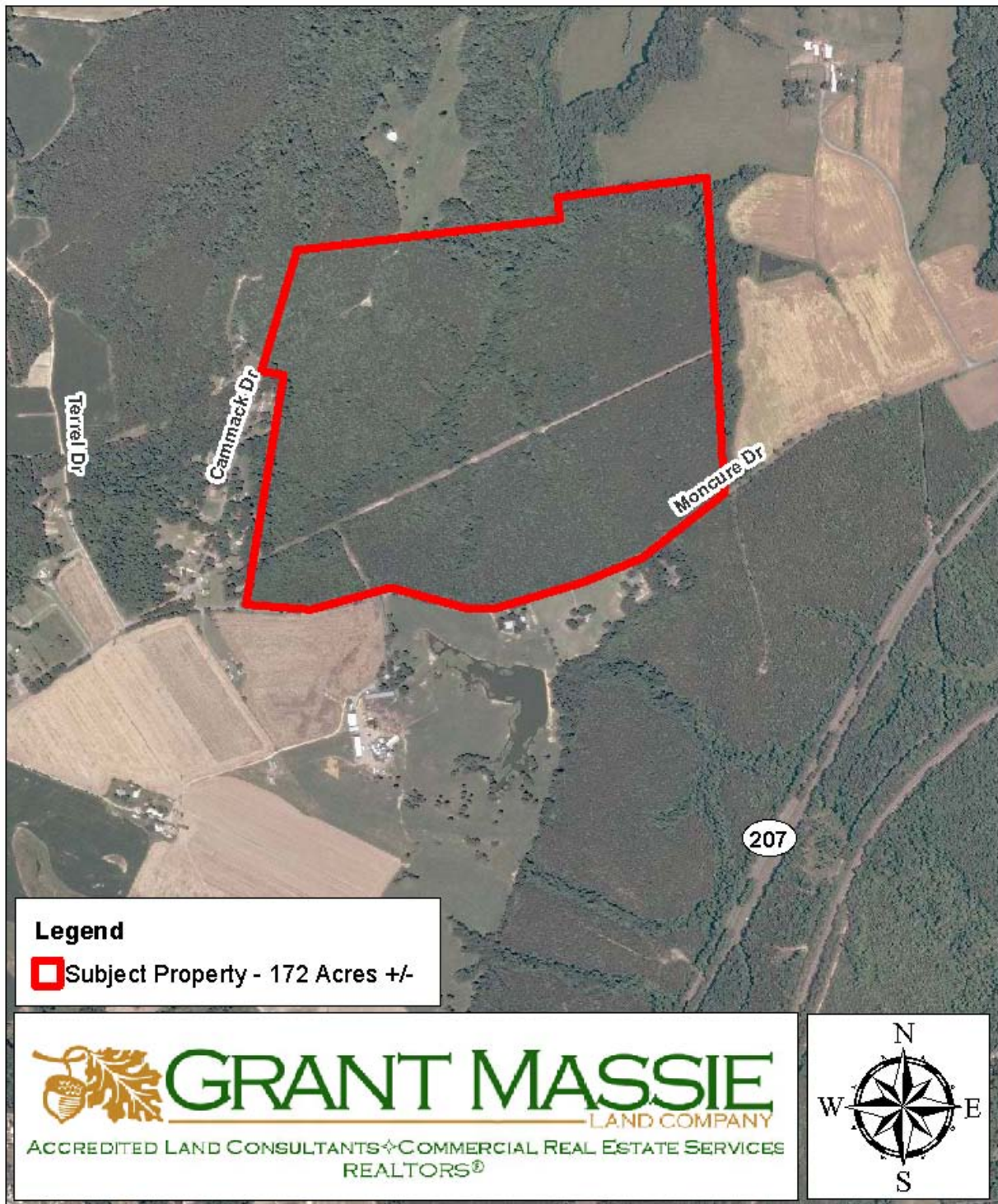


POWERLINE EASEMENT AT MONCURE DR.

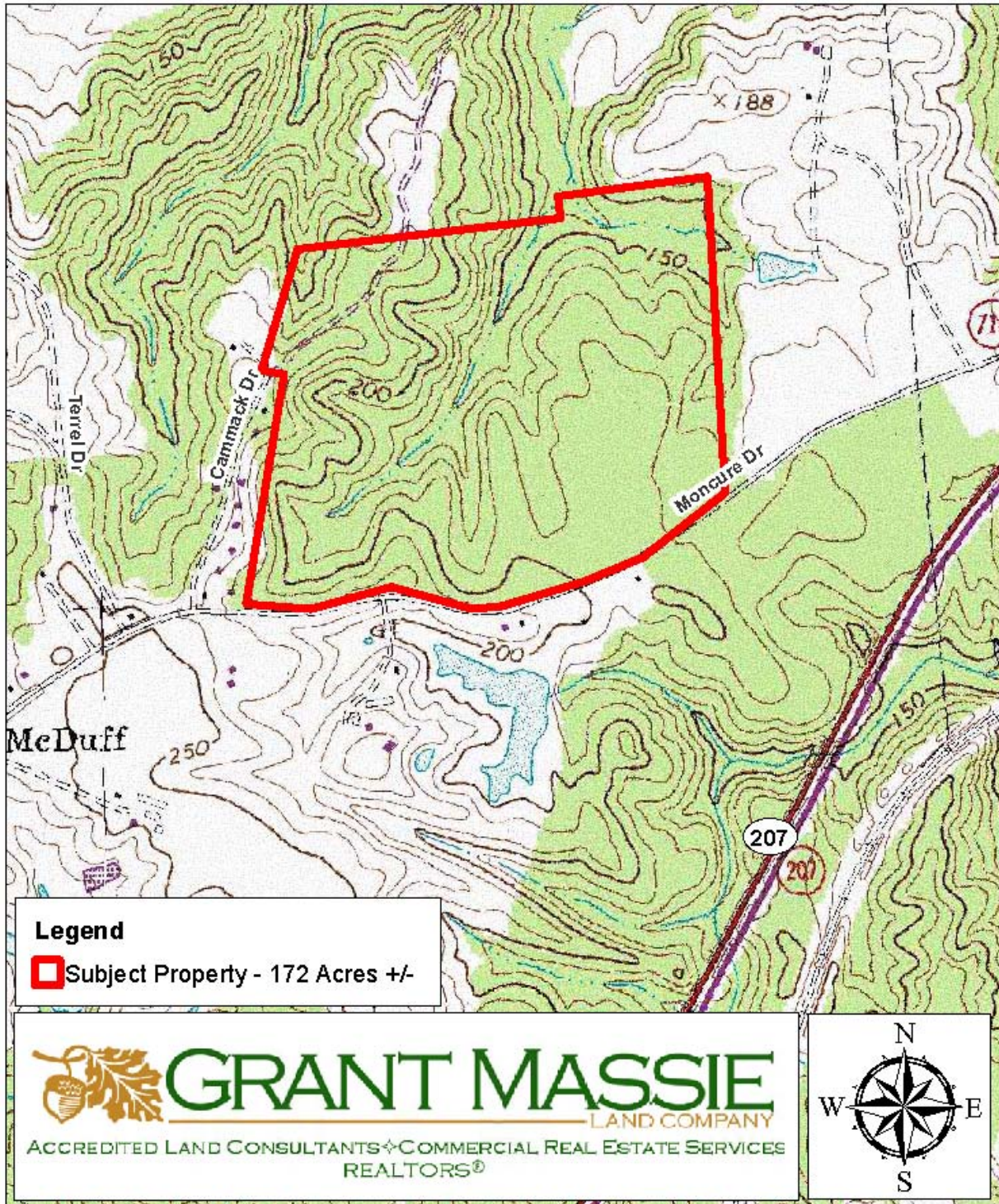
FUTURE LAND USE PLAN



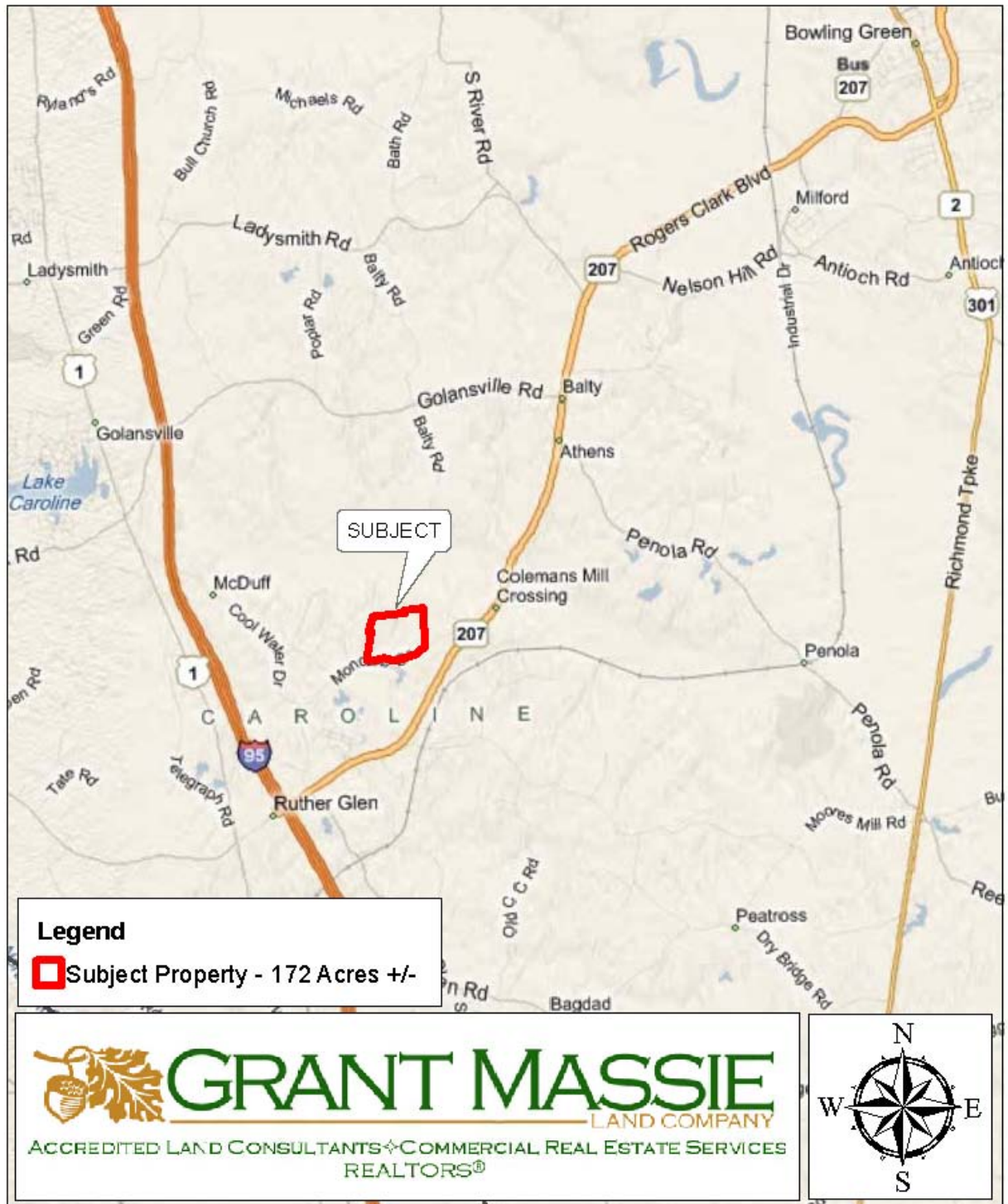
AERIAL PHOTOGRAPH



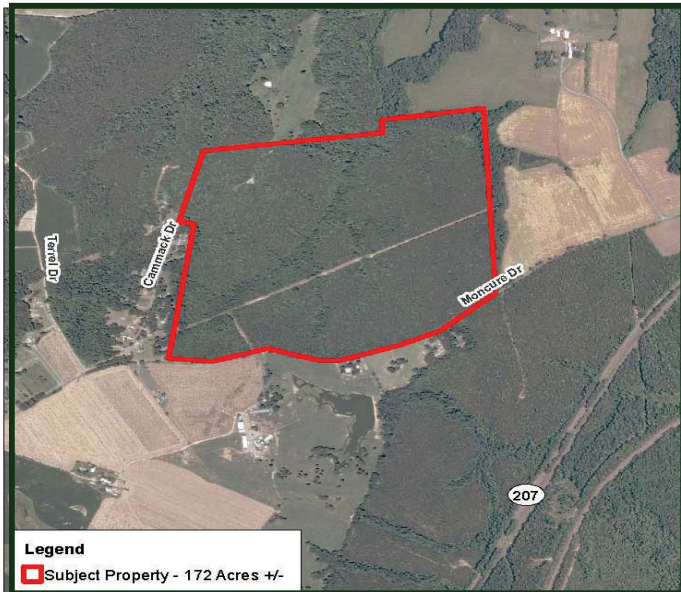
TOPOGRAPHIC MAP



LOCATION MAP



172-ACRE LAND INVESTMENT IN CAROLINE COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Long-term Timberland and/or Development Investment in Carmel Church Area
- * 55 Acres +/- in 20-to 24-Yr Old Pines & Balance in Young Pines and Mixed Hardwoods
- * Designated "Planned Development (Future)" in the Comprehensive Plan 2030
 - * Frontage on Moncure Drive (Rt. 716)
 - * Convenient To Interstate 95 (2 Miles +/-)



NEW PRICE
\$601,828

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WWW.GRANTMASSIE.COM

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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