

# 33.113 ACRES +/- CAROLINE COUNTY, VIRGINIA

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ASKING PRICE - \$299,950



REPRESENTED BY:

G. EDMOND MASSIE, IV  
MBA, CCIM, ALC

(804) 754-3474

JEFFREY S. HUFF  
ALC, FORESTER

(804) 750-1207

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# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 69-A-46A. According to the tax records the property contains 33.113 acres. The deed is recorded in Deed Book 866 on Page 753. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
69-A-46A	33.113

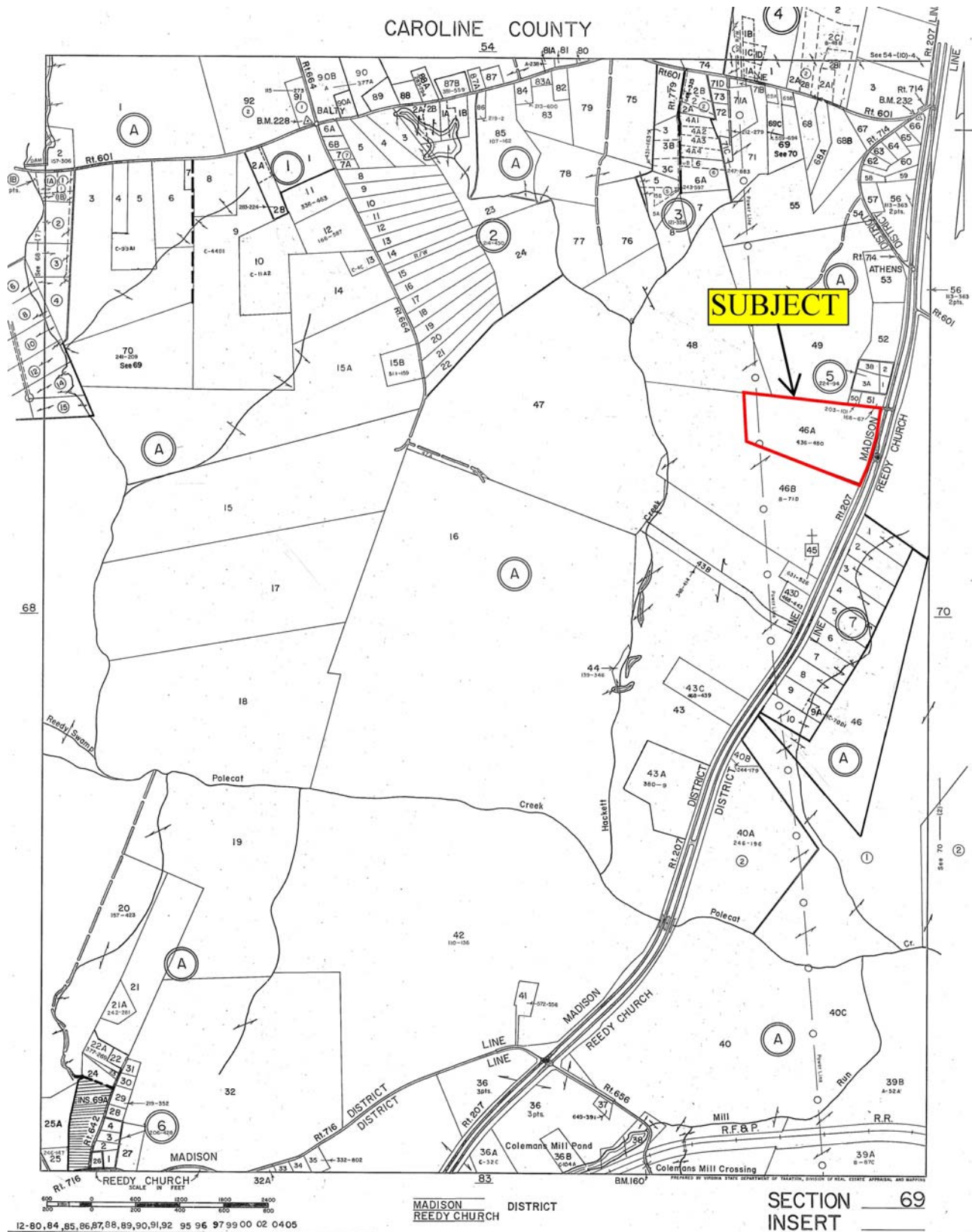
The subject property is currently zoned a combination of Rural Preservation (RP), Business (B-1) and Residential (R-2). There are approximately 1,066.77 feet of road frontage on Rogers-Clark Blvd (Route 207).

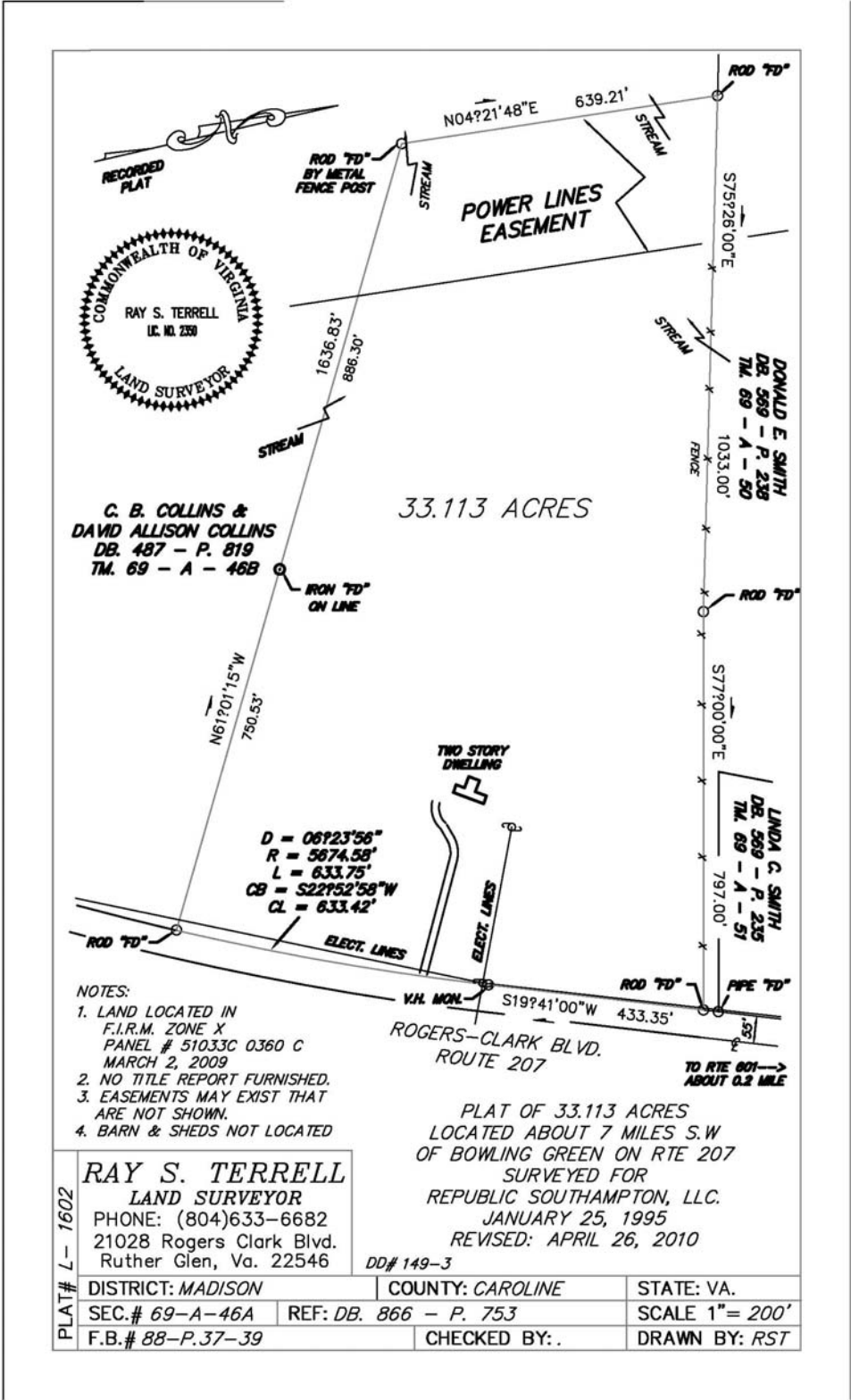
The subject property contains an old, two-story Antebellum house surrounded by 5 acres +/- of fenced yard. There is also a number of old sheds and accessory building behind the house. The main house has been vacant for a considerable amount of time. The Sellers consider the house and buildings to have no value and are offering them "As-Is."

The subject property has around 18 acres of cropland, 2.1 acres +/- of scrubland in the powerline easement and the balance in mixed woodland.

It is located approximately 4.5 miles northeast of Interstate 95 at Exit # 104 and approximately 5.5 miles southwest of Bowling Green.

# TAX MAP







# PHOTOGRAPHS

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CROPLAND



DRIVEWAY GOING INTO PROPERTY



OLD ANTEBELLUM HOUSE



FRONTAGE ON ROUTE 207



CROPLAND NEAR HOUSE



CROPLAND

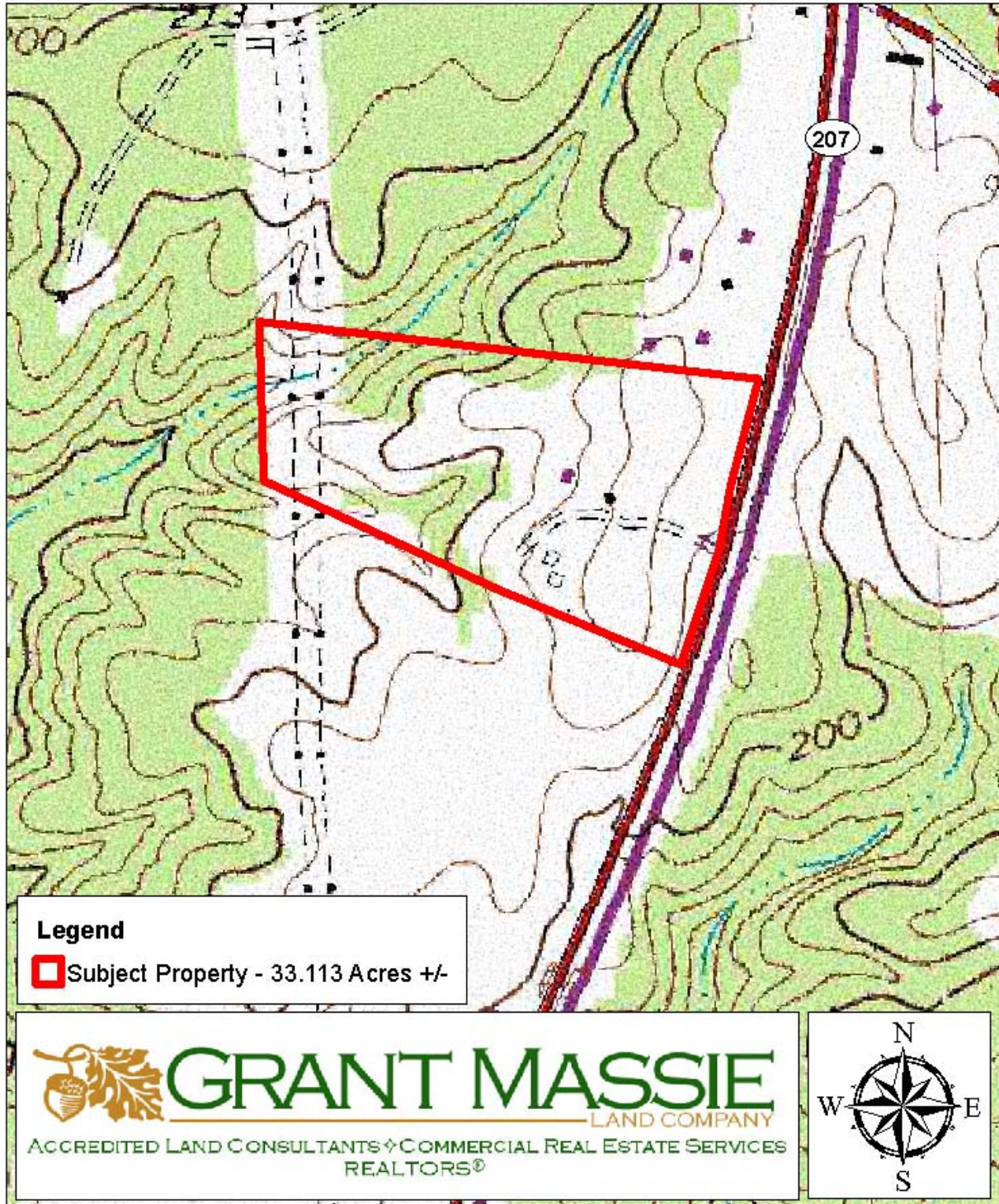
# AERIAL PHOTOGRAPH

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# TOPOGRAPHIC MAP

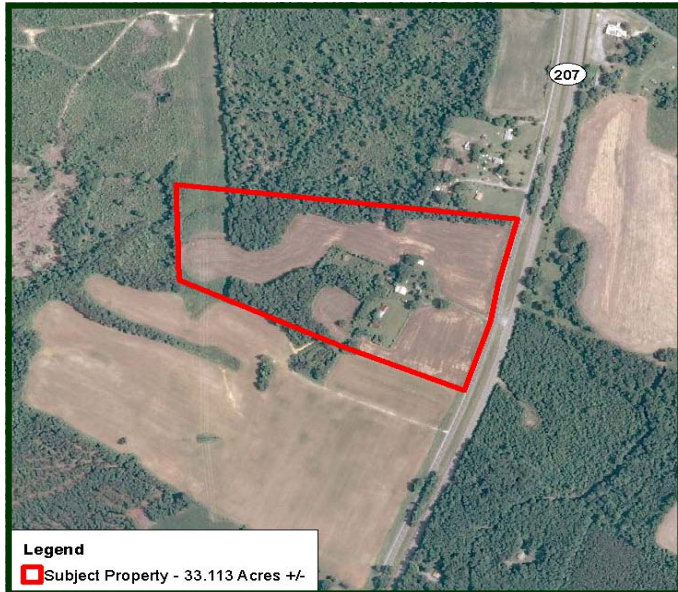




# LOCATION MAP



# 33.113-ACRE FARM FOR SALE IN CAROLINE COUNTY, VA



## PROPERTY INFORMATION:

- \* Ideal Farmland Investment and/or Homesite
  - \* 18 Acres +/- of Cropland
- \* Old, 2-story Antebellum House & multiple outbuildings being offered "As-Is"
- \* Frontage on Rogers-Clark Blvd (Rt. 207)
- \* Located 5.5 miles SW of Bowling Green
- \* Convenient To Interstate 95 (4.5 Miles +/-)
  - \* Multiple zonings - RP, B-1 & R-2

**\$299,950**



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## REPRESENTED BY:

G. EDMOND MASSIE, IV  
ALC, CCIM, MBA  
804-754-3474  
[NMassie@GrantMassie.com](mailto:NMassie@GrantMassie.com)

JEFF HUFF  
ALC, FORESTER  
804-750-1207  
[JHuff@GrantMassie.com](mailto:JHuff@GrantMassie.com)

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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1403 PEMBERTON RD., SUITE 106, RICHMOND, VA 23238  
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