

1 63.82 ACRES CAROLINE COUNTY, VIRGINIA

OFFERED AS TWO TRACTS:

41 ACRES +/- : \$102,500

122.82 ACRES +/- : \$324,950



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 102-A-74. According to the tax records the property contains 160.14 acres. However, a plat by Charles H. Fleet & Associates, P.C. dated 7/15/1999 shows the actual acreage around 163.82 acres. The original deed is recorded in Deed Book 143 on Page 388. Associated Will Books (WB) for the subject property includes WB 61 on Page 330, WB 61 on Page 566 and WB 66 on Page 600.

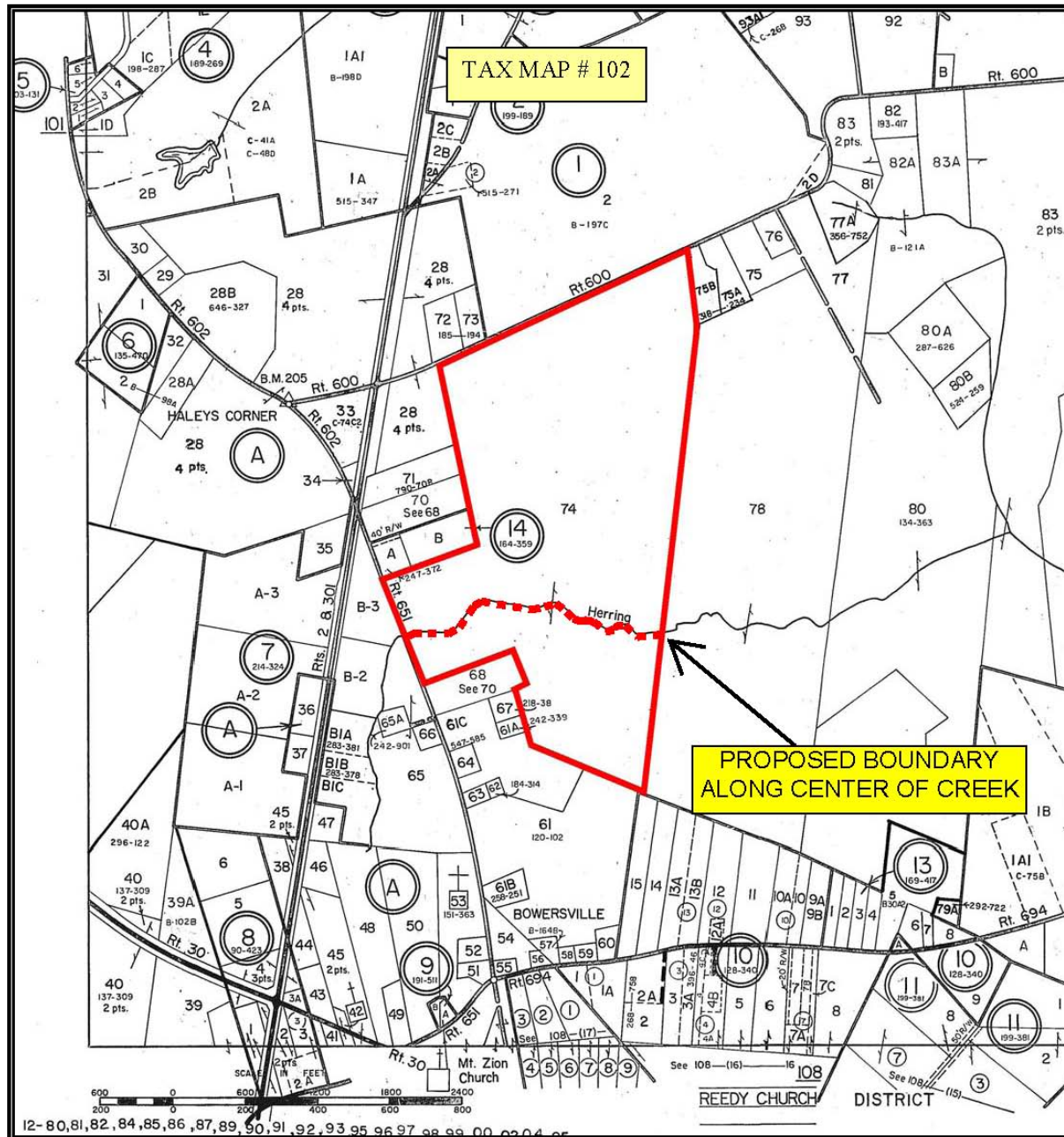
The subject property is being offered as two tracts – 122.82 acre +/- (**Asking Price** - \$324,950) on the northside of the creek and 41 acres +/- (**Asking Price** - \$102,500) on the southside of the creek. The location of the creek will determine actual acreages of the two tracts. A survey of each tract shall be completed at a future date showing the centerline of the creek as the dividing line. However, the subject property is also available in its entirety if a prospective buyer is interested in it as a whole.

The subject property is currently zoned Rural Preservation (RP). There are approximately 2,399 feet +/- of road frontage on Frog Level Road (State Route 600) and approximately 912 feet +/- of road frontage on Old Dawn Road (State Route 651).

Tax records indicate the property was cut-over in 2000 and replanted in Loblolly Pine.

The subject property is located 1 mile North of Dawn and less than 5 miles East of the Doswell Exit (Exit 98) of Interstate 95.

TAX MAP



PHOTOGRAPHS



FRONTAGE ON RT. 600 LOOKING EAST



SUBJECT'S PINE PLANTATION

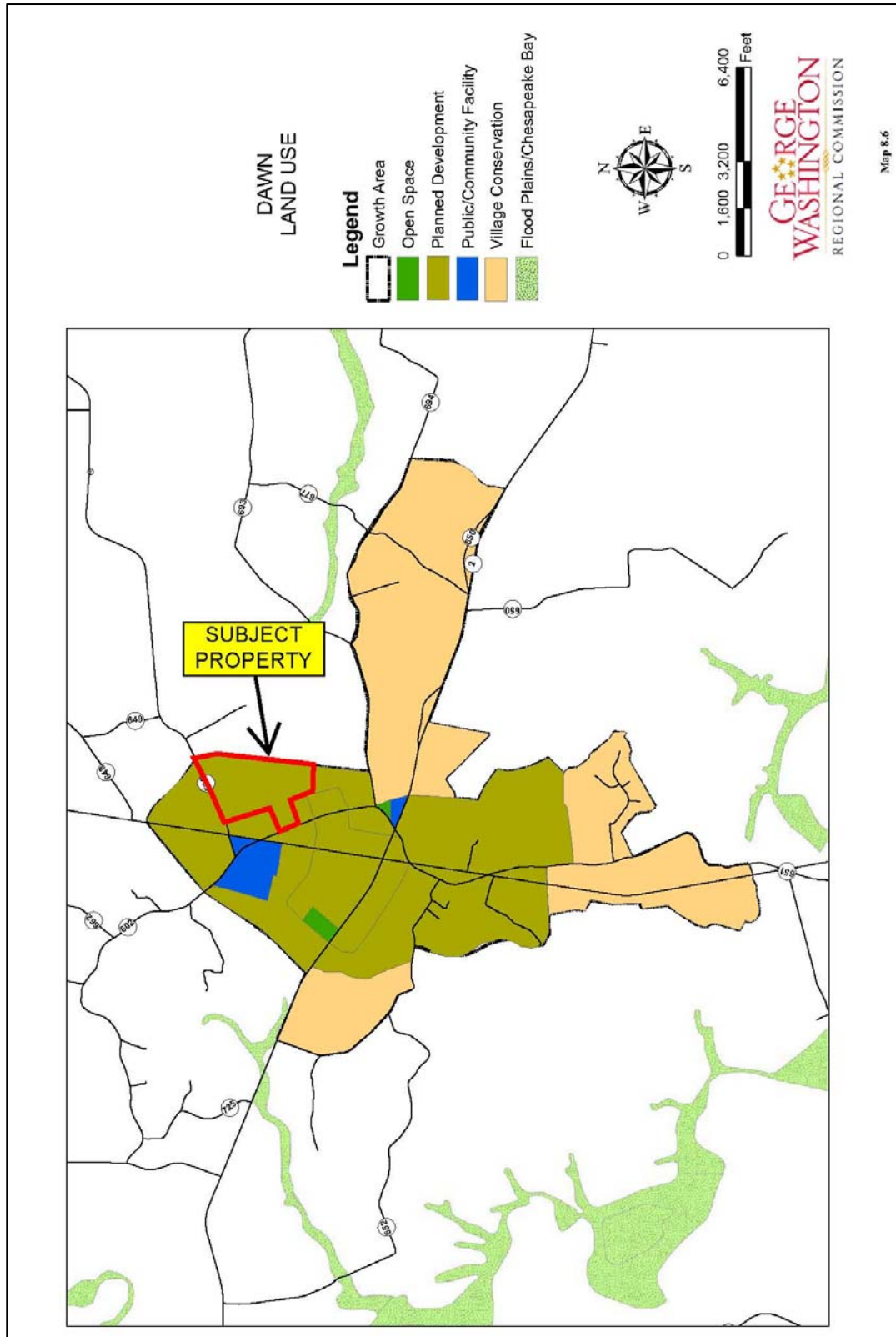


VIEW TOWARD U.S. ROUTE 301

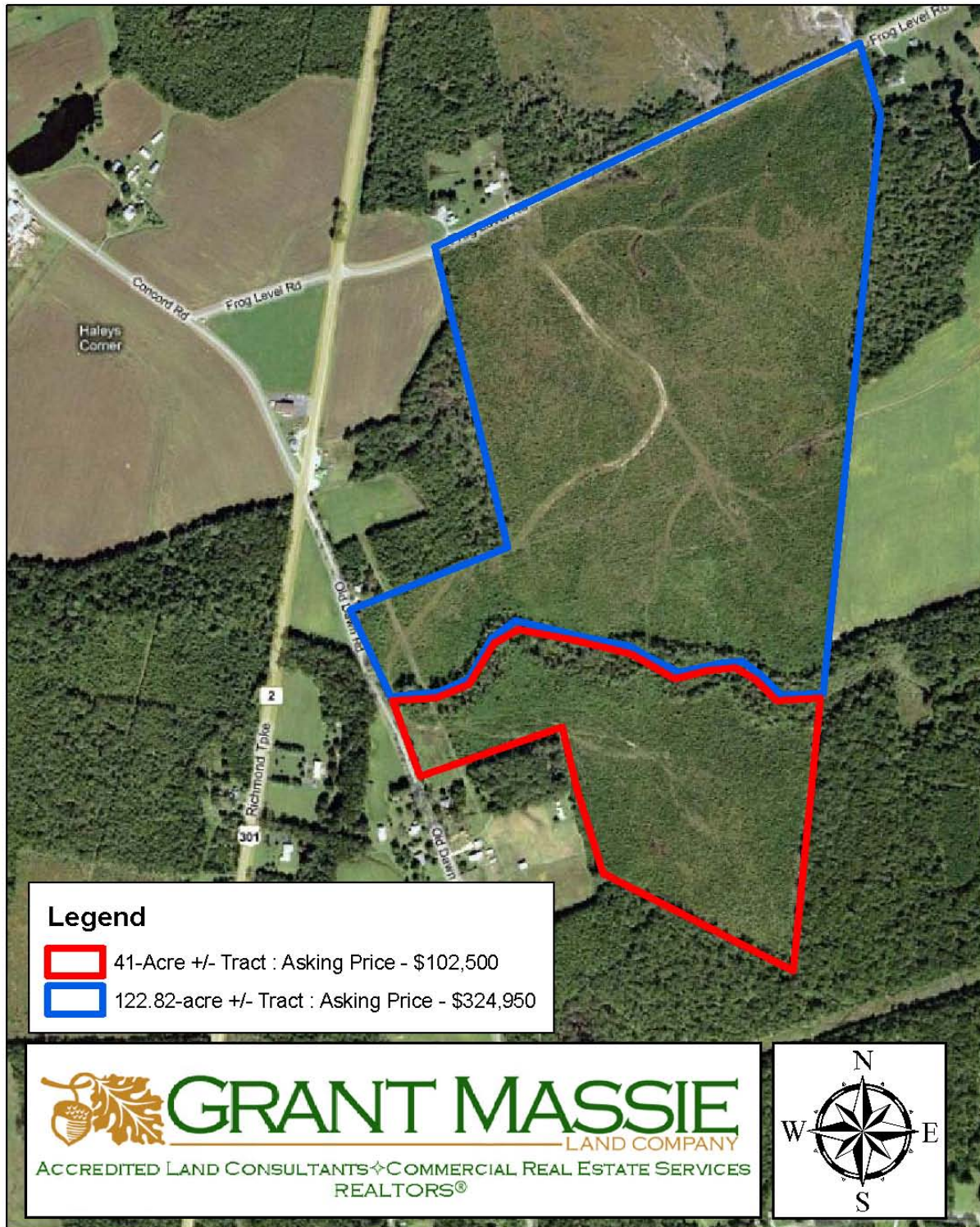


FRONTAGE ON RT. 651

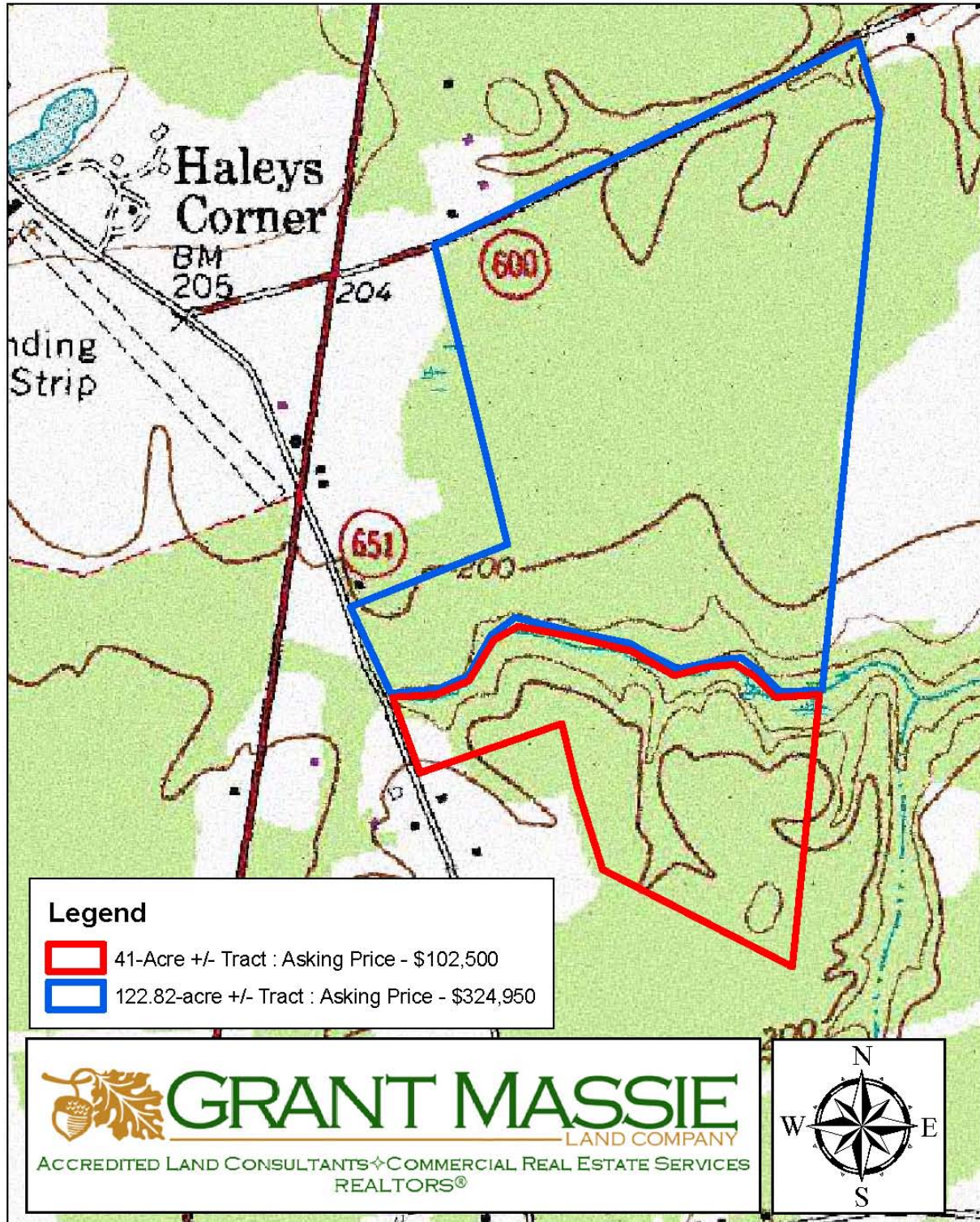
LAND-USE MAP - 2030



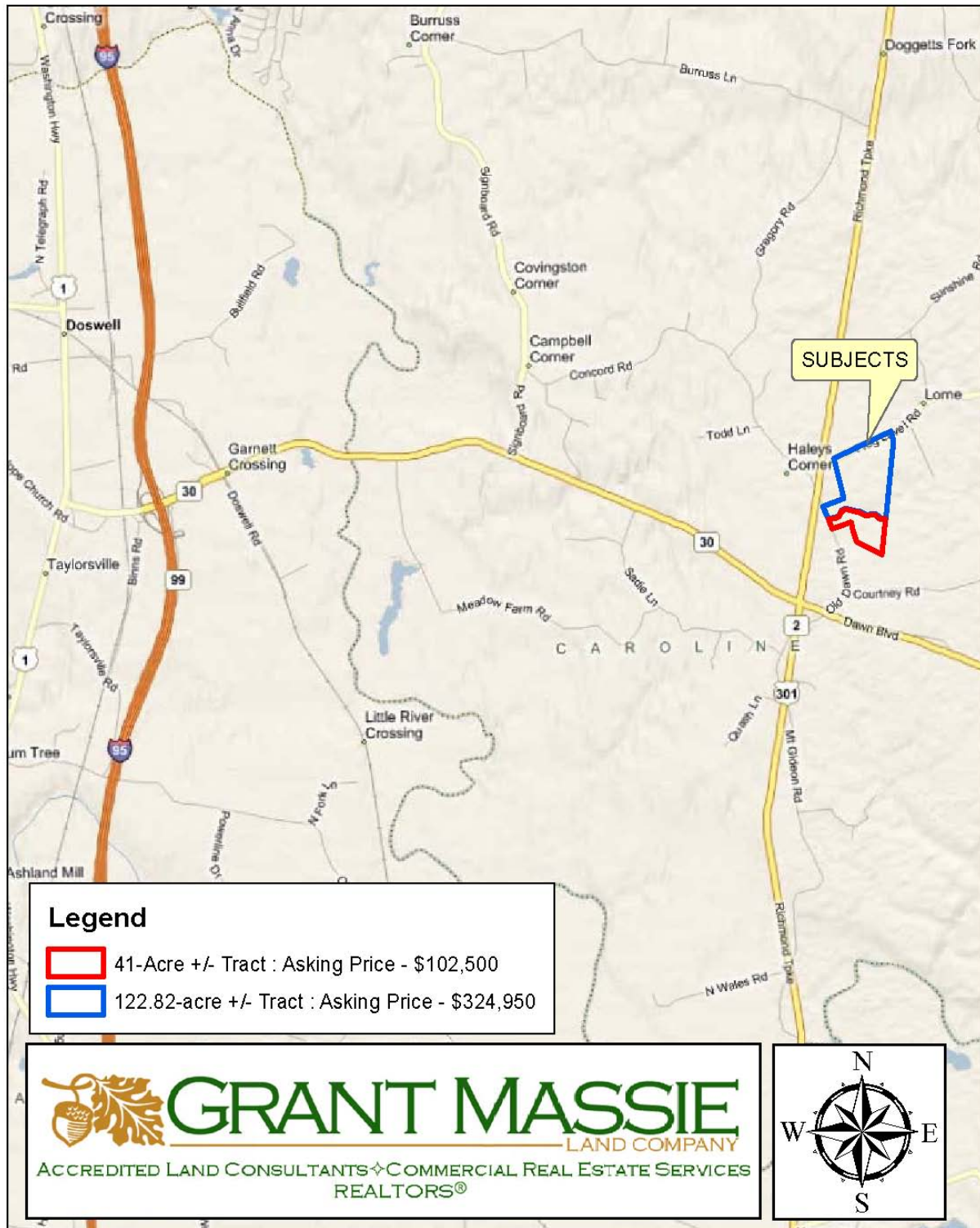
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

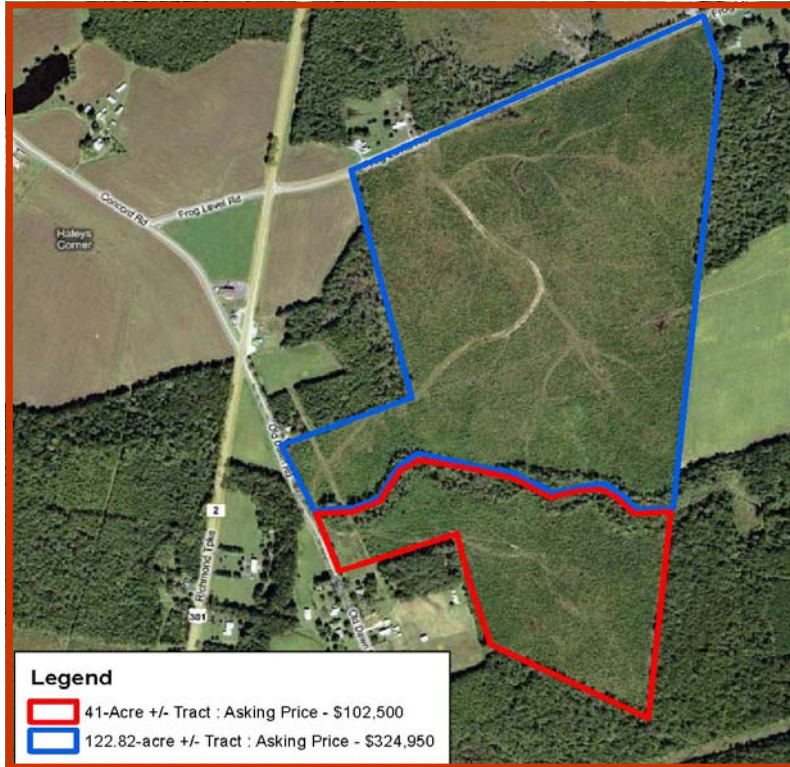


LOCATION MAP



INVESTMENT OPPORTUNITY

163.82 ACRES IN CAROLINE



OFFERED AS 2 TRACTS:
41 ACRES +/- FOR \$102,500
122 ACRES +/- FOR \$324,950

PROPERTY INFORMATION:

- *FRONTS ON RT 600 AND RT 651
- *LOCATED 1 MILE NORTH OF DAWN OFF ROUTE 301
- *ZONED: RURAL PRESERVATION (RP)
- *10 YEAR OLD +/- PINES
- *LAND USE PLAN 2030 CALLS FOR THIS PROPERTY TO BE A FUTURE RESIDENTIAL DEVELOPMENT

FOR INFORMATION 24 HOURS A DAY
CALL LANDLINE FOR:

41 ACRES +/-: 1-888-471-LAND #2151

122 ACRES +/-: 1-888-471-LAND #2152

OR LOG ON TO OUR WEBSITE
WWW.GRANTMASSIE.COM



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