

12.15 ACRES GOOCHLAND COUNTY, VIRGINIA

ASKING PRICE ~ \$97,000



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS

JEFFREY S. HUFF
REALTOR®

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PROPERTY DESCRIPTION

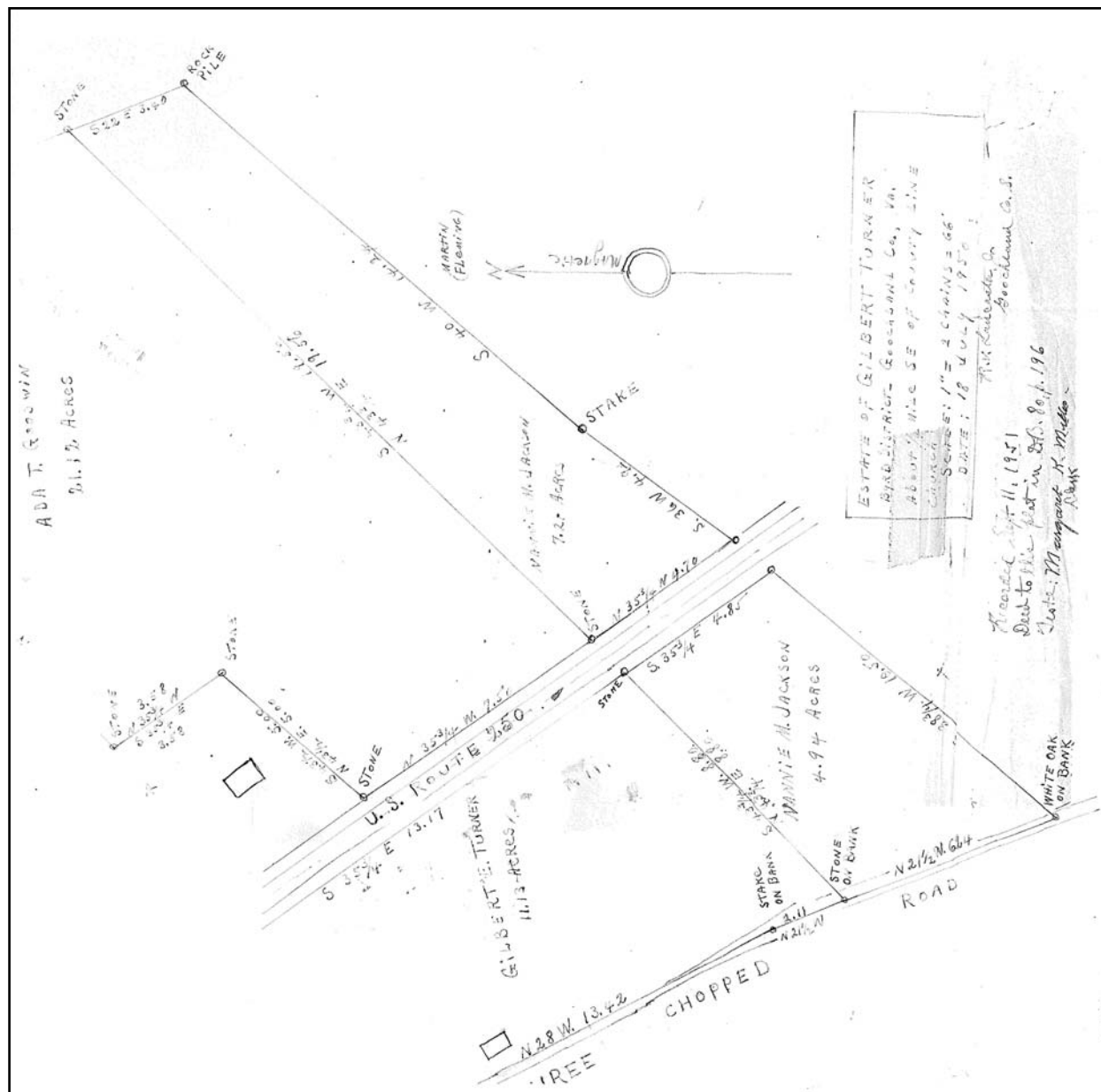
The subject property is shown on Goochland County Tax Map records as parcel number 5-1-0-2-0. According to the tax records the property contains 12.15 acres. The deed is recorded in Deed Book 103 on Page 90.

The subject property is currently zoned Agricultural (A-1). Per the Goochland County Planning Department, the subject property is a parent tract which would allow for the division into 3 lots maximum.

The subject property is located approximately 1.1 miles southeast of the Shannon Hill Exit (Exit # 148) of Interstate 64. Per the plat recorded in Plat Book 7 on Page 141, there are approximately 310 feet of frontage on the northside of Route 250 (Broad Street Road), 320 feet on the southside of Route 250 and 411 feet of road frontage on the northside of Three Chopt Road.

The subject property is wooded with mature mixed hardwoods and pines. Some of the woodland can easily be converted to openland for horses, etc.

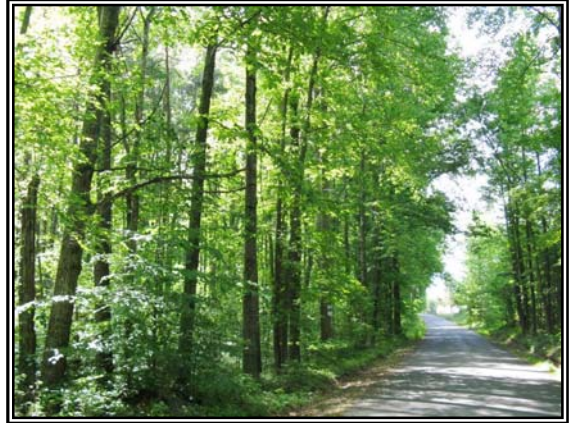




PHOTOGRAPHS



MATURE HARDWOODS NEAR ROAD



FRONTAGE ON 3 CHOPT ROAD



FRONTAGE ON BROAD STREET (2 SIDES)



MATURE WOODS ON NS OF BROAD ST.

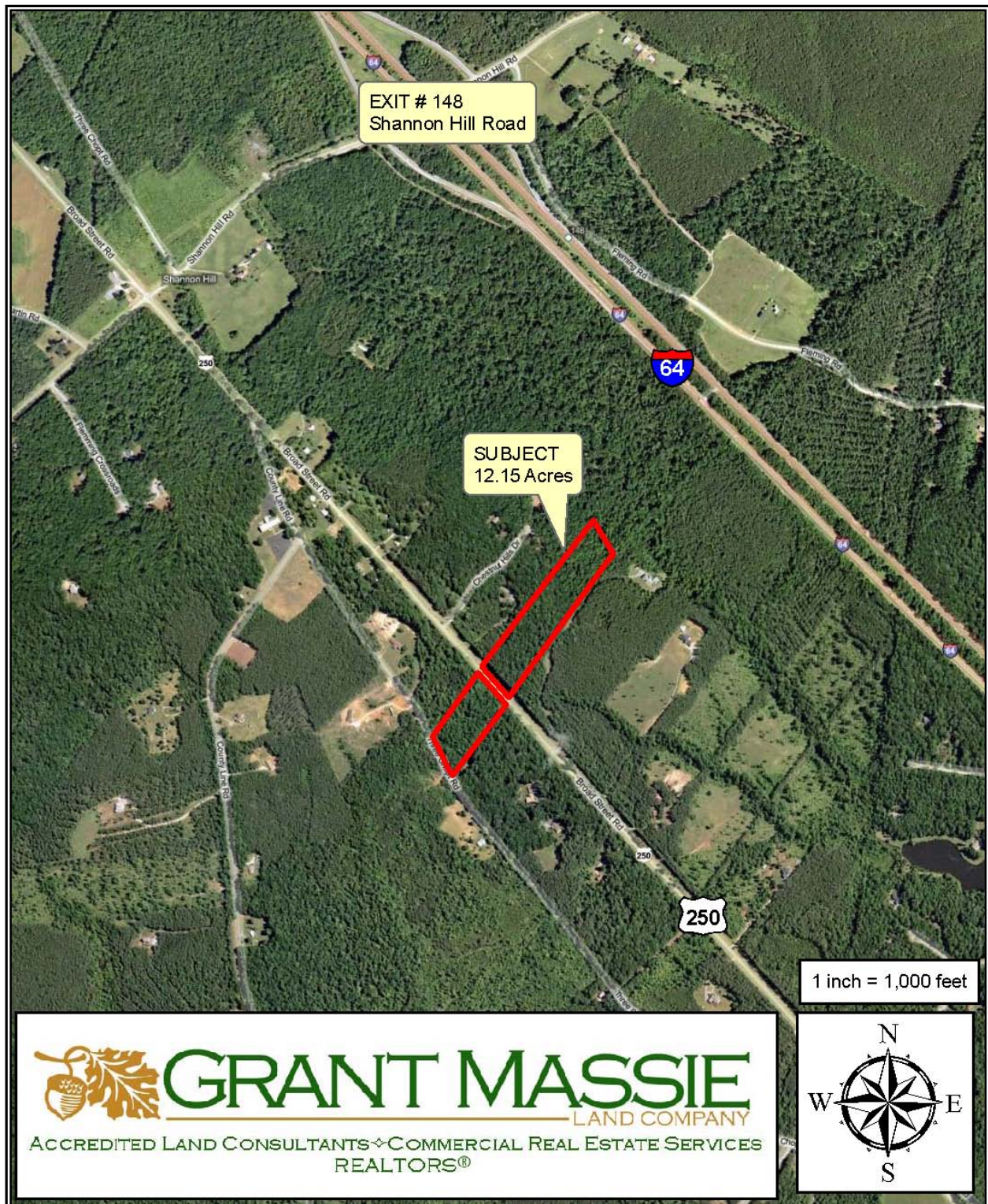


MIXED HARDWOODS & PINES



HARDWOODS ALONG SS OF BROAD ST.

AERIAL PHOTOGRAPH





FOR SALE 12.15 ACRES IN GOOCHLAND COUNTY



\$97,000

PROPERTY INFORMATION:

- WOODED PROPERTY WITH MIXED HARDWOODS/PINES
- LOCATED APPROXIMATELY 1.1 MILES SOUTHEAST OF SHANNON HILL
(EXIT #148 OF INTERSTATE 64)
- ROAD FRONTAGE ON THREE CHOPT ROAD & ROUTE 250
 - PROPERTY CAN BE DIVIDED (3 LOT MAXIMUM)

REPRESENTED BY:

BILL GRANT
ALC, VLS
(804) 754-3476
wgrant@grantmassie.com

JEFFREY HUFF
REALTOR, FORESTER
(804) 750-1207
jhuff@grantmassie.com

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RICHMOND, VIRGINIA 23238
(804) 750-1200—TOLL FREE 1-800-665-LAND