

# 158.46 +/- ACRES CAROLINE COUNTY, VIRGINIA

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PRICE - \$249,950



REPRESENTED BY:

NED MASSIE  
ALC, CCIM  
804-754-3474

BILL GRANT  
ALC, VLS  
804-754-3476

JEFFREY 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 94-A-42. According to the tax records the property contains 158.46 Acres. The deeds is recorded in Deed Book 818 on Page 284.

The subject property is currently zoned Rural Preservation (RP). **This parcel was conserved in perpetuity by a deeded Conservation and Open Space Easement held by the Virginia Outdoors Foundation, an agency of the Commonwealth of Virginia, and recorded in Deed Book 1185 on Page 515.** A copy of this easement can be provided upon request.

There are approximately 4,795.25 feet +/- of road frontage on the south side of State Route 653 (Burruss Lane). This subject tract contains approximately 6,650 feet +/- of frontage on one of Reedy Creek's tributary creek and on Reedy Creek. The subject property is completely wooded. It was originally thinned in 2008, and then a select cut was completed in 2014. Young natural hardwood and natural pine regeneration remains on the subject property along with some scattered larger trees at or near the Streamside management zones (SMZs).

**This property may be subject to the Virginia Seed Tree Law.**



# PHOTOS - 158.46 ACRES

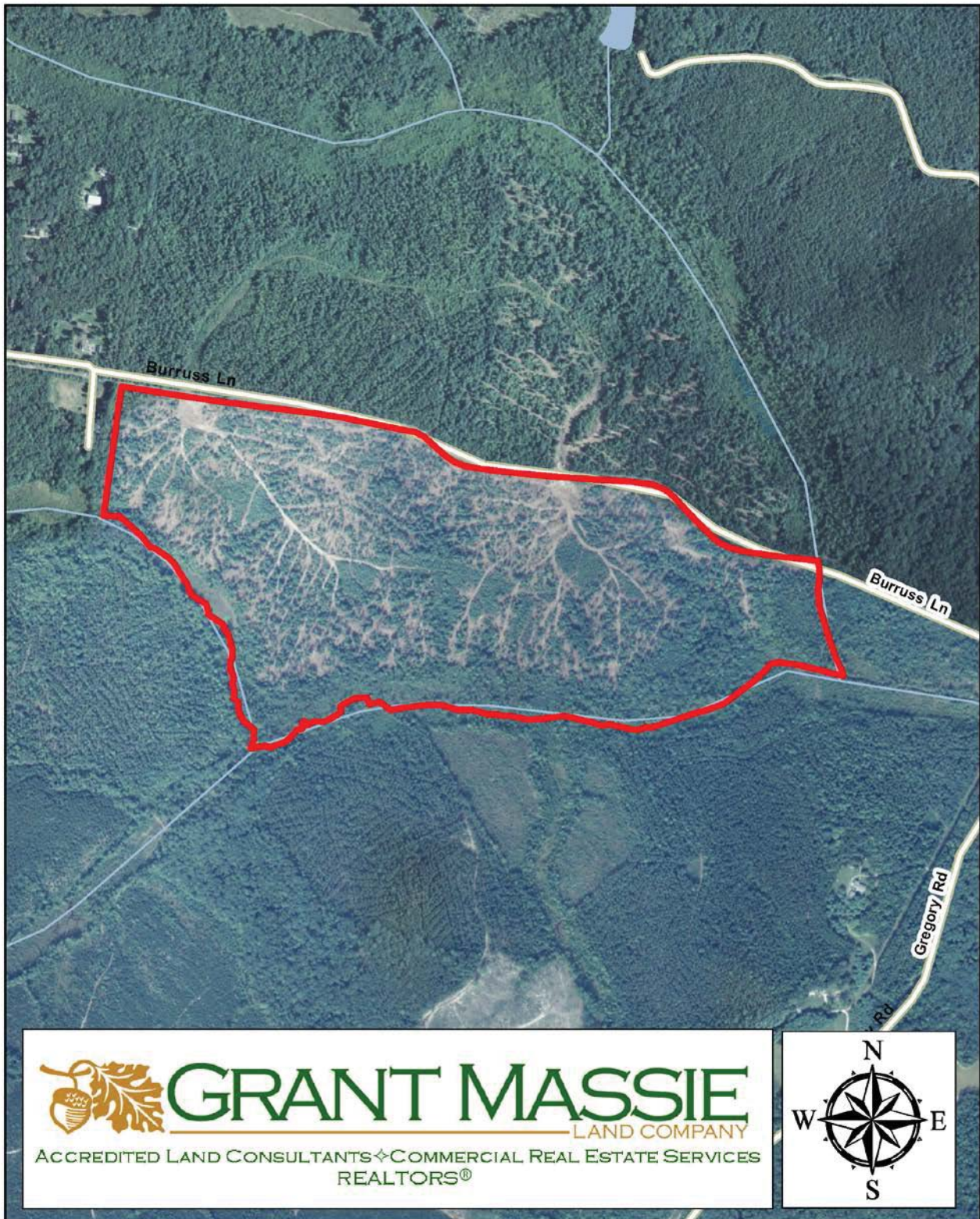






# AERIAL PHOTOGRAPH

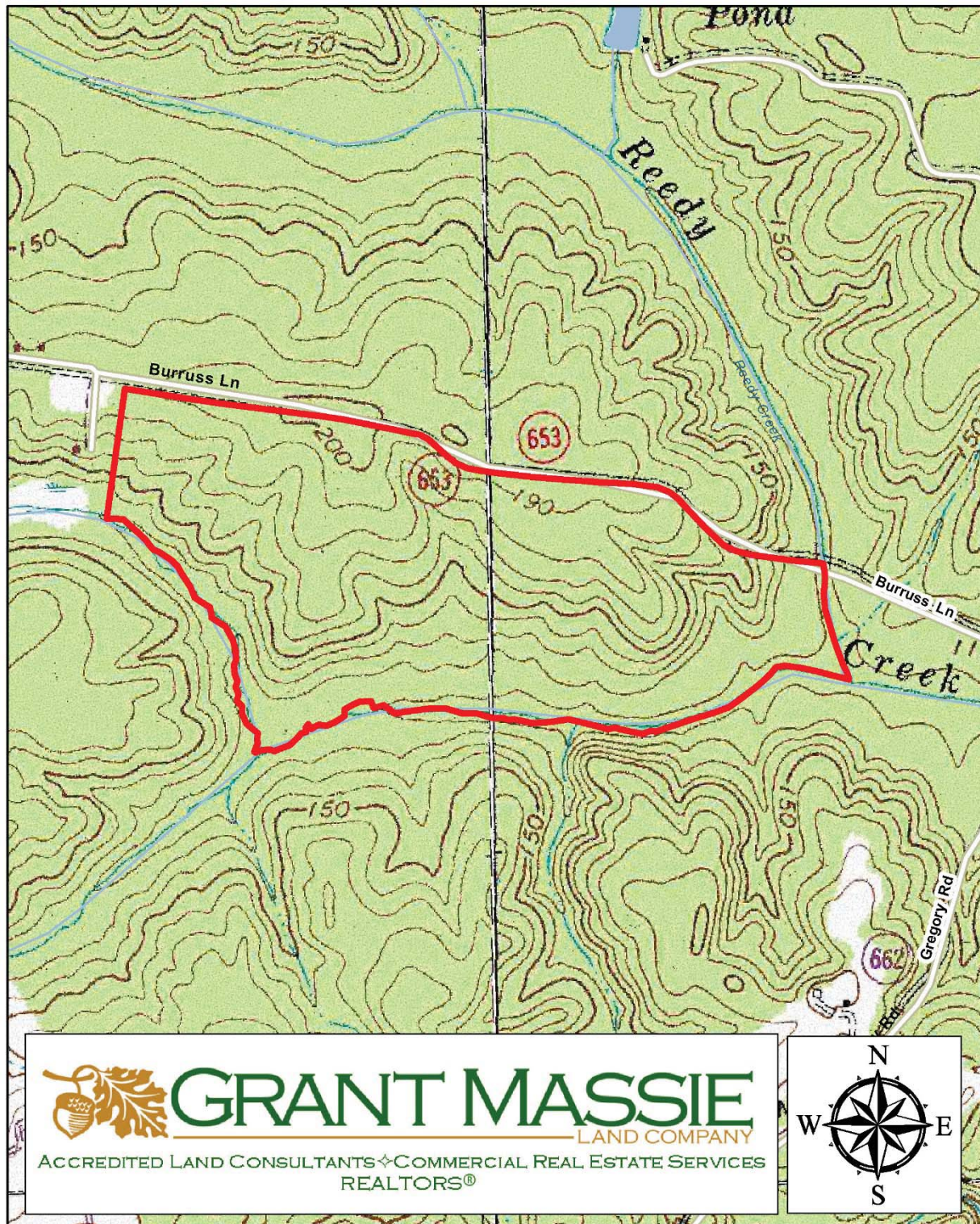
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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



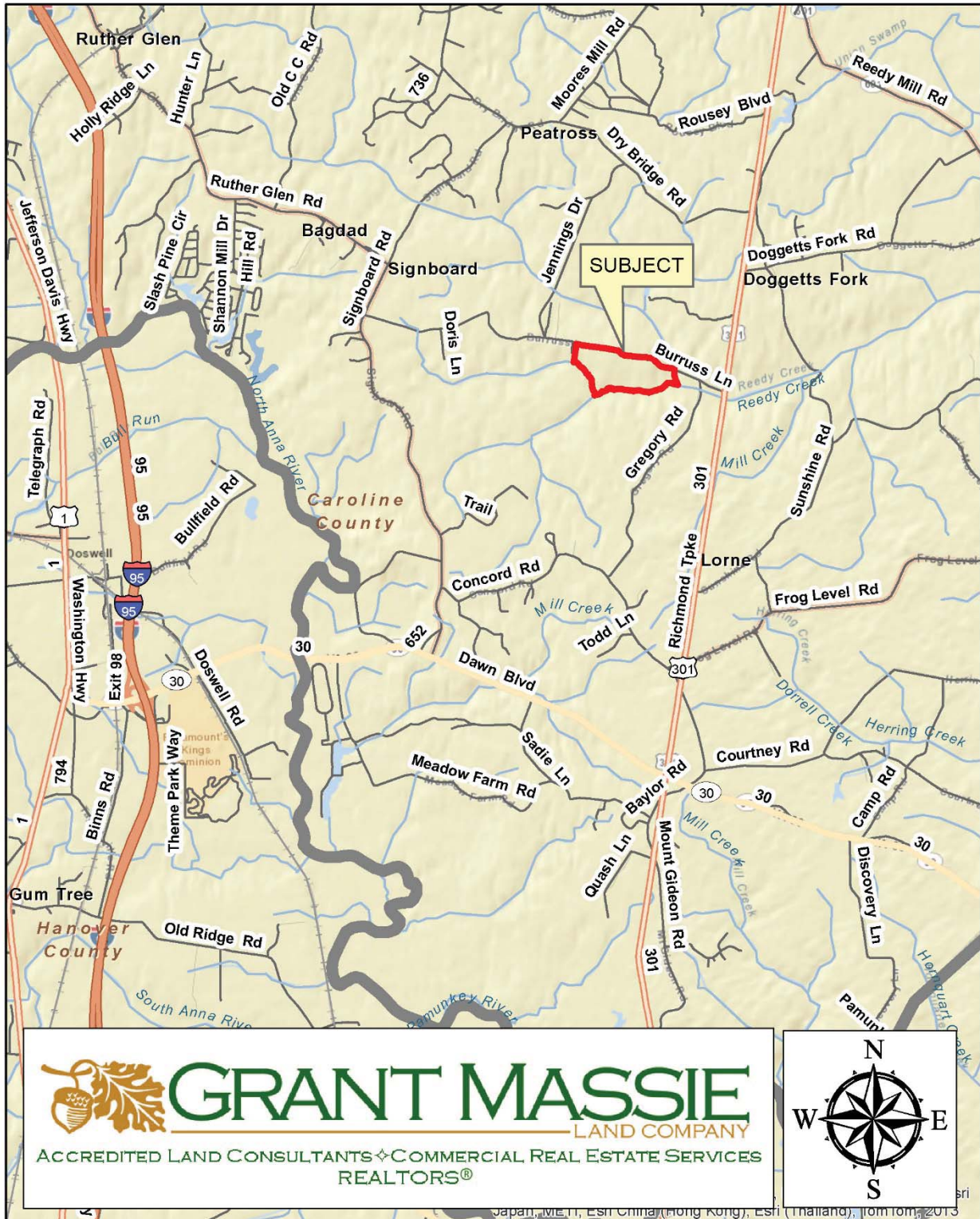
# TOPOGRAPHIC MAP



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# LOCATION MAP





# FOR SALE - 158.46 ACRES CAROLINE COUNTY, VIRGINIA



## PROPERTY INFORMATION

\*LONG FRONTAGE ON SOUTH SIDE OF  
STATE ROUTE 653 (BURRUSS LANE)

\*LONG CREEK FRONTAGE ON A  
TRIBUTARY OF REEDY CREEK

\*ZONED—RURAL PRESERVATION

\*VIRGINIA OUTDOORS FOUNDATION  
CONSERVATION EASEMENT ON  
PROPERTY

# \$249,950

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## REPRESENTED BY:

**BILL GRANT**

ALC, VLS

(804) 754-3476

[WGRANT@GRANTMASSIE.COM](mailto:WGRANT@GRANTMASSIE.COM)

**NED MASSIE**

ALC, CCIM

(804) 754-3474

[NMASSIE@GRANTMASSIE.COM](mailto:NMASSIE@GRANTMASSIE.COM)

**JEFFREY HUFF**

ALC, FORESTER

(804) 750-1207

[JHUFF@GRANTMASSIE.COM](mailto:JHUFF@GRANTMASSIE.COM)



# GRANT MASSIE

—LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
REALTORS®

## EXPERTISE-CONSULTATION-RESULTS

1403 PEMBERTON ROAD, SUITE 106

RICHMOND, VIRGINIA 23238

(804) 750-1200—FAX: (804) 754-3485

TOLL FREE: 1-800-665-LAND

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