# 253+/- ACRES CAROLINE COUNTY, VIRGINIA

PRICE - \$478,000



REPRESENTED BY:
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804-754-3476

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### PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 89-A-14, 15 & 16. According to the tax records the property contains 289.5 acres but **survey indicates 253+/- acres**. A review of the Caroline County Tax Records indicates the following:

Tax Map Number	<u>Acreage</u>
89-A-14	192
89-A-15	64
89-A-16	<u>33.5</u>
	289.5

The subject property is currently zoned Rural Preservation (RP). There are approximately 4,500 feet of road frontage on Fork Bridge Road (Route 646). Frontage on Maracossic Creek. Small area of open land

The tract is wooded, but has a large amount of low-ground. It appears to have only 137+/- acres of land that is not in the flood plain. The 137 acres has approximately \$200,000 to \$215,000 in timber value which averages \$855/acre over the whole 253 acres. Timber volumes are included in this package.

Abundant wildlife, timber and long road frontage make this a great investment.

Property address: 24321 Fork Bridge Road, Milford, VA 22514

# **PHOTOGRAPHS**

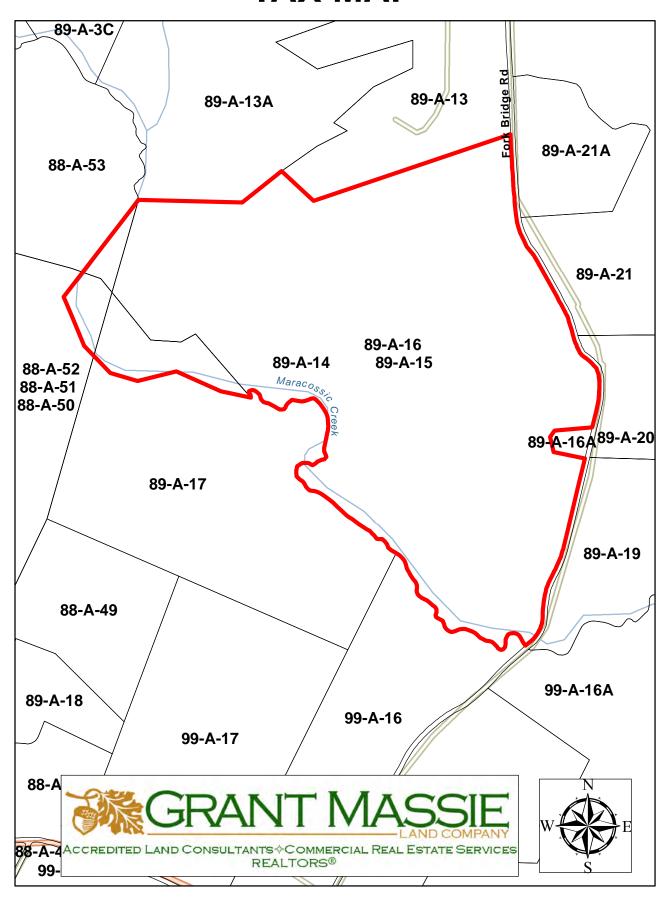








## **TAX MAP**



MARCY BALL SHARP ET AL ME 74 p.580 D.B. 137 p.580 NE LINE
NASTRIVANE
297 NE
THE LINE
ANASTRIVANE
225 FF
SEAST \$84"01"52"W 30'% S2'03'W (Marky Whole water ABBAD NESON WWW PAX MAP NO. 84.4-17 EDWIN T UPSHAW III & KATHERINE H. UPSHAW O B 623 p 647 DENERS ARE TO BE SET WHEN THE PARCELS ARE OWNED SEPARATELY 30'± S83"33'47"€ 299.36" TIE LINE -N65"57"24"W N34"05'55"W 568.77" N33"55'55'W 1918.10' TAX MAP NO. 89-A-15 62 ACRES 580"52"03"W TIE LINE -N85"14'02"E 298.58" EDWARD L UPSHAW &
SUSAN C. UPSHAW TRUSTEES
D B. 1180 p.544 CENTER OF CREEK IS 7900'± TOTAL AREA IS TAX MAP NO. 89-A-16 253 ACRES DONALD PRITS ESTATE, ET AL
W.B. 50 p. 264
D.B. 201 p. 759
D.B. 201 p. 759
D.B. 208 p. 509
D.B. 208 p. 509
D.B. 208 p. 509
D.B. 208 p. 509
D.B. 208 p. 509 TAX MAP NO. 89-A-14 161% ACRES SEE NOTE 3) A=105.19 S13"40"41"E \$13°50'07"E 55.28" R=204.73' A=133.98' CH=\$23\*53'47"E 131.60' N6"17'41'E 1152.89' CH=S33"50'51"W 278.89 90.24" CH=S24°26'38"W 204.21 S22°29'15"W 81.22"W 84°41'20"W 56"10"43"W 52.92" R=2823.81\* A=136.35' CH=S3\*18\*20"W 136.33' R=693.64" A=306.93" CH=\$10"45"15"E 304.43" \$20"19"16"E V.S.H. 646 271.78 W R=477.65\* A=115.54\* CH=S13\*23\*29\*E 115.26\* MICHAEL G. HUBBARD, TRUSTEE D.B. 1215 p.322 \$42"38"40"E 57.21' R=212.03' A=161.63' CH=\$20"48"22"E 157.74' FORK BRIDGE ROAD 190.64" 301.50° (30' WIDTH) O.D. UPSHAW, JR D.B.208 p.342 DONNY L THACKER D.B. 680 p.400 DIX MAP NO. 19.4-20 RICHARD W MURPHY & LAURIANNE H MURPHY D 8 651 p 434 NOTES: CAROLINE COUNTY, VIRGINIA 3) THE BROKEN LINES SHOWN HERE ARE HERBY ESTABLISHED AS THE TRUE AND CORRECT BOUNDARIES OF THE INDIVIDUAL TAX PARCELS. THE ORIGINAL BOUNDARIES ARE UNKNOWN AND COULD NOT BE DETERMINED. I WAS INSTRUCTED BY THE OWNER NOT TO MARK THESE LINES ON THE GROUND AT THIS TIME. 4) PLAT REVISED ON JULY 27, 2017 TO CORRECT TAX MAP NUMBERS 2) CURRENT OWNER: NANCY BALL SHARP, TRUSTEE 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY W.B.74 p.560
D.B.127 p.418 (TAX MAP NO. 89-A-14)
D.B.123 p.345 (TAX MAP NO. 89-A-15)
D.B.113 p.174 (TAX MAP NO. 89-A-16) MICHAEL A WIND JULY 27, 2017 FROM APPROVAL DATE OR BECOMES ROUNDARY LINE SURVEY
APPROVED FOR RECORDATION
CARGULA COUNTY PLANKING DEFT.
DATE 5/8 47

NANCY BALL SHARP, TRUSTEE **BOWLING GREEN MAGISTERIAL DISTRICT** 

SURVEY FOR

THE WAR AND 95,4-168
RUSSELL KEITH UPSHAW
DB 754 p.531 BRIDGE

TAPPAHANNOCK, VA. 22560

PHONE 804-443-6426

P.O. BOX 1597

MICHAEL

WIND,

CERTIFIED

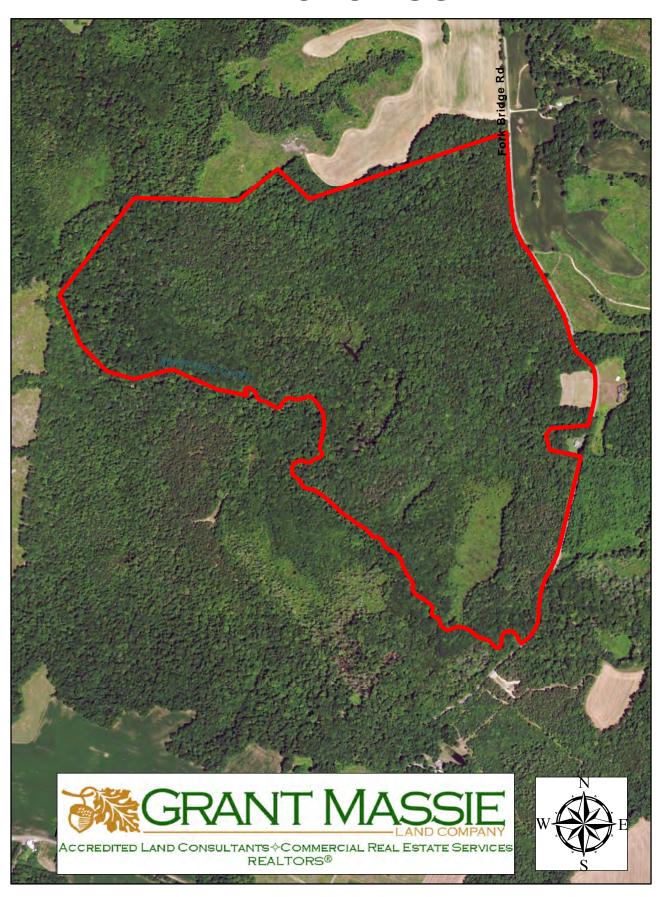
SURVEYOR

JOB NO: 73-49

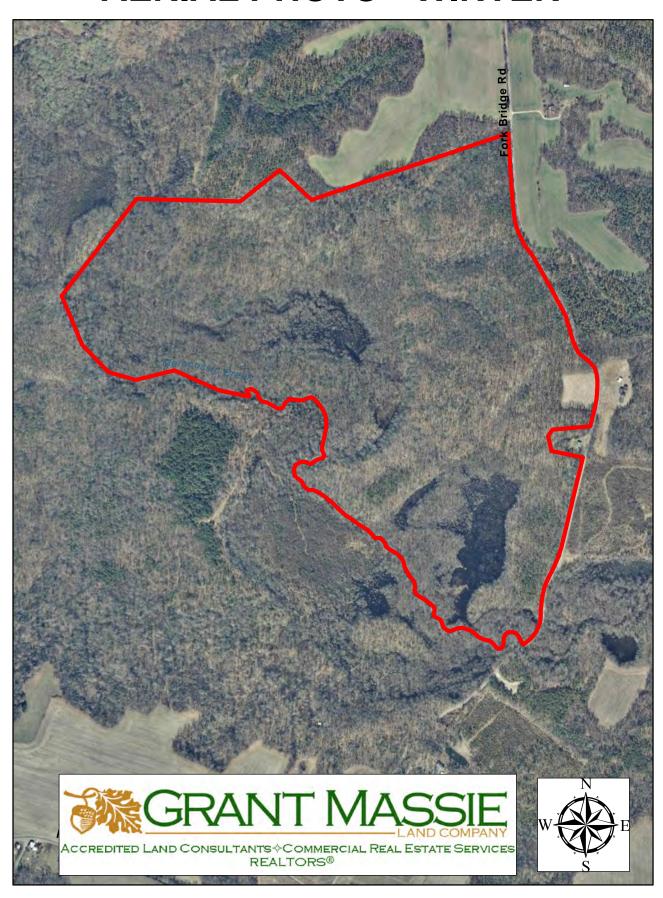
TPC NO: 17-6 SCALE: 400 Fuln

DATE: JANUARY 18, 2017 (REYTIZZIT) TAX MAP NO: 89-A-14,15&16

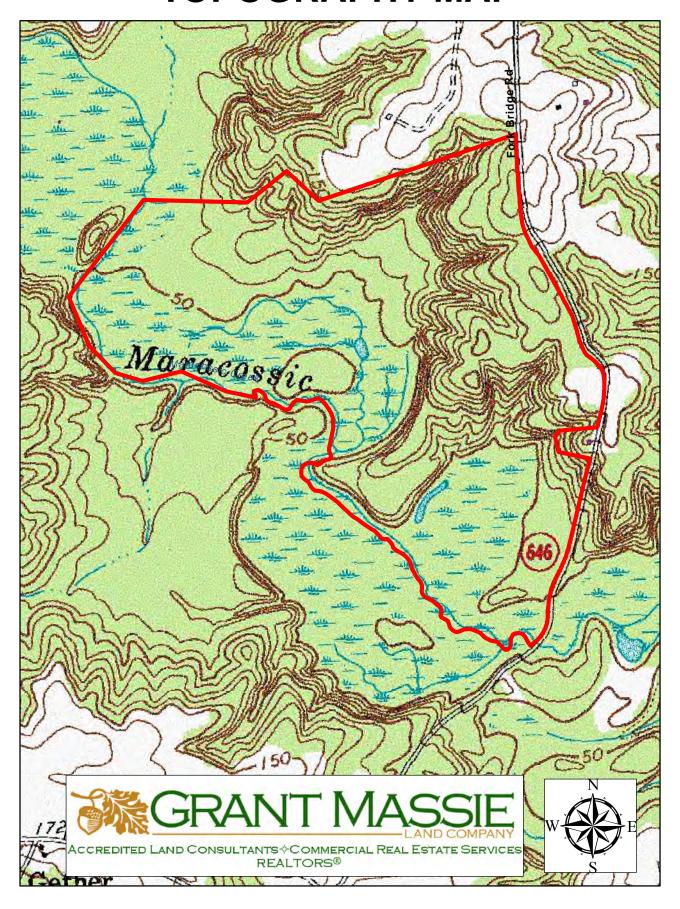
# **AERIAL PHOTO - SUMMER**



# **AERIAL PHOTO - WINTER**



# **TOPOGRAPHY MAP**



#### FOREST RESOURCES MANAGEMENT, INC.

7840 Richmond-Tappahannock Highway Suite 200 Aylett, Virginia 23009 Telephone: (804) 769-3948 Fax: (804) 769-0853 Website: FRMVA.com

May 11, 2017

Timber Volume Estimates for the Fork BridgeTract located along the west side of Route 646 (Fork Bridge Road), near Gether in Caroline County, as shown on the attached sketch.

Timber Cruise Area: 137 Acres +/-

#### <u>Total Volumes</u>

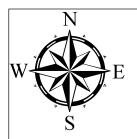
Species/Product	<u>Volume</u>	<u>Units</u>
Loblolly Pine Sawtimber	94	MBF
Pine CNS	28	MBF
Virginia Pine Sawtimber	16	MBF
Poplar Sawtimber	393	MBF
Red Oak Sawtimber	209	MBF
White Oak Sawtimber	115	MBF
Hickory Sawtimber	16	MBF
Misc. Hdwd. Sawtimber	130	MBF
Pine Pulpwood	519	Tons
Hardwood Pulpwood	2,130	Tons

MBF equals one thousand board feet, International 1/4 inch tree scale.

Respectfully submitted,

M. Bran Mothershead

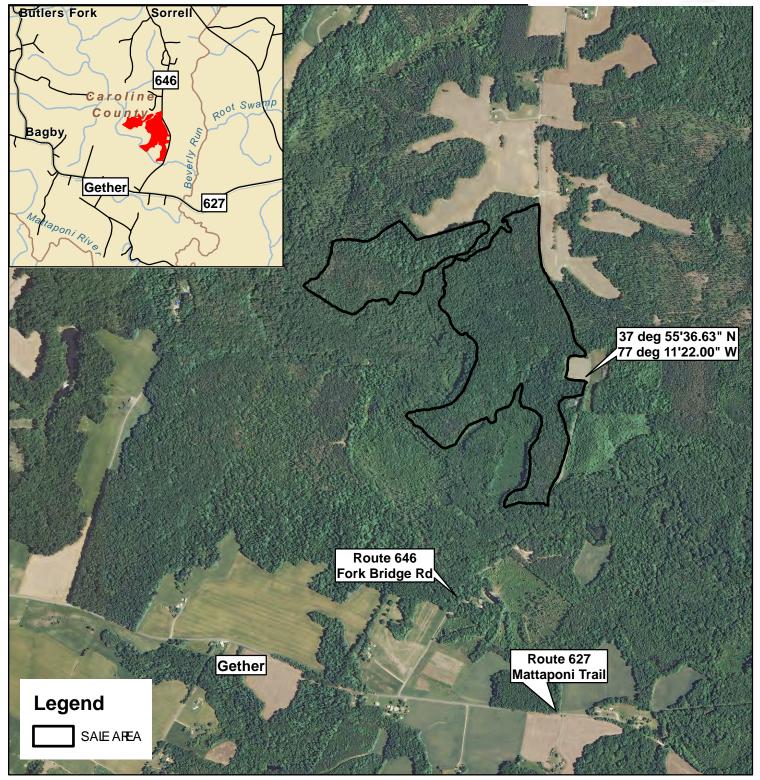
M. Brian Mothershead Consulting Forester John R. Reid, CF, ACF Consulting Forester



### **Fork Bridge Tract**

Caroline County, VA Sale Area: 137 +/- Acres (by GPS) F R M, Inc.
7840 Richmond-Tappahannock Hwy.
Aylett, VA 23009
804.769.3948 Office
804.840.3362 Mobile
804.769.0853 Fax
brian@frmva.com

Counting Foresent
and
Tambooked Appresses



Harvest Boundaries Marked With Blue Paint No Harvest From Within SMZ

**LOCK COMBO 2-0-0-0** 

1 inch = 1,320 feet

BM 5/12/2017

# **LOCATION MAP**

