

253+/- ACRES CAROLINE COUNTY, VIRGINIA

PRICE - \$478,000



REPRESENTED BY:
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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:

<u>Tax Map Number</u>	<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.

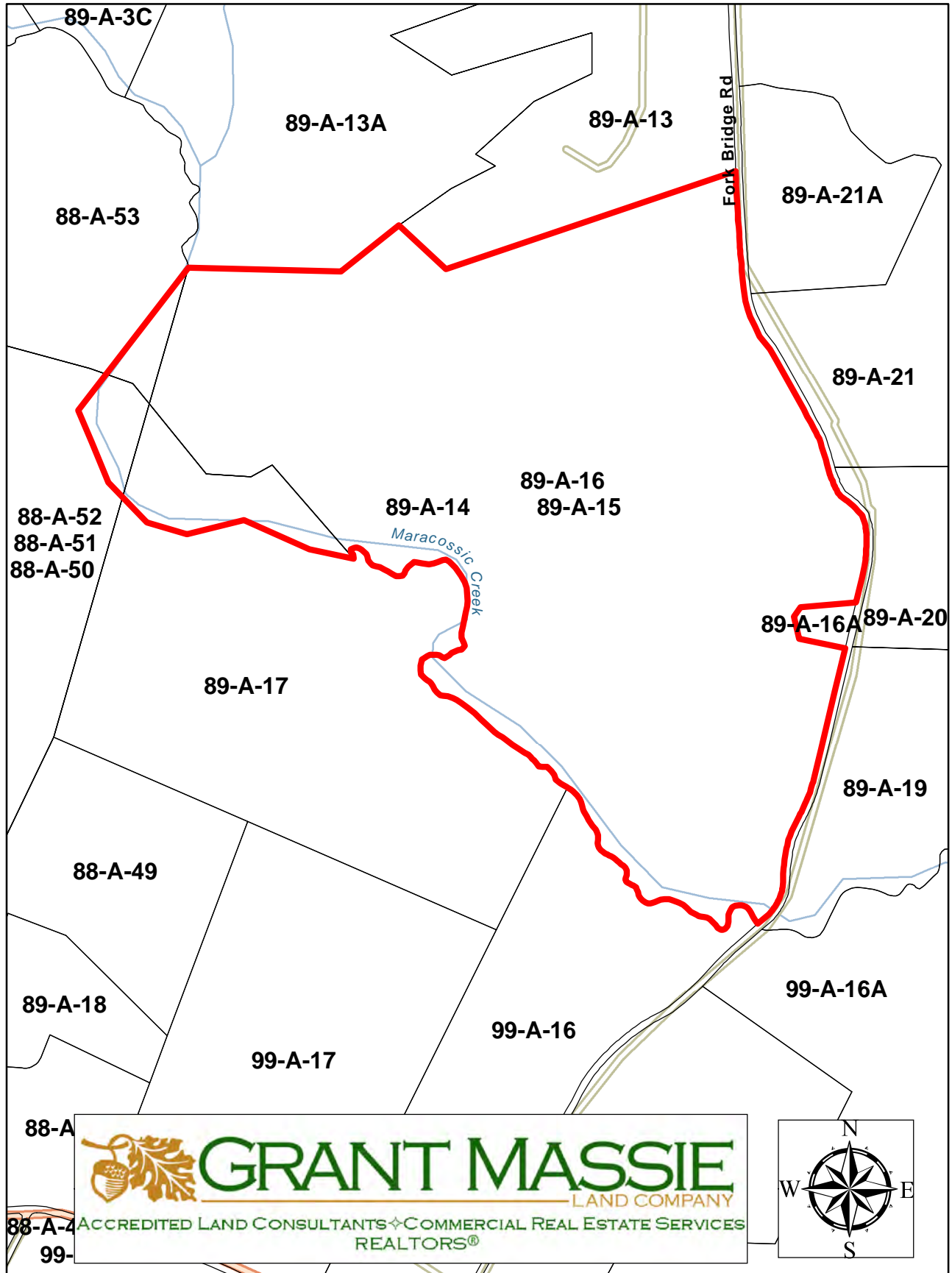
Abundant wildlife, timber and long road frontage make this a great investment.

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

PHOTOGRAPHS



TAX MAP



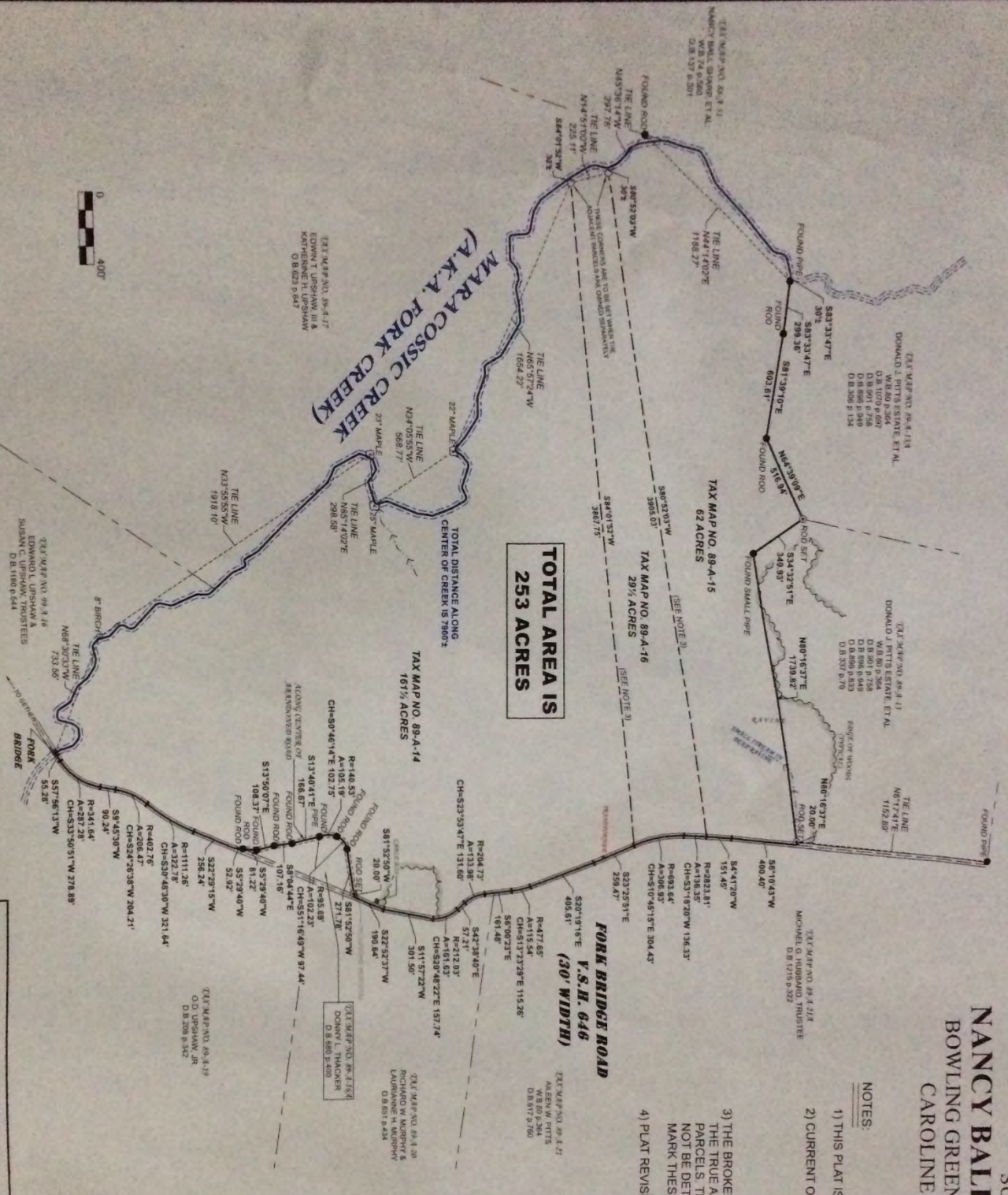
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

SURVEY FOR
NANCY BALL SHARP, TRUSTEE
BOWLING GREEN MAGISTERIAL DISTRICT
CAROLINE COUNTY, VIRGINIA

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNER: NANCY BALL SHARP, TRUSTEE
 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)
- 3) THE BROKEN LINES SHOWN HERE ARE HEREBY 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.

TOTAL AREA IS
253 ACRES



MERIDIAN OF PLAT CABINET 4, PAGE 113

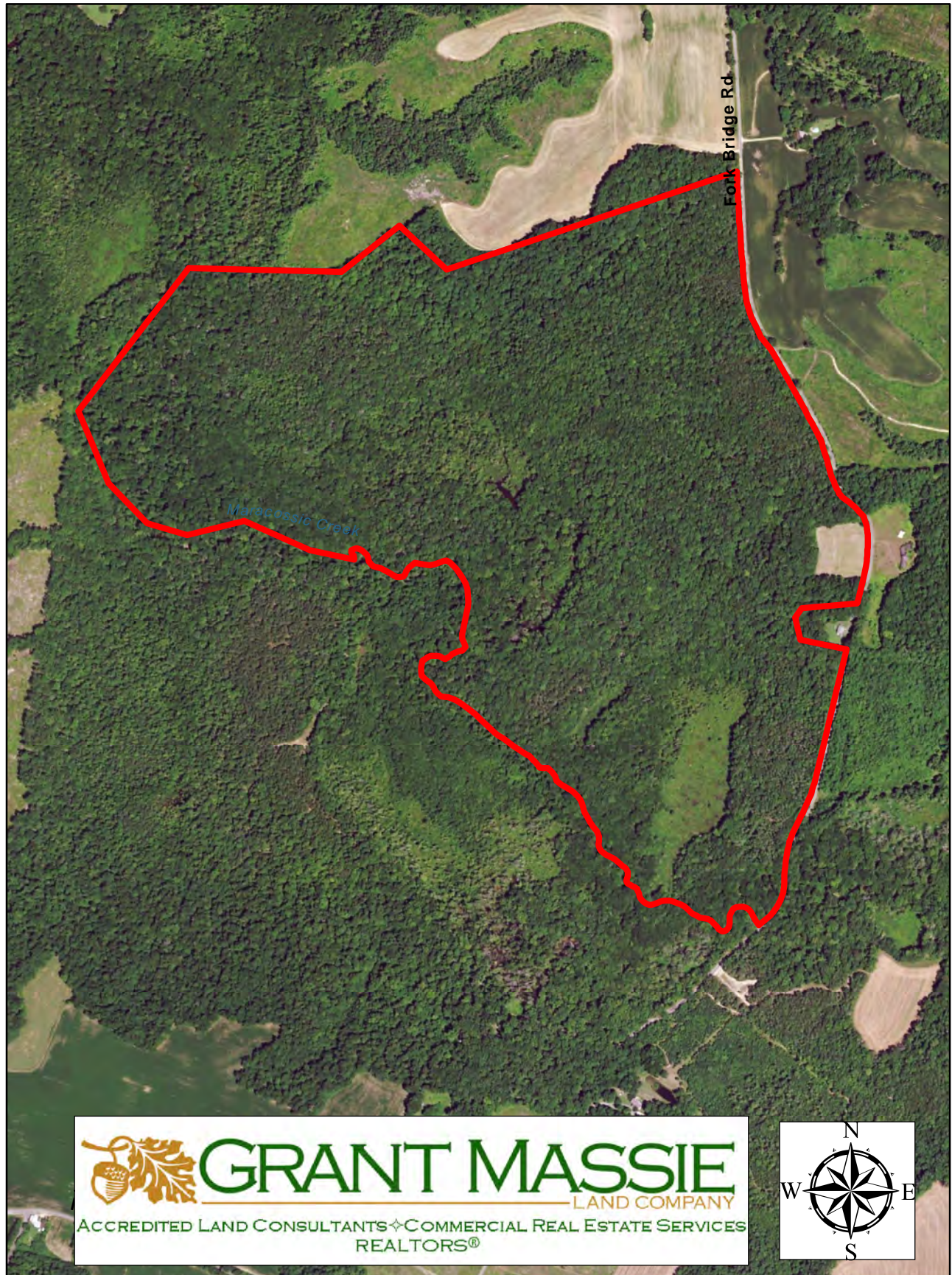
BOUNDARY LINE SURVEY
 APPROVED FOR REGISTRATION
 CAROLINE COUNTY PLANNING DEPT.
 DATE: 7/27/17
 AGENT: Michael A. Wind
 MUST BE RE-CONSIDERED WITHIN 6 MONTHS
 FROM APPROVAL DATE ON RECORDS
 HULL AND VOID



MICHAEL A. WIND, CERTIFIED LAND SURVEYOR
 P.O. BOX 1597
 TAPPAHANNOCK, VA. 22560
 PHONE 804-443-6426

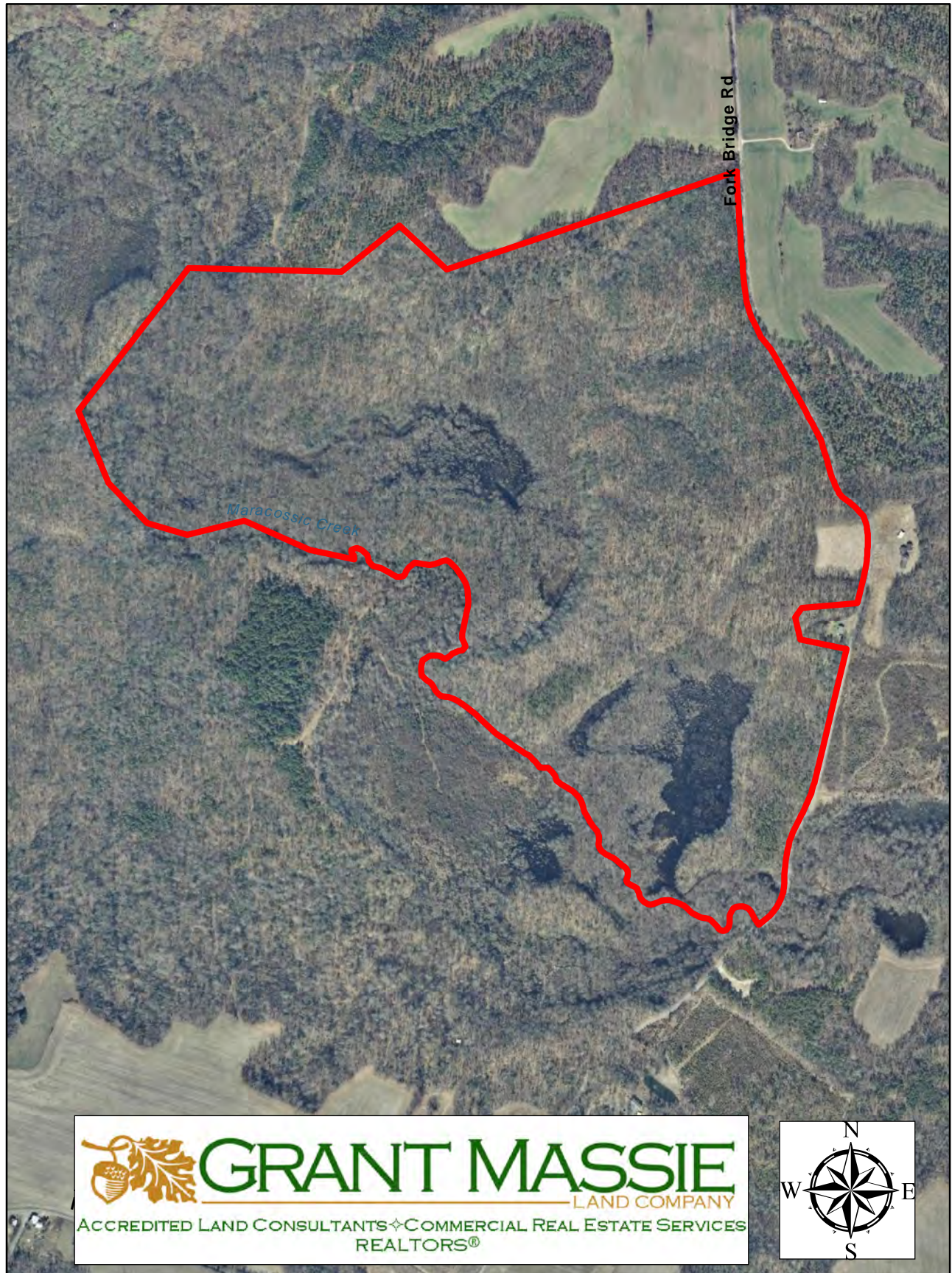
DATE: JANUARY 18, 2017 (REVISED 2017) SCALE: 400 FT/in
 JOB NO: 75-49 DISK NO: 116-6
 TAX MAP NO: 89-A-14, 15 & 16 TPC NO: 17-6

AERIAL PHOTO - SUMMER



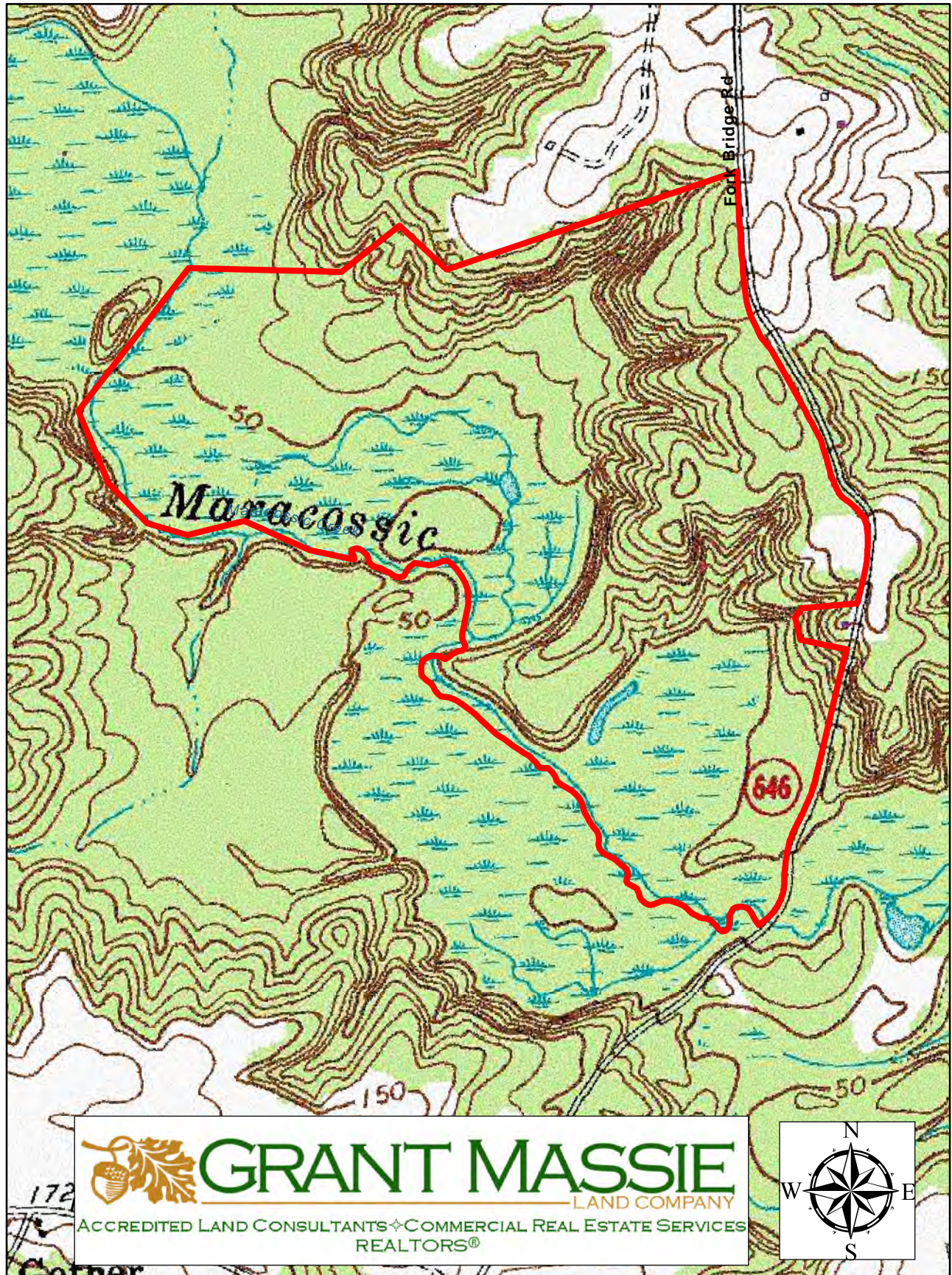
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTO - WINTER



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHY MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

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 Bridge Tract 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 +/-

Total Volumes

<u>Species/Product</u>	<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

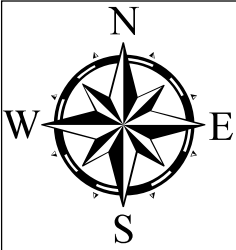
MBF equals one thousand board feet, International 1/4 inch tree scale.

Respectfully submitted,

M. Brian Mothershead

M. Brian Mothershead
Consulting Forester

John R. Reid, CF, ACF
Consulting Forester

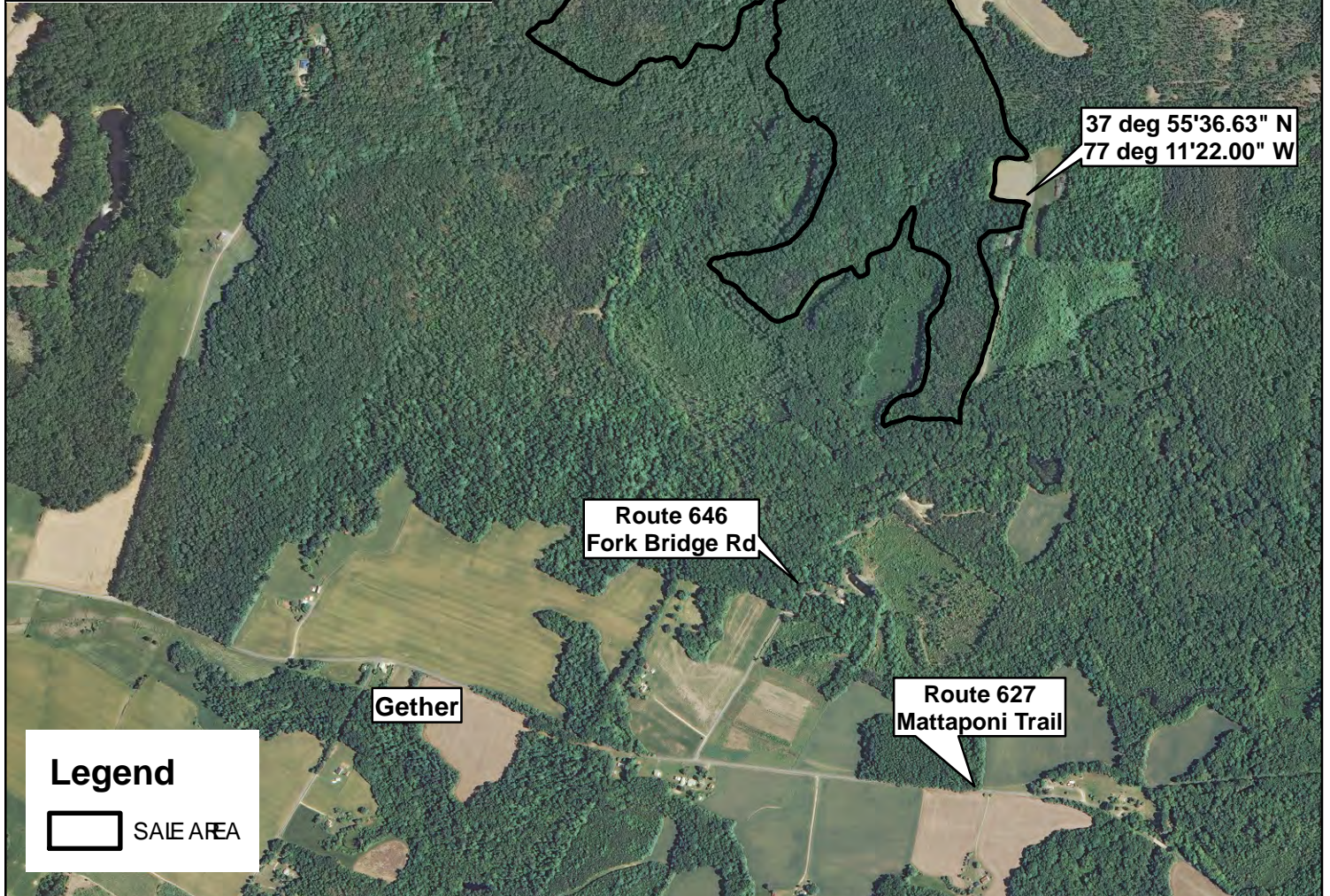
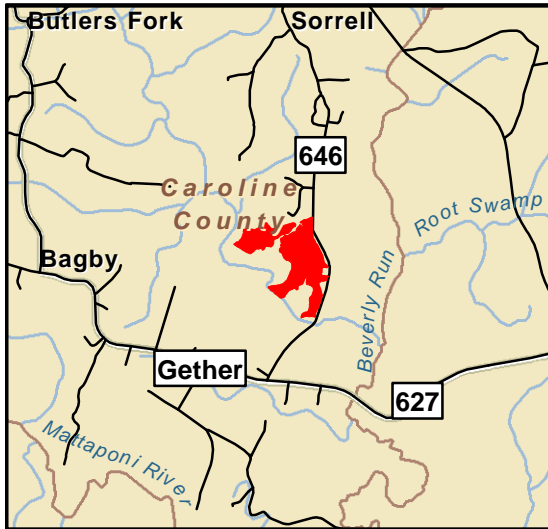
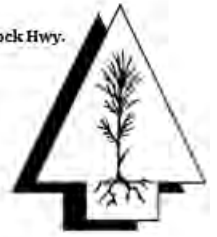


Fork Bridge Tract

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

Consulting Forester
and
Timberland Appraiser



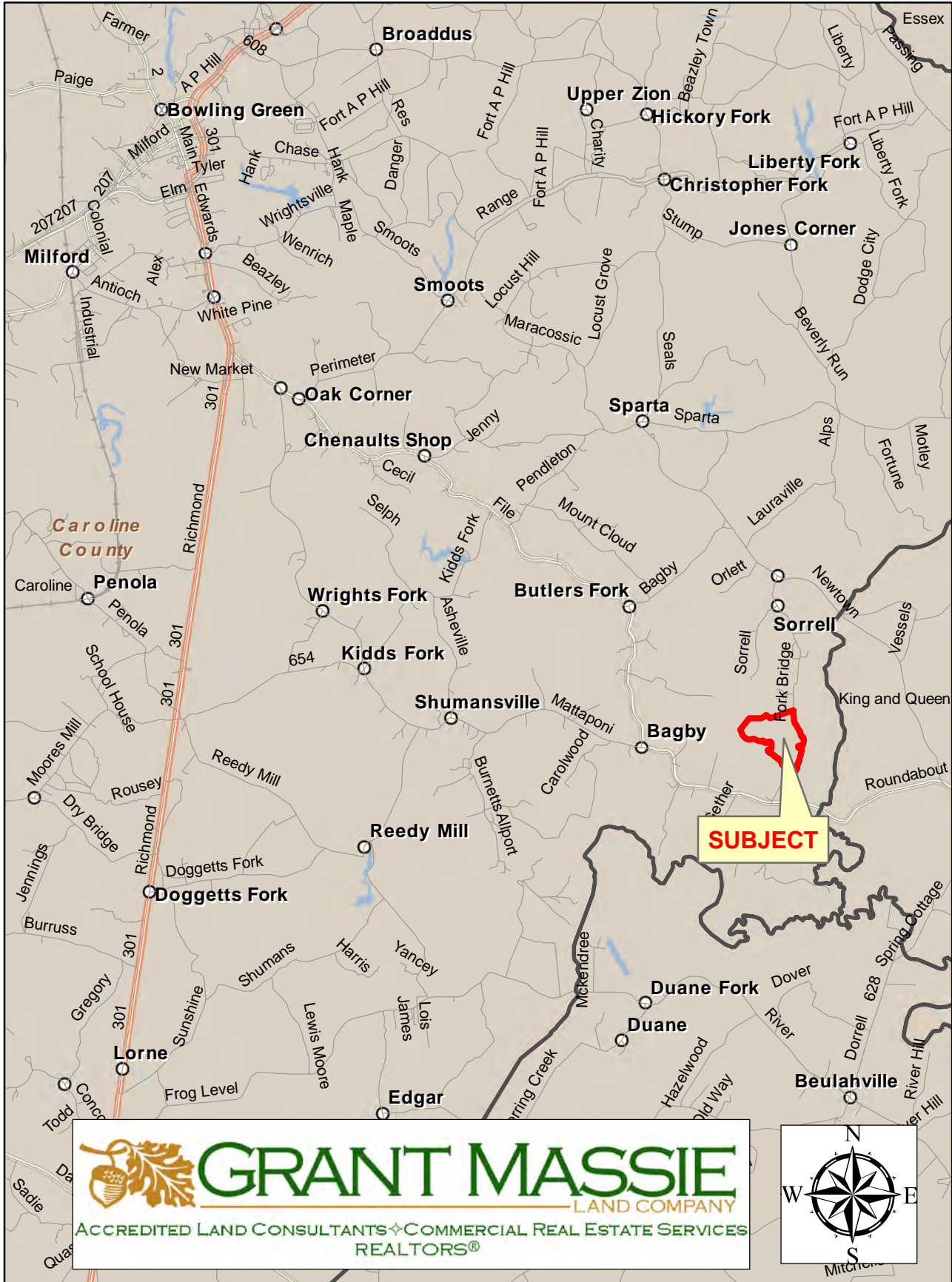
Harvest Boundaries Marked With Blue Paint
No Harvest From Within SMZ

1 inch = 1,320 feet

LOCK COMBO 2-0-0-0

BM 5/12/2017

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED