

15 ACRES +/-
MONTPELIER (HANOVER COUNTY), VA

ASKING PRICE - \$109,950



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as GPIN # 7822-42-3122. According to the deed and tax records the property contains 15 acres; however, a plat completed in 2003 by Downing Surveys, Inc. shows the actual acreage around 14.984 acres. The deed is recorded in Deed Book 2186 on Page 058. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
7822-42-3122	15	\$115,000 Land Only

The subject property is currently zoned Agricultural (A-1). The subject property contains no state road frontage; however, there is a 25-foot right-of-way to Route 33 per Deed Book 1666 on Page 544 which acts as a shared driveway with two adjacent properties.

The subject property was mostly cutover woodland (~ 9.5 acres +/-) with the balance in wooded streamside management zones (SMZs) and the old homesite.

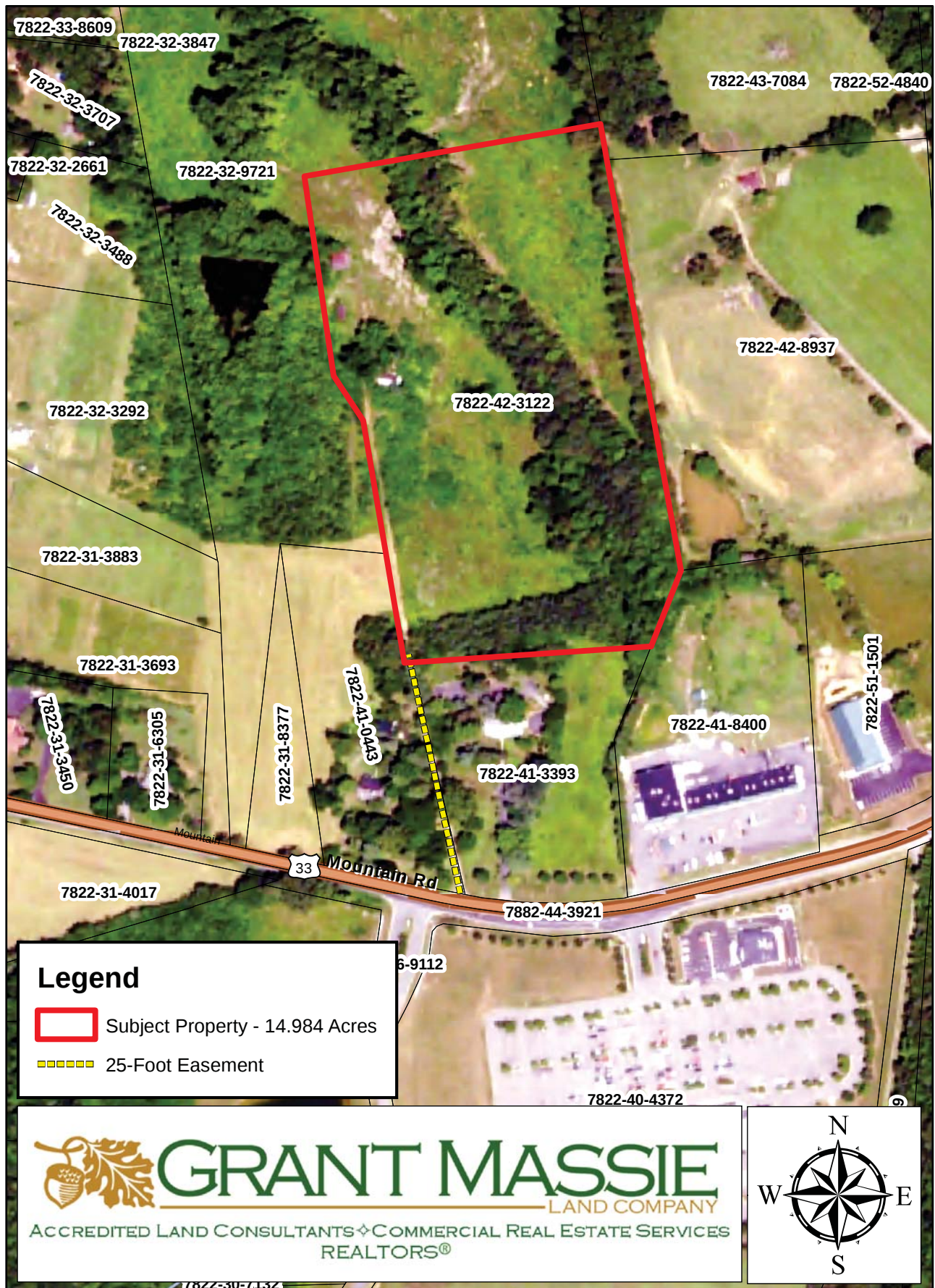
There are the remains of some outbuildings and a shell of a house on the subject property. These deteriorating improvements contribute no value to the subject property and are being offered “As-Is, Where-Is.” The Sellers are unaware of the condition or the operability of the well and septic on the subject property.

The adjacent Seller-owned **26.278-acre** +/- tract is available for purchase (Asking Price - \$142,950), subject to availability.

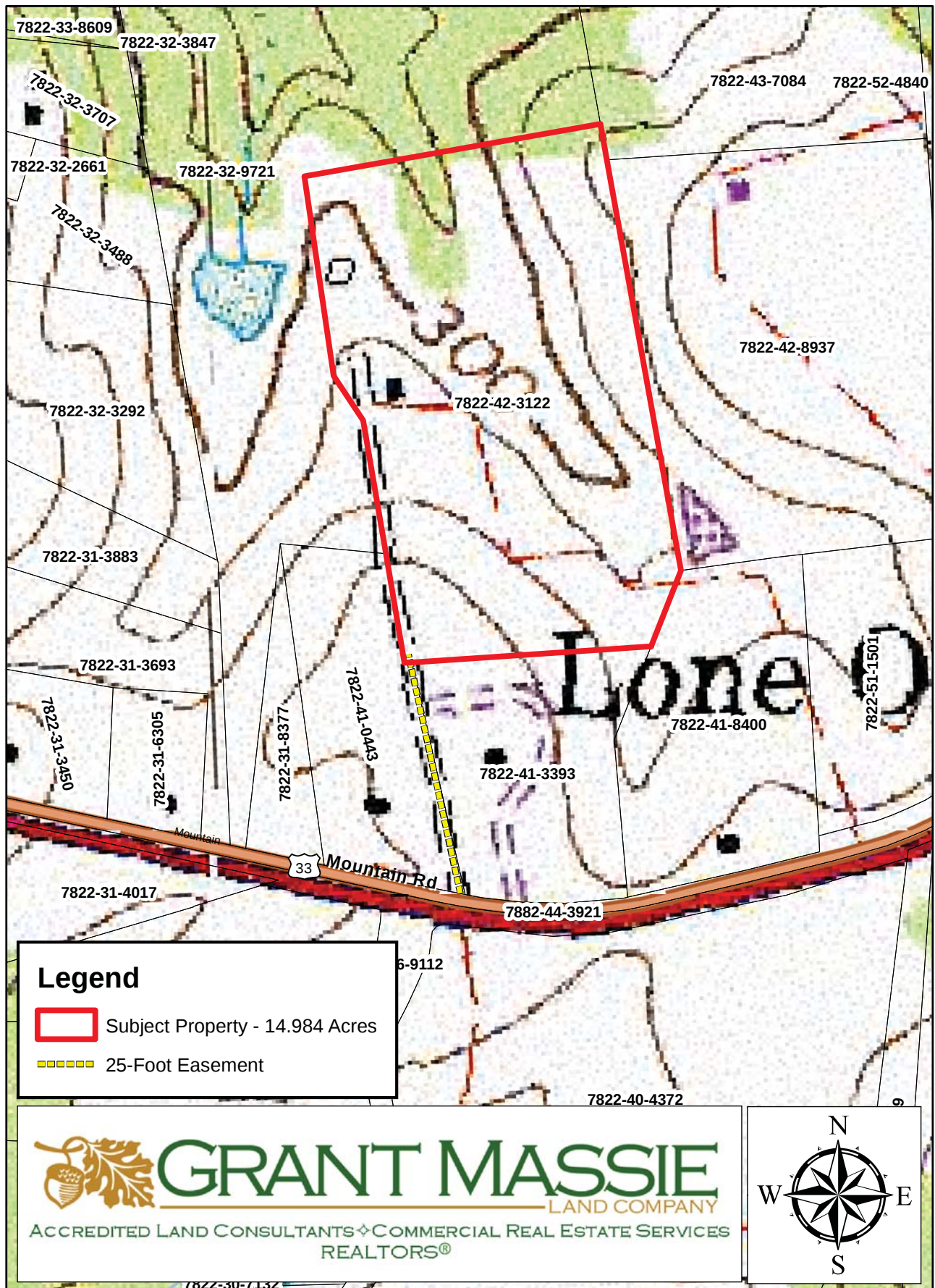




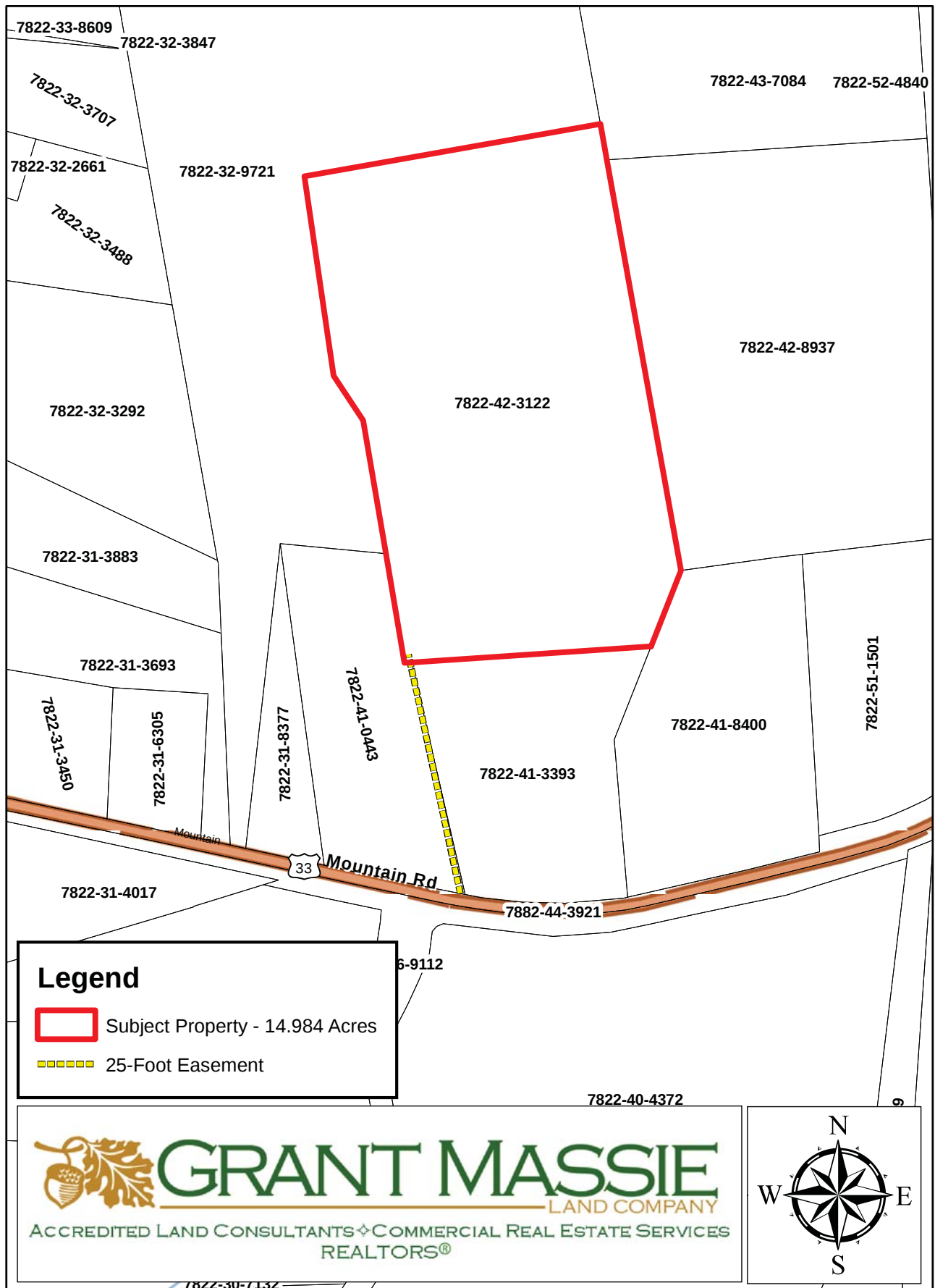
AERIAL PHOTOGRAPH



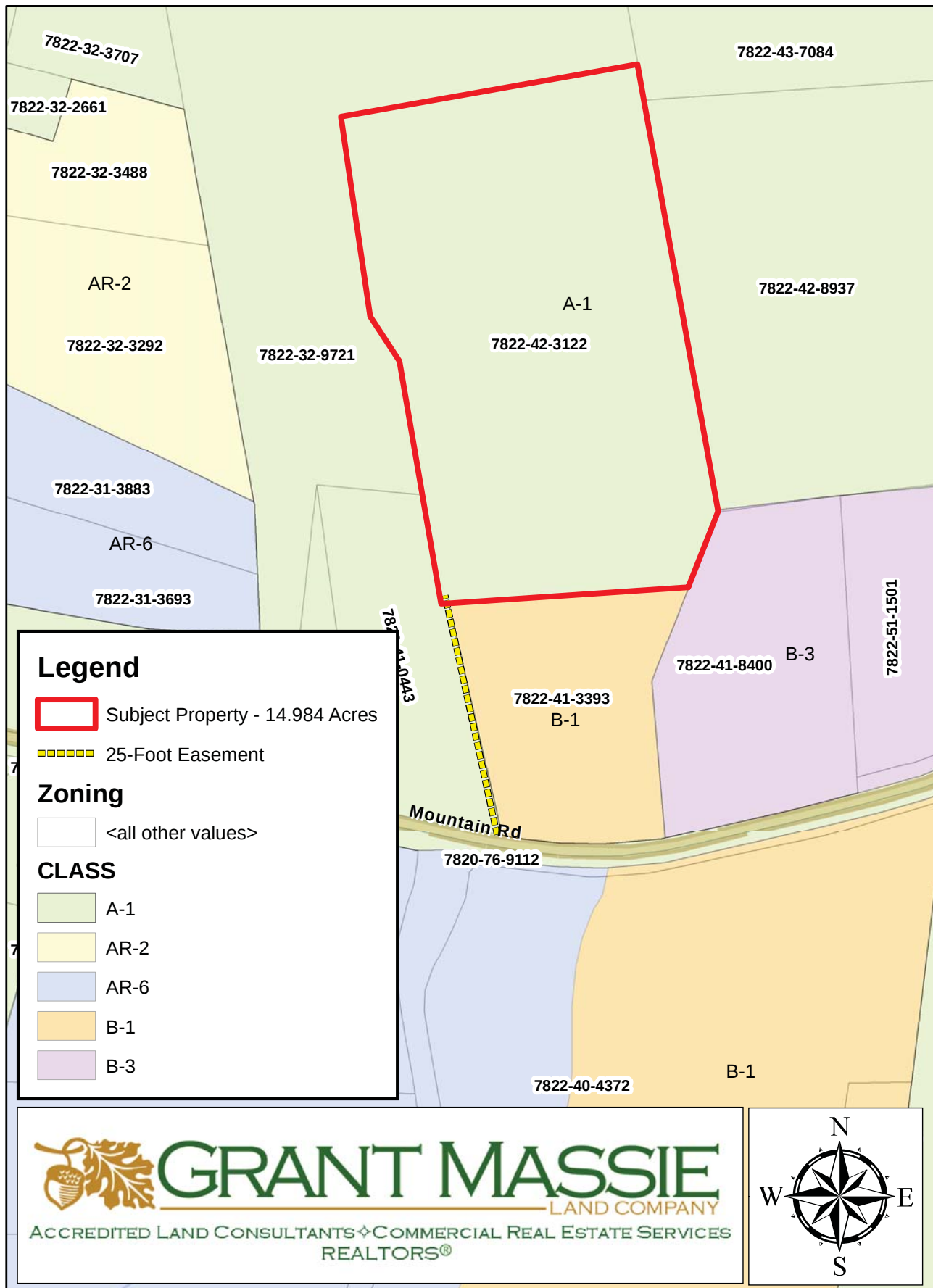
TOPOGRAPHIC MAP



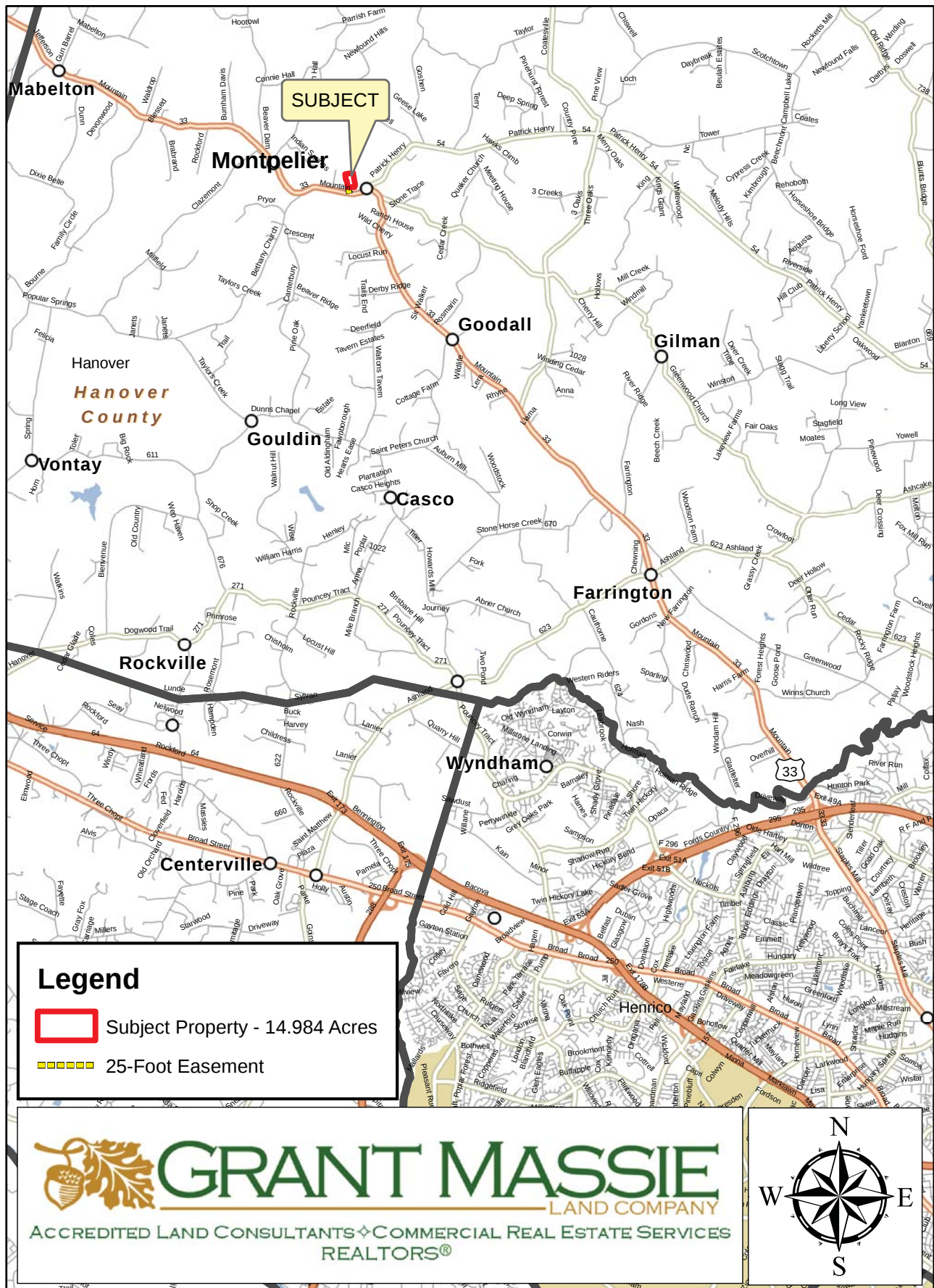
TAX MAP



ZONING MAP

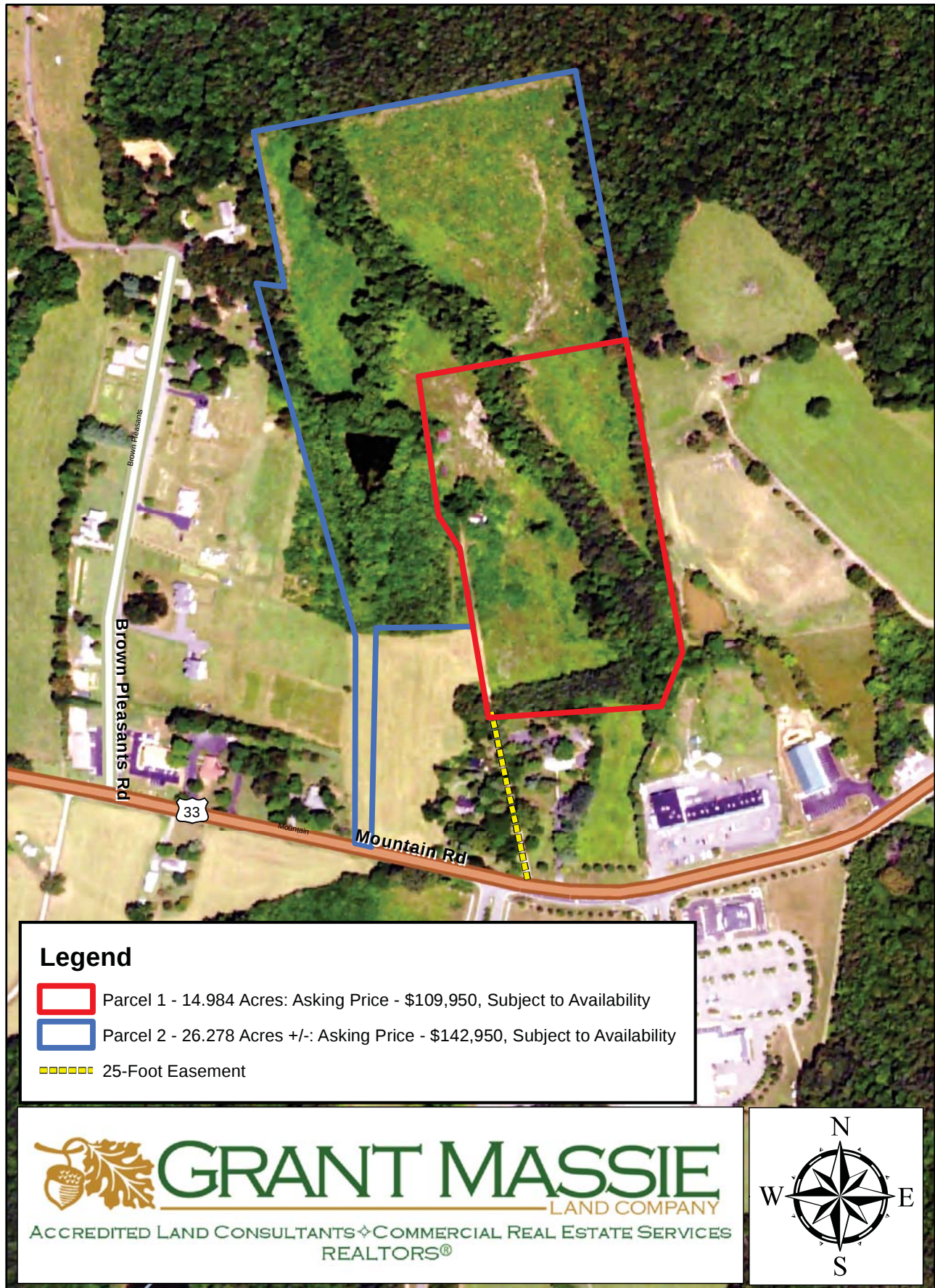


LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ADDITIONAL PARCEL MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.