

150 ACRES +/- LOUISA COUNTY, VIRGINIA

ASKING PRICE - \$425,500



REPRESENTED BY:
WILLIAM G. GRANT
ALC, VLS
804-754-3476

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject property is shown on Louisa County Tax Map records as parcel number 100-4. According to the tax records, the subject property contains 171.49 acres +/-; however, a 20-acre +/- portion of the subject property will be merged with Tax Map # 100-4A which is owned by one of the Sellers. The original deed is recorded in Instrument # 10005367.

The original plat of the parent tract was recorded in Plat Book 8 on Page 392. From the parent tract, the out-parcel plats include a 2.42-acre homesite (Deed Book 1362 on Page 935), a 10-acre buffer parcel (Deed Book 1379 on Page 432) surrounding the Providence Presbyterian Church, and a 3.5-acre building site (Deed Book 1472 on Page 325) located along the southeastern boundary of the Providence Presbyterian Church site.

The subject property is currently zoned Agricultural (A2). It is designated as "Mixed-Use" in the Gum Spring sub-area on the Louisa County Future Land Use Map. According to the 3.5-acre plat recorded in Deed Book 1472 on Page 325, the subject property retains up to 5 division rights.

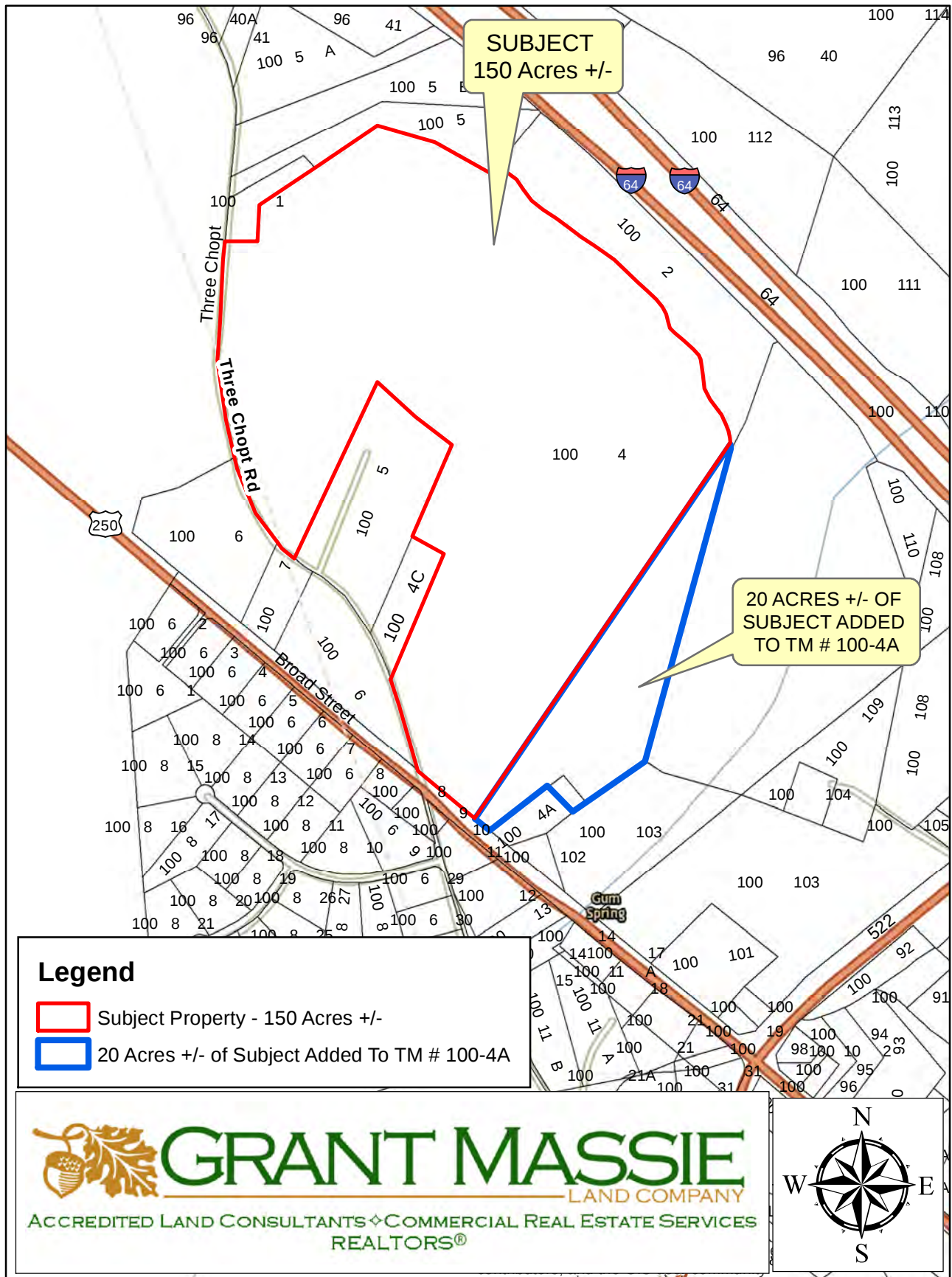
There are approximately 345 feet +/- of road frontage on U.S. Route 250 (Broad Street Road) and approximately 2,550 feet +/- of non-contiguous frontage on State Route 700 (Three Chopt Road). The subject property is located around 1 mile west of the Gum Spring Exit # 159 of Interstate 64.

The subject property is mostly woodland that has been either select cut or clearcut. In 2003, the 20 acres +/- of woodland located on the northside of the powerline easement was clearcut. The portion (121.5 acres +/-) of the woodland on the southside of the powerline was select cut around 2012. A high-voltage powerline easement crosses the subject property and cover around 8.5 acres +/-.

PHOTOGRAPHS

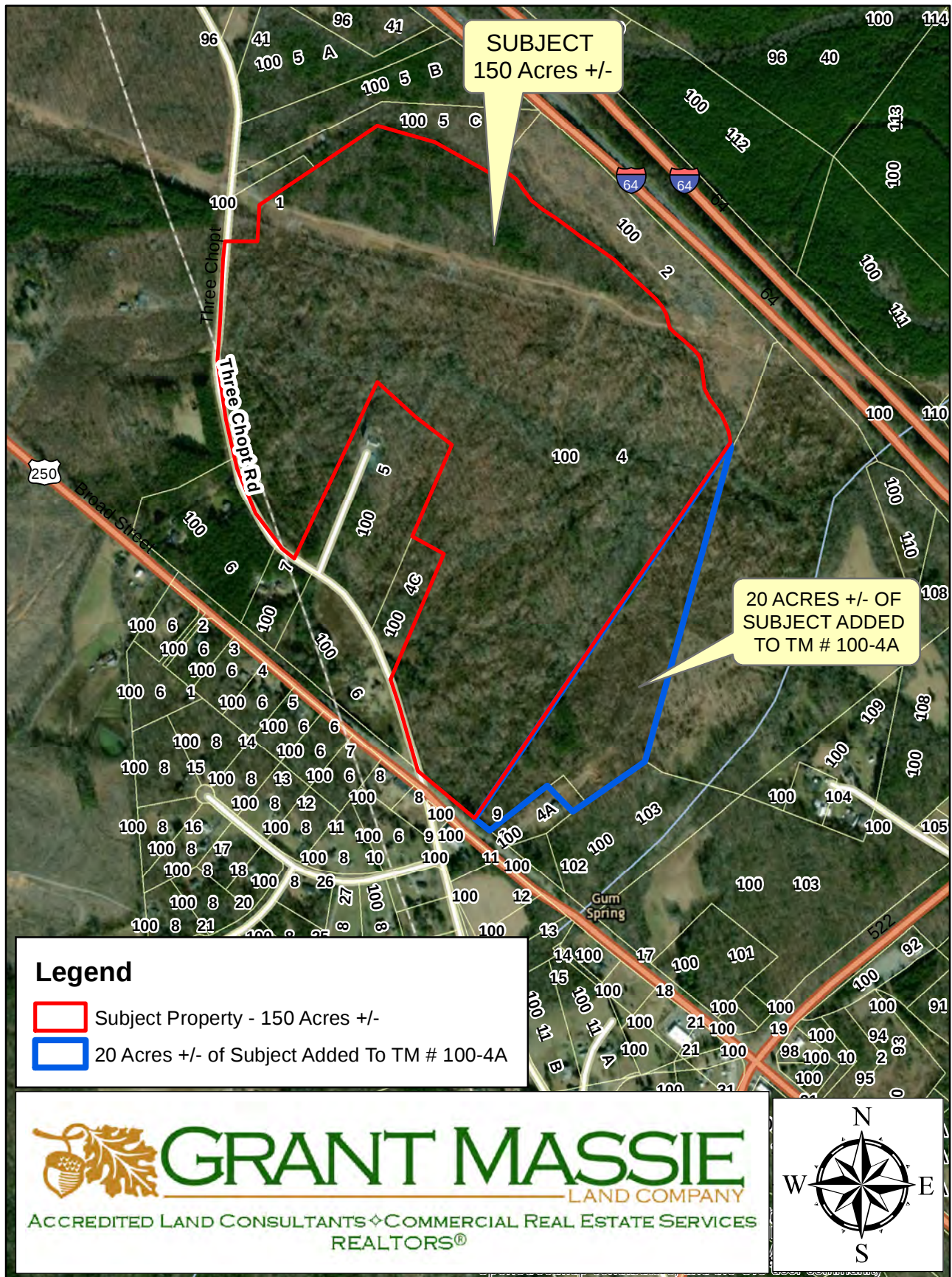


TAX MAP



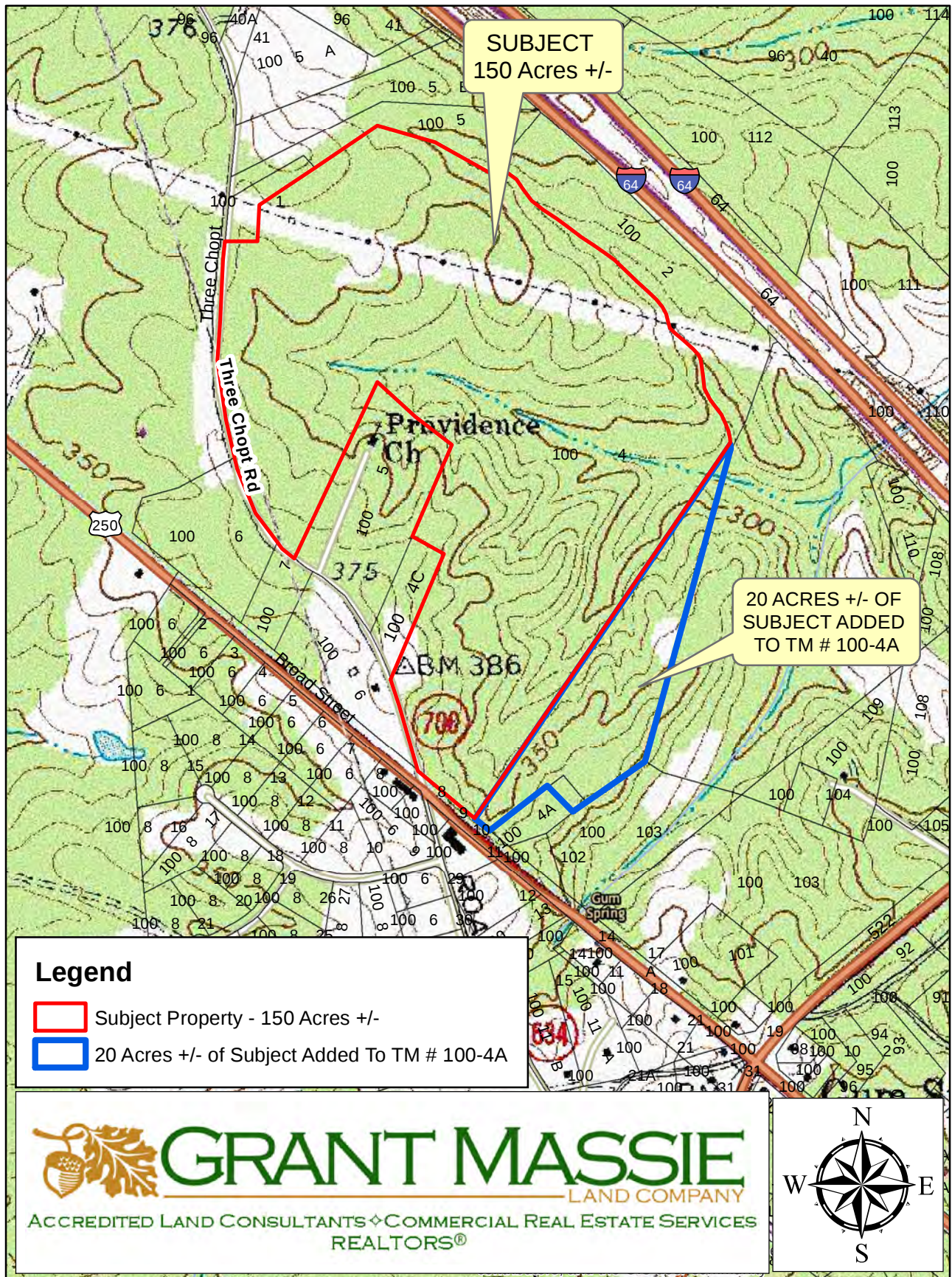
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



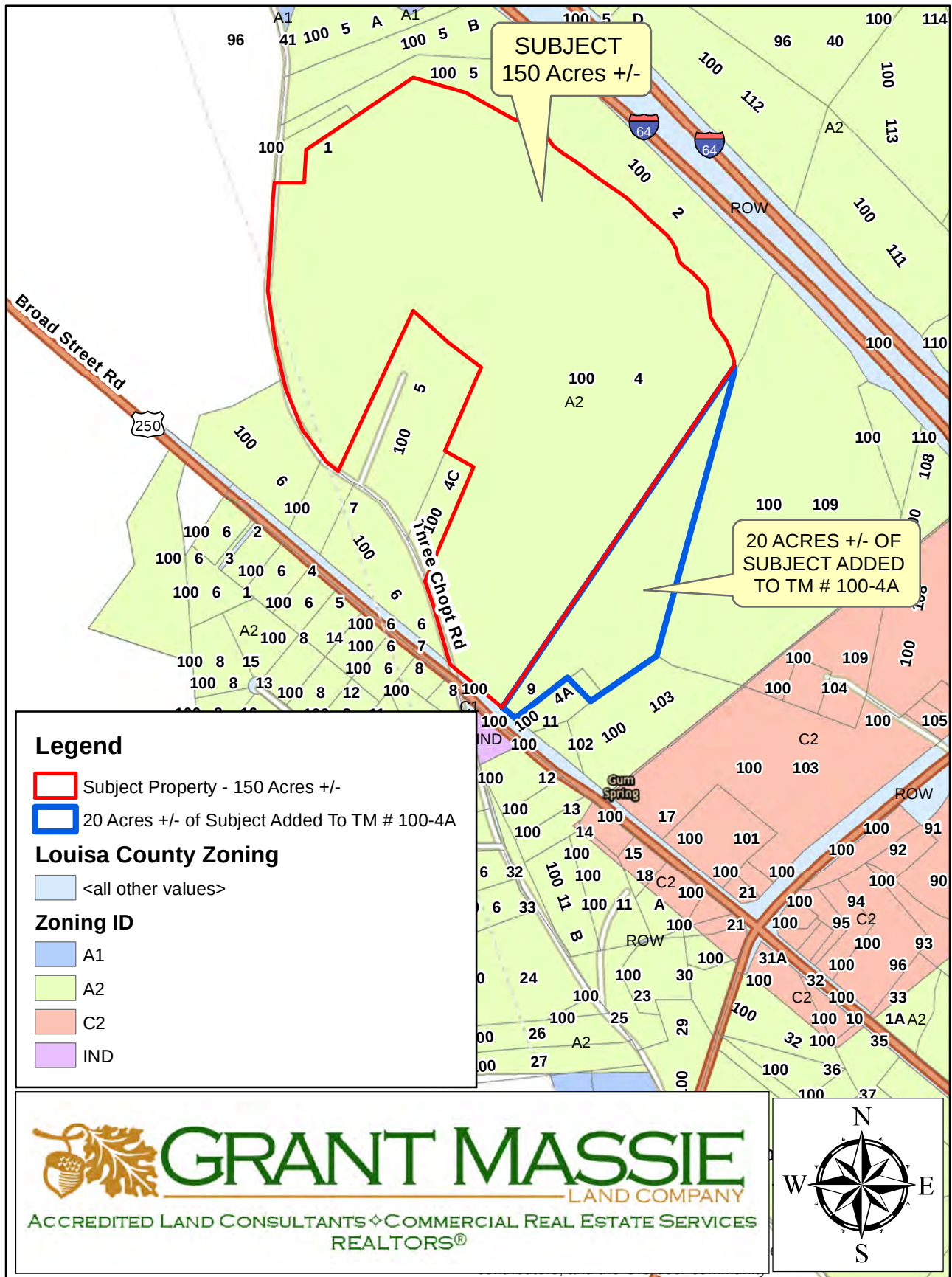
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP

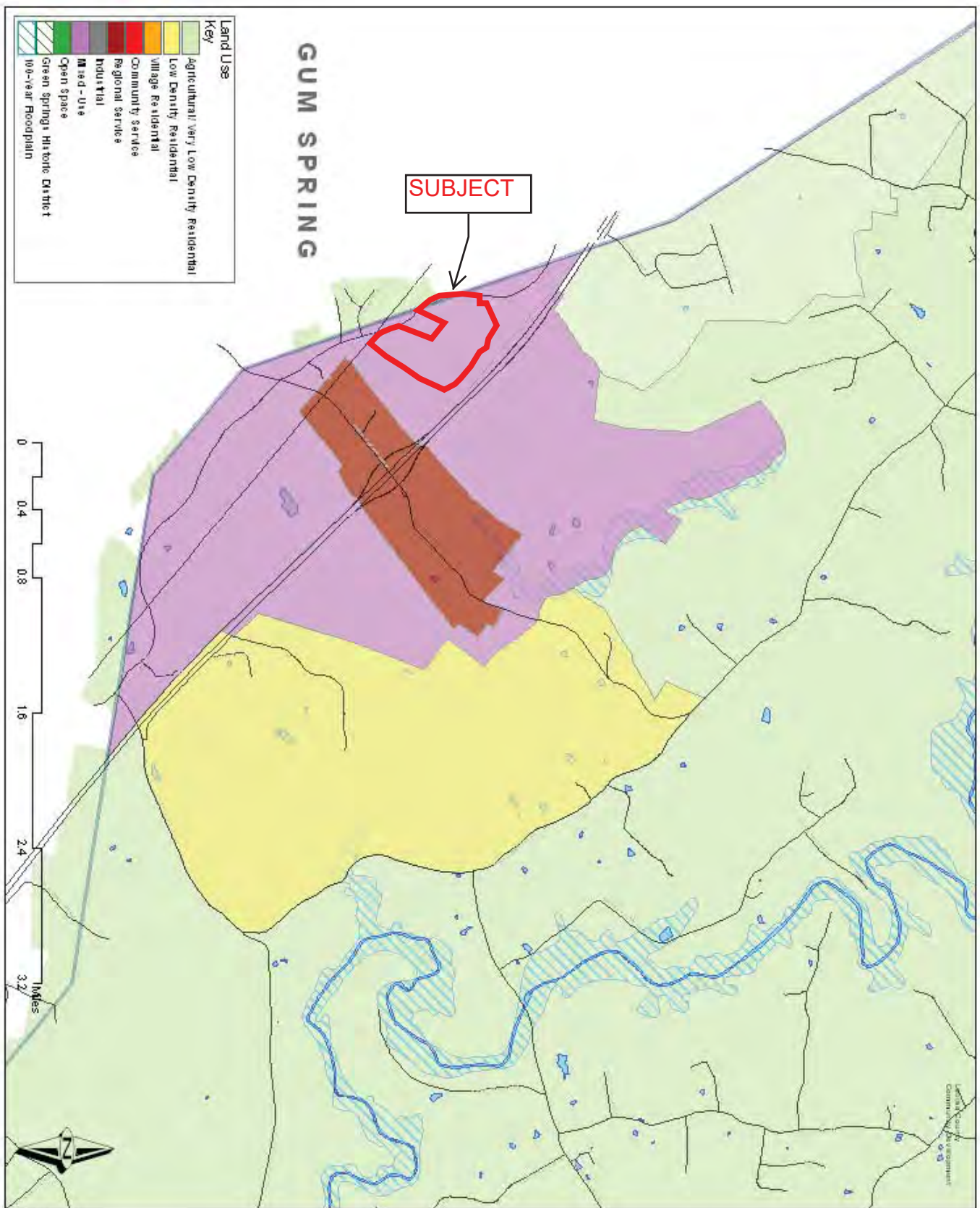


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



LOUISA COUNTY: FUTURE LAND USE MAP

DEFINING "RURAL CHARACTER"

In Louisa County, the concept of rural character includes small towns and villages, open spaces, forests, clean water, hard-working people, hunting and fishing, agriculture as an industry, very low density residential development, no sprawl, country stores as opposed to strip malls, recreational activities for the young, affordable land, jobs in the County so residents can work close to home, fresh air, farm animals such as cows, horses, fowl, and swine, and farms.

THE PLAN

Through this plan, Louisa County is identifying actions that will guide growth and development to specific designated growth areas in the County. These growth areas will have higher densities, more public services, and more fully developed infrastructure than the rest of the county. Growth management acknowledges future growth and seeks to accommodate it within the vision, goals, and objectives found in every section of this Plan.

The Plan provides direction for the physical development in Louisa County. It reflects the Community Vision and the information gathered in developing the Comprehensive Plan. The Future Land Use Map incorporates the growth management principles, moving concepts to reality---a reality that preserves and protects the rural character of Louisa County and accommodates increases in population and diversity in the tax base. The Future Land Use Map recognizes the interaction between Louisa County and its neighbors.

The Future Land Use Map is depicted on Map #15, Future Land Use. The Future Land Use Map is a guide for delineating growth areas suitable for utilities, community services, neighborhood to general commercial, industrial, and higher density residential development. Designated Growth Areas are shown in Maps #16 through #24.

Key issues identified in the plan are the loss of farm and forest land, diversification of the tax base, and protection of those natural and built areas which are unique to Louisa County, and the need to address human goals of the people of Louisa, particularly in the area of education.

GOAL ONE: TO PRESERVE THE RURAL CHARACTER OF LOUISA COUNTY

This goal is the guiding force for most of the recommendations in the Louisa County Comprehensive Plan.

OBJECTIVE I-A(1): DESIGNATE GROWTH AREAS

In public meetings, citizens of Louisa County called for the creation of designated growth areas to accommodate future growth in a manner consistent with the primary goal from the Vision statement and to maintain the rural character of Louisa County.

Carefully planned commercial and industrial development, that requires responsible investment by the County and takes advantage of existing County

infrastructure, together with preservation of existing forestry and agricultural land uses, is both desirable and necessary to provide:

- needed goods and services for the citizens of this County;
- critically needed employment;
- the tax revenue necessary; and
- the fiscal health of this community.

Within these growth areas, the County may evaluate the provision of infrastructure improvements based on a positive rate of return on investment and absorption rates of each growth area. Uses within the growth areas should be well planned and mixed to decrease the impact on the transportation system and other infrastructure. Growth areas should include buffers to provide a transition into surrounding historic, agricultural, forestal, or conservation areas. Concentration of residential, commercial, and industrial growth is the most efficient use of current infrastructure. This includes current infrastructure located at Louisa County's air and rail industrial parks, the Louisa/Mineral corridor (including the Northeast Creek Reservoir area) and the Zion Crossroads growth area. Future commercial/industrial zones should be located at the major interchanges along I-64, as well as adjacent to the Towns of Mineral, Louisa and Gordonsville, the Industrial Air and Rail Parks, and Lake Anna. It is strongly recommended that commercial growth, community service, and other investments should be encouraged within the growth areas in the county.

The growth areas are expected to be amended as needed. Map #15, locates the designated growth areas in the County. Individual growth area maps (#16-#24) are found on the following pages.

DESIGNATED GROWTH AREAS

The designated growth areas should have well planned, high quality development that contains a healthy mix of uses, incomes, and open space. Densities should be expected to be much higher than in other areas of the county due to the presence of water and sewer infrastructure, and in order to maximize the number of commercial, industrial, and residential uses that can be accommodated within the growth area in an environmentally sound, functional, and attractive manner.

Growth area categories were developed to clearly define the uses that each growth area identifies. The following land use categories are defined below to better establish the context of the discussion for each growth area:

- Open Space
- Agricultural
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village Residential
- Neighborhood Commercial
- Community Service
- Regional Service
- Industrial Service
- Mixed-use

Open Space generally refers to land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment. Surrounding the County's reservoirs, open space represents a minimum 100-foot riparian buffer intended to filter out sediment and other non-point source pollutants from runoff before it reaches these critical water resources.

Agricultural generally refers to land that is, or has been, used for agricultural activity and has not been developed for higher intensity uses.

Very Low Density Residential generally refers to single-family detached houses at a density of less than one dwelling unit per acre.

Low Density Residential generally refers to single-family detached houses at a density of one or two dwelling units per acre.

Medium Density Residential generally refers to a variety of housing types (i.e. single-family or two-family, townhouses, multi-family, manufactured) at a density of three to six dwelling units per acre.

High Density Residential generally refers to any housing type at a density of more than six dwelling units per acre.

Village Residential is development that includes a variety of housing types clustered around neighborhood scale commercial and community service uses, including those in the existing towns and in planned developments.

Neighborhood Commercial refers to services that are at a scale appropriate to the surrounding community and generally not intended for a larger region.

Community Service includes a combination of uses primarily intended to serve the surrounding community including neighborhood scale commercial development, public services such as schools, and civic uses such as churches, among others.

Regional Service is a combination of uses intended to serve the larger community, including adjacent counties, and may be comprised of major commercial and office development along with a variety of public services and civic uses.

Industrial Service may include the full spectrum of industrial uses from light and medium to heavy, as appropriate to the area's infrastructure, environmental resources, and surrounding development.

Mixed-use is a type of development that may be a combination of any of the other land uses in a logical, coordinated, well planned project or series of projects.

Each growth area has unique characteristics and challenges. In addition to the above land use categories, there are seven distinct types of growth areas that have been identified in Louisa County.

- Mixed-use Development
- Urban Town Centers
- Communities
- Villages
- Residential Development Areas
- Commercial Development Areas
- Industrial Development Areas

Mixed-use Development Areas

Description: A project that integrates a variety of land uses including residential, office, commercial, service, and employment in a compact urban form. Transitions between the uses are often used to bring together the various uses through landscaping or other design options. As the opportunity for designating such uses in specific locations arise, the Plan may be amended to incorporate the changes.

Areas along Interstate 64 including Zion Crossroads, Ferncliff, Shannon Hill, Hadensville, and Gum Spring, as well as areas around the towns and Lake Anna,

as designated on the Future Land Use Map, are appropriate for such a variety of uses.

Urban Town Centers

Description: Towns are comprised of more urban services and contain a mixture of uses and densities. Towns are expected to include a full range of public services. In general a town includes one or more of the following:

- A range of residential choices from apartments to single-family detached homes;
- A full range of business services;
- Regional employment opportunities;
- Water and sewer services;
- Access from all directions, internal collectors;
- Neighborhoods.

The designated Urban Town Centers recognize the existence of the two towns in Louisa County, Mineral and Louisa, and the need to cooperate with the town of Gordonsville in Orange County.

Town and environs of Mineral and Louisa

The two existing towns are obvious growth centers. Both are served by public water and sewer and have access by way of primary and secondary roads. The Route 22 corridor from the Industrial Park to Mineral has 3-phase power, a railroad, a 12" waterline, a sewer forcemain, a gas line, and fiber optics. The Towns are high priority areas for economic development activity and revitalization.

Town and environs of Gordonsville

The northwest corner of Louisa County is affected by economic and municipal activities within the Town of Gordonsville. A rock quarry located in Gordonsville provides "unfinished" water to Klockner for part of their product process. The Rapidan Service Authority (RSA) Sewage Treatment Plant located in Louisa County provides wastewater services for Gelp and Klockner as well as the Town of Gordonsville.

The Gordonsville town police provide protection to Louisa covering one (1) mile into the county.

PLAT OF PARENT TRACT

Plot Book 8 Page 392

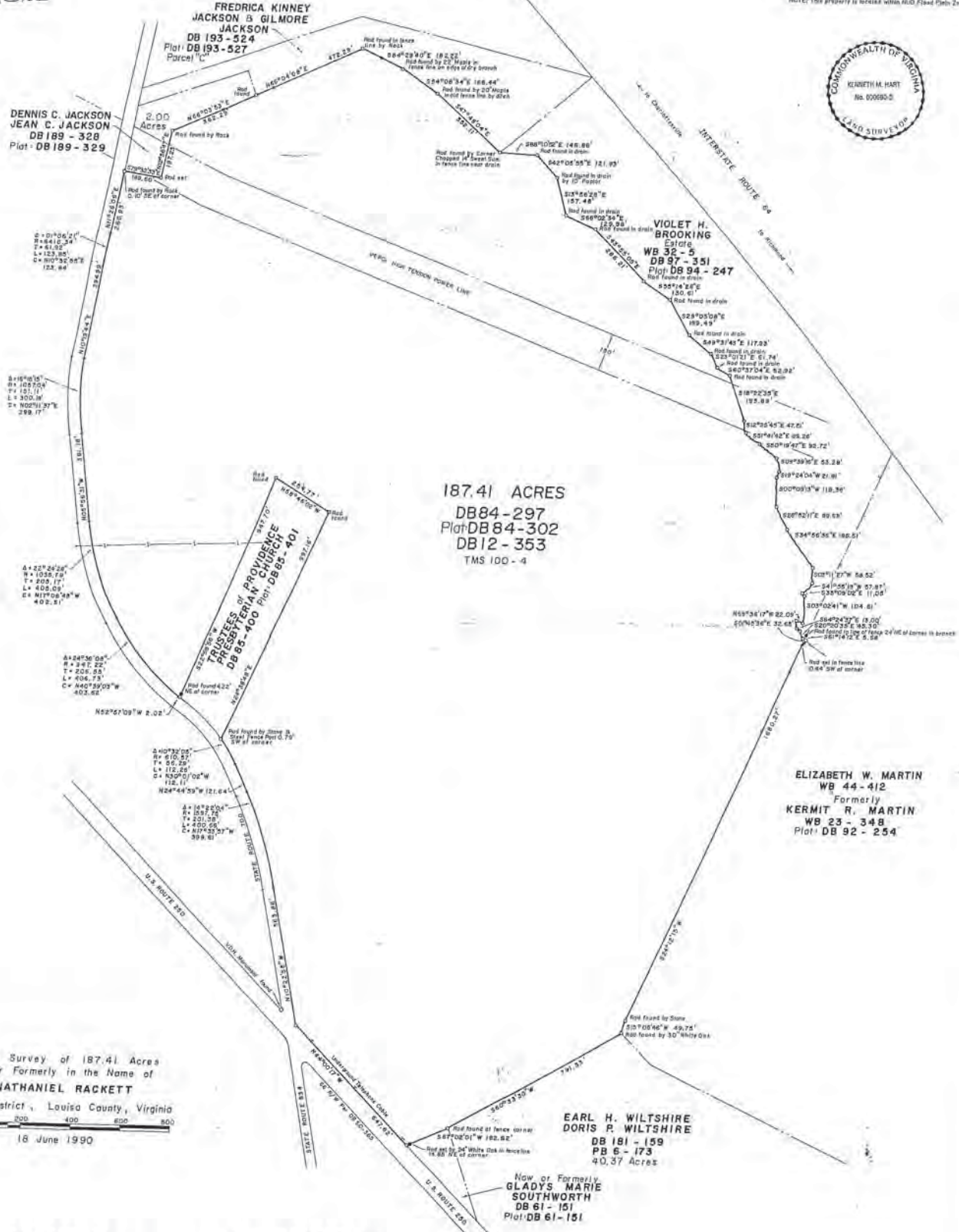
Roland Nathaniel Rackett, Jr.
Elmer T. Rackett

William S. Pierson - Grantor
Box 115A-1
Danbury, VA 23042

DB 886 Page 122

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.
Kenneth M. Hart 7-20-90
Kenneth M. Hart Date

NOTE: This property is located within ALU Flood Plain Zone C.



Stalled 9/26/90
William S. Pierson
Box 115A-1
Danbury, Va. 23042

Plot of Survey of 187.41 Acres
Now or Formerly in the Name of
R. NATHANIEL RACKETT
Jackson District, Louisa County, Virginia
Scale: 1" = 400'
18 June 1990

KENNETH M. HART & ASSOC., INC.
Professional Land Surveying
Gum Spring, Virginia 23065

VIRGINIA: In the County Office of the Clerk of Louisa County, August 10, 1990, this deed & Plot was this day received in said office, and upon the certificate of accuracy of the same, entered in record, and assigned to record, and the same is hereby acknowledged by the Clerk of Louisa County.
James R. Hargrave, Clerk
#7775

PLATS OF OUT-PARCELS



I hereby certify, that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, & Landscape Architects.

This survey is based on a current field survey.

This survey was performed without benefit of a current title binder.

By graphic determination, this parcel is located in Zone X per Flood Insurance Rate Maps from the Federal Emergency Management Agency Reference Map Number 51109C0375 B, effective 5 November, 1997.

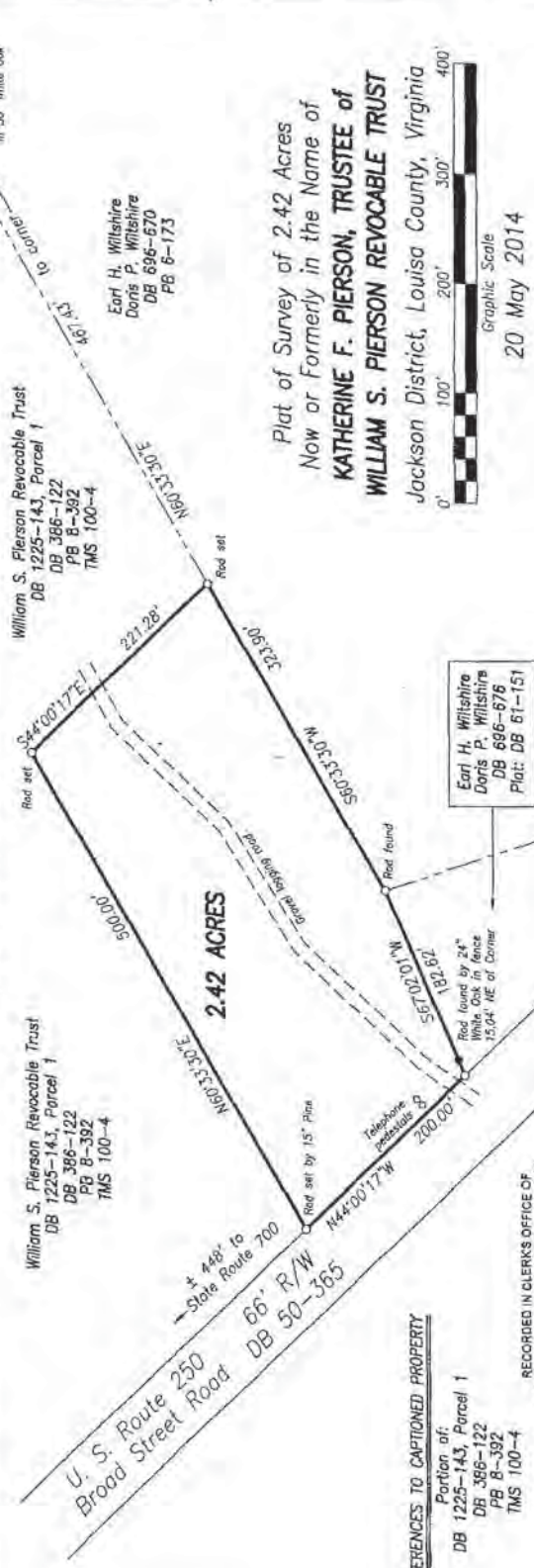
No visible encroachments other than those shown here were found to exist during the course of this survey.

Based solely on acreage:
Captioned Property retains 0 Division Rights
Residue Property retains 6 Division Rights

By placing his or her signature on this plat, the undersigned has deemed the division rights to be correct and in accordance with the Louisiana County Zoning Ordinance in effect at this date.

Subdivision / Plat Agent
Charles A. Clement
Date 5/20/14

Approval of this plat containing a note regarding the current division rights available does not guarantee the property owner the ability to divide or subdivide the subject property in this manner. Any division or subdivision would be subject to the regulations in effect at the time of plat submittal.



REFERENCES TO CAPTIONED PROPERTY

Portion of:
DB 1225-143, Parcel 1
DB 386-122
PB 8-382
TMS 100-4

RECORDED IN CLERK'S OFFICE OF
LOUISIANA COUNTY CLERK OF COURTS ON
JUNE 12, 2014 AT 2:23:40 PM
AS REQUIRED BY LA CODE §981-802
STATE \$0.00 LOCAL \$0.00
SUSAN HOPKINS, LOUISIANA CLERK OF COURT
SUSAN R. HOPKINS, CLERK OF COURT

KENNETH M. HART & ASSOCIATES
Tommy James Barlow Land Surveying, P.C.
Gum Spring, Virginia 23065
(804) 536 - 4666

20 May 2014



Mention per Kenneth M. Hart & Assoc. Inc., PB 8-392

CAC

JOB NUMBER 2120P14 FIELD BOOK NUMBER 571

By graphic determination, this parcel is located in Zone X per Flood Insurance Rate Maps from the Federal Emergency Management Agency. Reference Map Number 51109C0375 B, effective 5 November, 1997.



I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, & Landscape Architects.

This survey is based on a current field survey.

This survey was performed without benefit of a current title binder.

No visible encroachments other than those shown here were found to exist during the course of this survey.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BEARING	CH LENGTH
C1	10°32'05"	610.57'	56.29'	112.26'	N30°01'02"W	112.10'
C2	17°40'05"	610.57'	94.89'	188.28'	N44°07'06"W	187.53'
C3	07°49'51"	947.22'	64.83'	129.46'	N49°02'13"W	129.36'

REFERENCES TO CAPTIONED PROPERTY:
Portion of DB 1225-143, Plat: PB 8-392
TMS 100-4

WILLIAM S. PIERSON REVOCABLE TRUST
DATED SEPTEMBER 14, 1998
DB 1225-143
PB 8-392
TMS 100-4

WILLIAM S. PIERSON REVOCABLE TRUST
DATED SEPTEMBER 14, 1998
DB 1225-143
PB 8-392
TMS 100-4

PROVIDENCE PRESBYTERIAN
CHURCH OF GUM SPRING, INC.
DB 1250-290
Plat: DB 278-291
TMS 100-5

WELL LOT EASEMENT
DB 1348-800
Plat: DB 1348-801

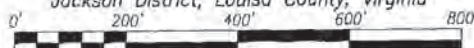
WILLIAM S. PIERSON REVOCABLE TRUST
DATED SEPTEMBER 14, 1998
DB 1225-143
PB 8-392
TMS 100-4

Note: The 10.00 Acres shown is to be added to TMS 100-5. The new combined acreage for TMS 100-5 becomes 15.29 Acres.

Division Rights:
No Division Rights are transferred.
TMS 100-4 retains 6 Division Rights.

H. Buckler 10/24/14
Subdivision Agent

Plat of Survey of 10.00 Acres
Now or Formerly in the Name of
WILLIAM S. PIERSON REVOCABLE TRUST
Jackson District, Louisa County, Virginia



Graphic Scale
8 September 2014

KENNETH M. HART & ASSOCIATES
Tommy James Barlow Land Surveying, P.C.
Gum Spring, Virginia 23065
(804) 556 - 4586

RECORDED IN CLERK'S OFFICE OF
LOUISA COUNTY CLERK OF COURTS ON
OCTOBER 28, 2014 at 1:05:30 PM
AS REQUIRED BY VA CODE §68.1-802
STATE: \$16.50 LOCAL: \$16.50
SUSAN HOPKINS, LOUISA CLERK OF COURT
SUSAN R. HOPKINS, CLERK OF COURT

Ellen F. Knight

Job Number 2122 P 14 Field Book Number 562

TJB

By graphic determination, this parcel is located in Zone X per Flood Insurance Rate Maps from the Federal Emergency Management Agency. Reference Map Number 51109C0375 B, effective 5 November, 1997.

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, & Landscape Architects.

This survey is based on a current field survey.
This survey was performed without benefit of a current title binder.
All easements may not be shown.

No visible encroachments other than those shown here were found to exist during the course of this survey.



Meridian Per KENNETH M. HART & ASSOC. Plat: DB 1379-436

PROVIDENCE PRESBYTERIAN
CHURCH OF GUM SPRING, INC.
DB 1250-290
Plat: DB 278-291
DB 1379-432
Plat: DB 1379-436
TMS 100-5

3.50 Acres
Portion of
DB 1225-143, Parcel 1
PB 8-392
TMS 100-4

Residue
WILLIAM S. PIERSON REVOCABLE TRUST
DATED SEPTEMBER 14, 1998
Portion of
DB 1225-143, Parcel 1
PB 8-392
TMS 100-4

RECORDED IN CLERK'S OFFICE OF
LOUISA COUNTY CLERK OF COURTS ON
SEPTEMBER 9, 2016 at 2:32:38 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
SUSAN HOPKINS, LOUISA CLERK OF COURT
SUSAN R. HOPKINS CLERK OF COURT

Residue
WILLIAM S. PIERSON REVOCABLE TRUST
DATED SEPTEMBER 14, 1998
Portion of
DB 1225-143, Parcel 1
PB 8-392
TMS 100-4

J. Mel Ward 9/16/16
VOT

DIVISION RIGHTS:

Captioned Property retains 0 Division Rights.
Based Solely on acreage

Residue Property retains 5 Division Rights.

By placing his or her signature on this plat, the undersigned has deemed the division rights to be correct and in accordance with the Louisa County Zoning Ordinance in effect at this date.

Subdivision

Subdivision / Plat Agent

9/17/16

Date

Approval of this plat containing a note regarding the current division rights available does not guarantee the property owner the ability to divide or subdivide the subject property in this manner. Any division or subdivision would be subject to the regulations in effect at the time of plat submittal.

Plat of Survey of 3.50 Acres
Now or Formerly in the Name of
WILLIAM S. PIERSON REVOCABLE TRUST
Jackson District, Louisa County, Virginia



Graphic Scale
10 March 2016

KENNETH M. HART & ASSOCIATES
Tommy James Barlow Land Surveying, P.C.
Gum Spring, Virginia 23065
(804) 558 - 4666

Job Number 2134P16 #2 Field Book Number 576

CAC