

NORTH ANNA RIVERFRONT LAND FOR SALE

76.151 +/- ACRES
CAROLINE COUNTY, VIRGINIA

ASKING PRICE - \$365,000



REPRESENTED BY:

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

WILLIAM G. GRANT
ALC, VLS
804-754-3476

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 79-3-4. According to the tax records the property contains 76.151 acres +/- . The deeds are recorded in Deed Book 1406 on Page 261 and Deed Book 1298 on Page 378. The plat of the parent tract is recorded in Deed Book 192 on Page 290 with several outparcels since that survey was originally completed on March 10, 1969 and revised on March 28th, 1972. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
79-3-4	76.151

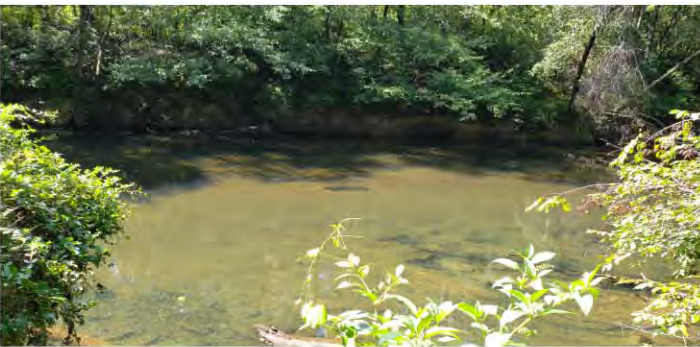
The subject property is currently zoned Rural Residential 2 (RR2). There is non-contiguous frontage on the westside of Landora Bridge Road (State Route 603).

The subject property features about 4,400+/- lineal feet on the North Anna River per the recorded plat. The river is the boundary between Caroline County and Hanover County.

The subject property is completely wooded with a natural mix of mature hardwoods (white oaks, red oaks, Yellow-poplar, beech, etc.) and scattered natural pines.

The subject property offers myriad of recreational pursuits: kayaking, hunting, target shooting, camping, etc. The topography is favorable for multiple elevated homesite(s) subject to the RR2 zoning ordinance.

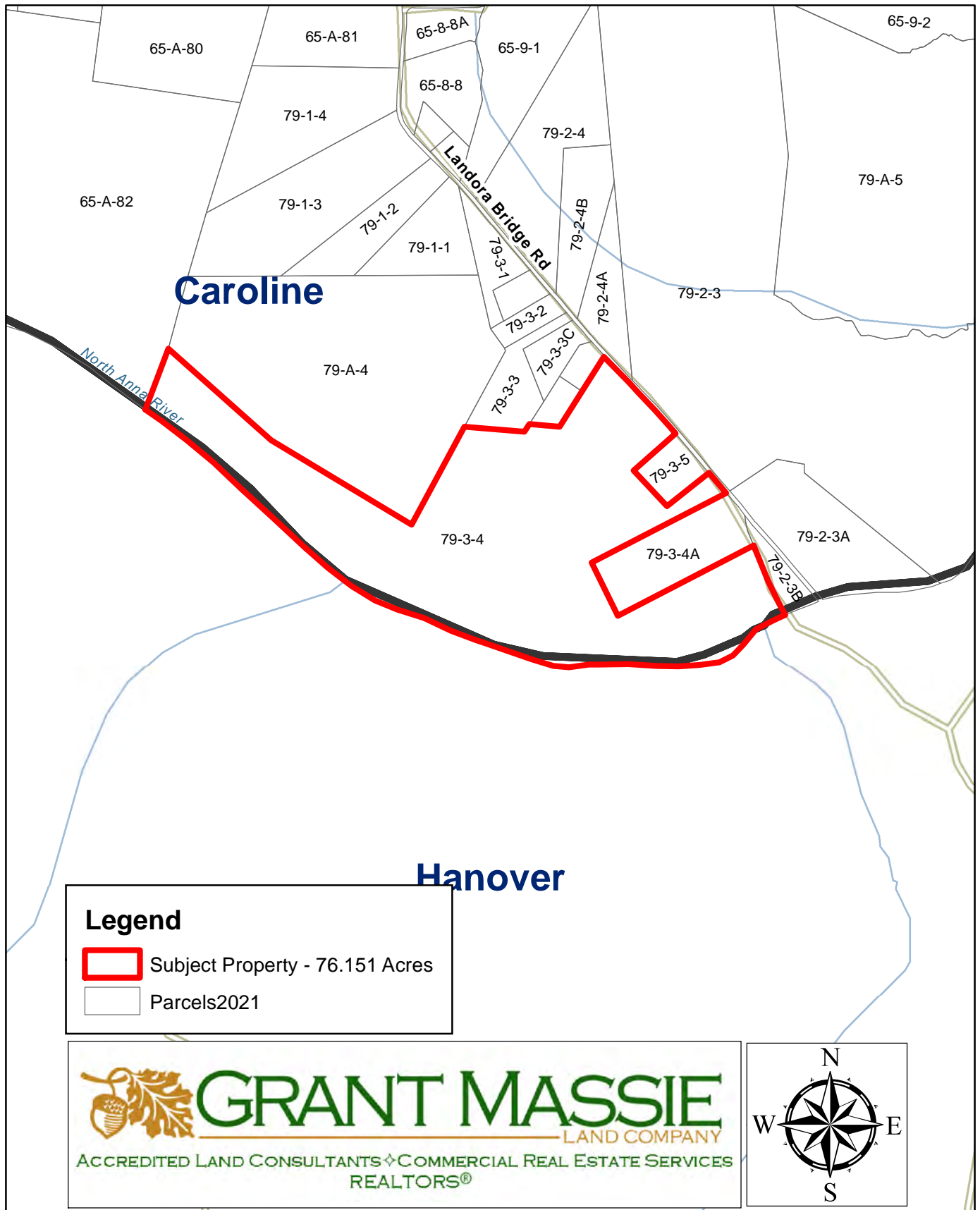
PHOTOGRAPHS



PHOTOGRAPHS

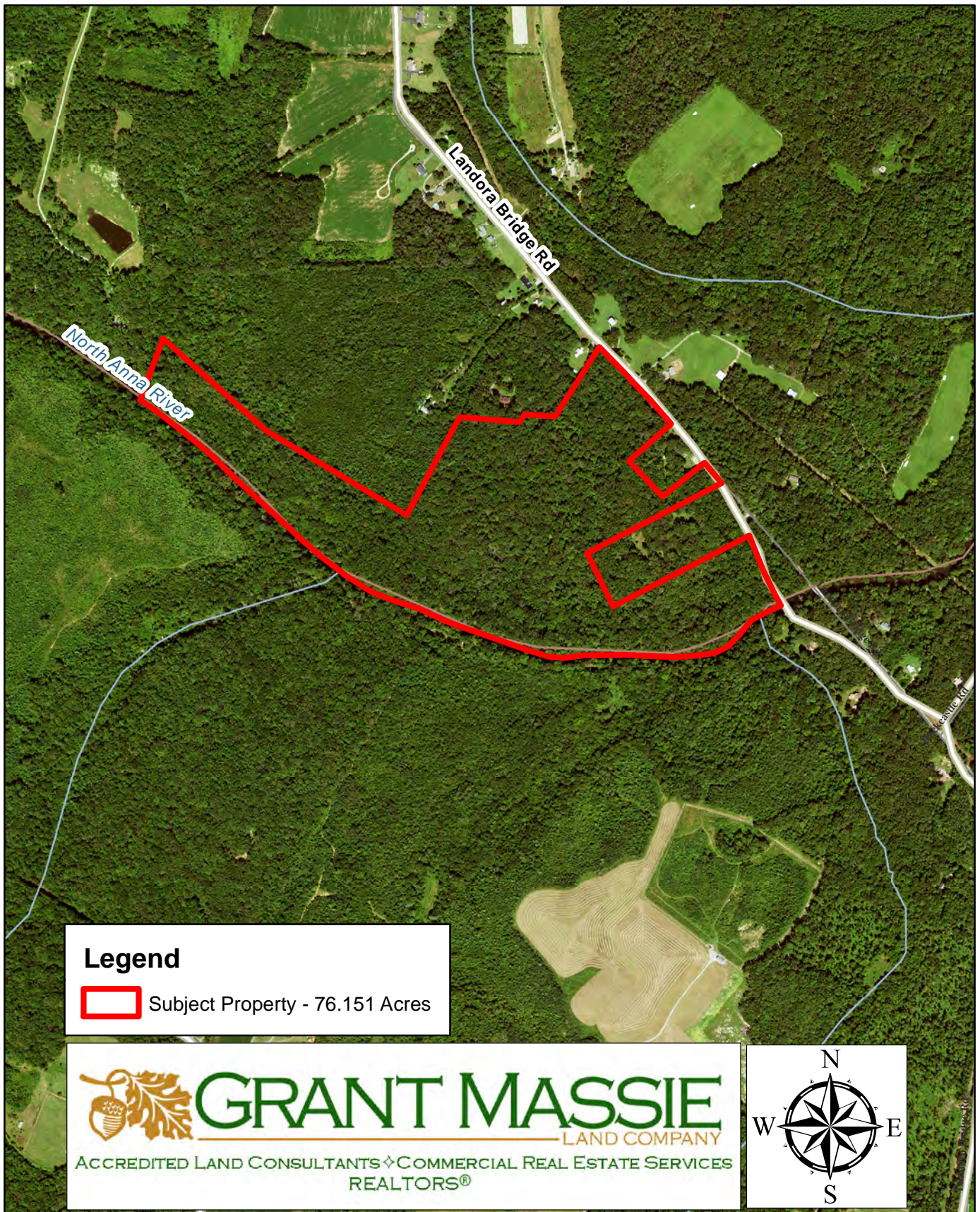


TAX MAP



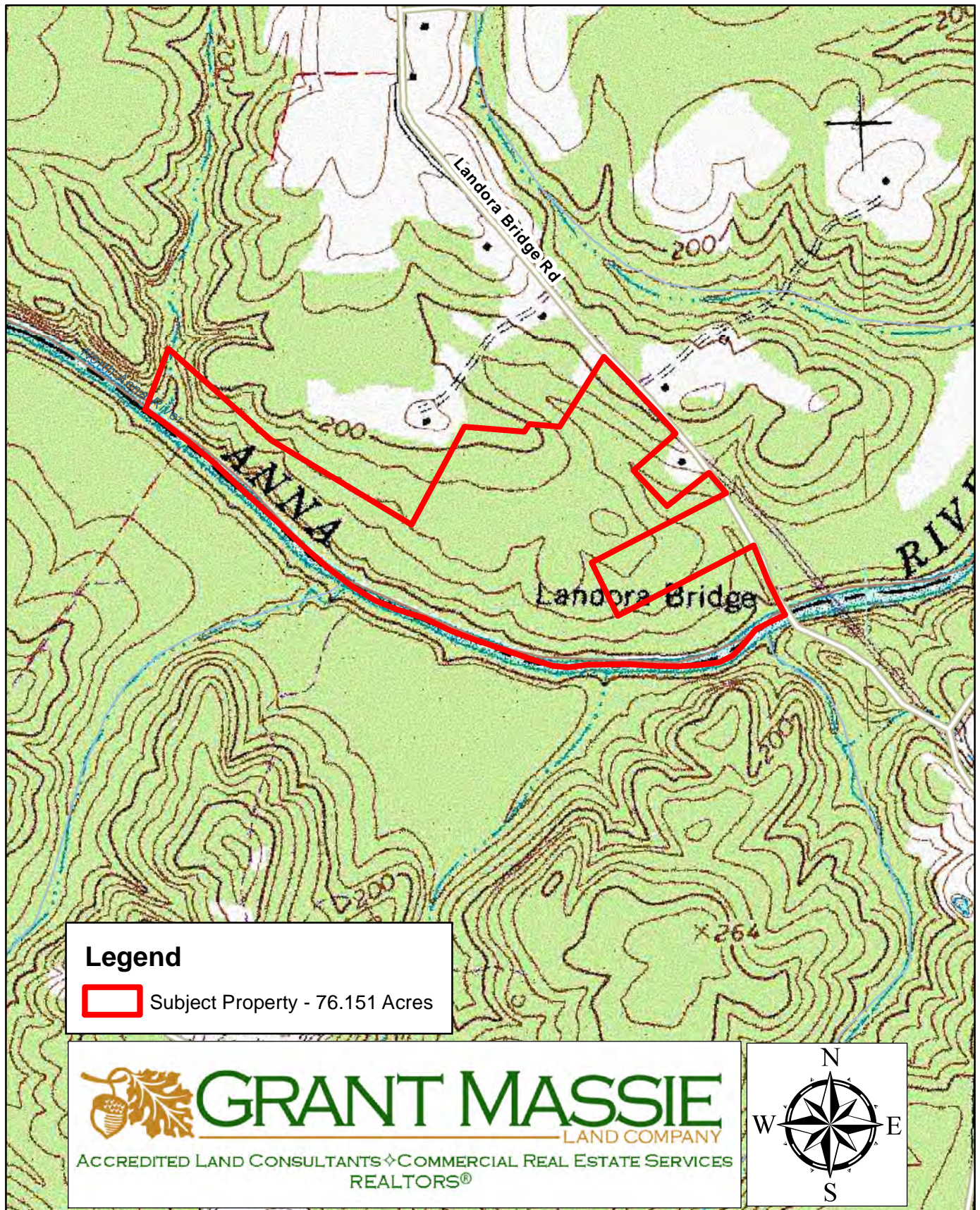
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTOGRAPH



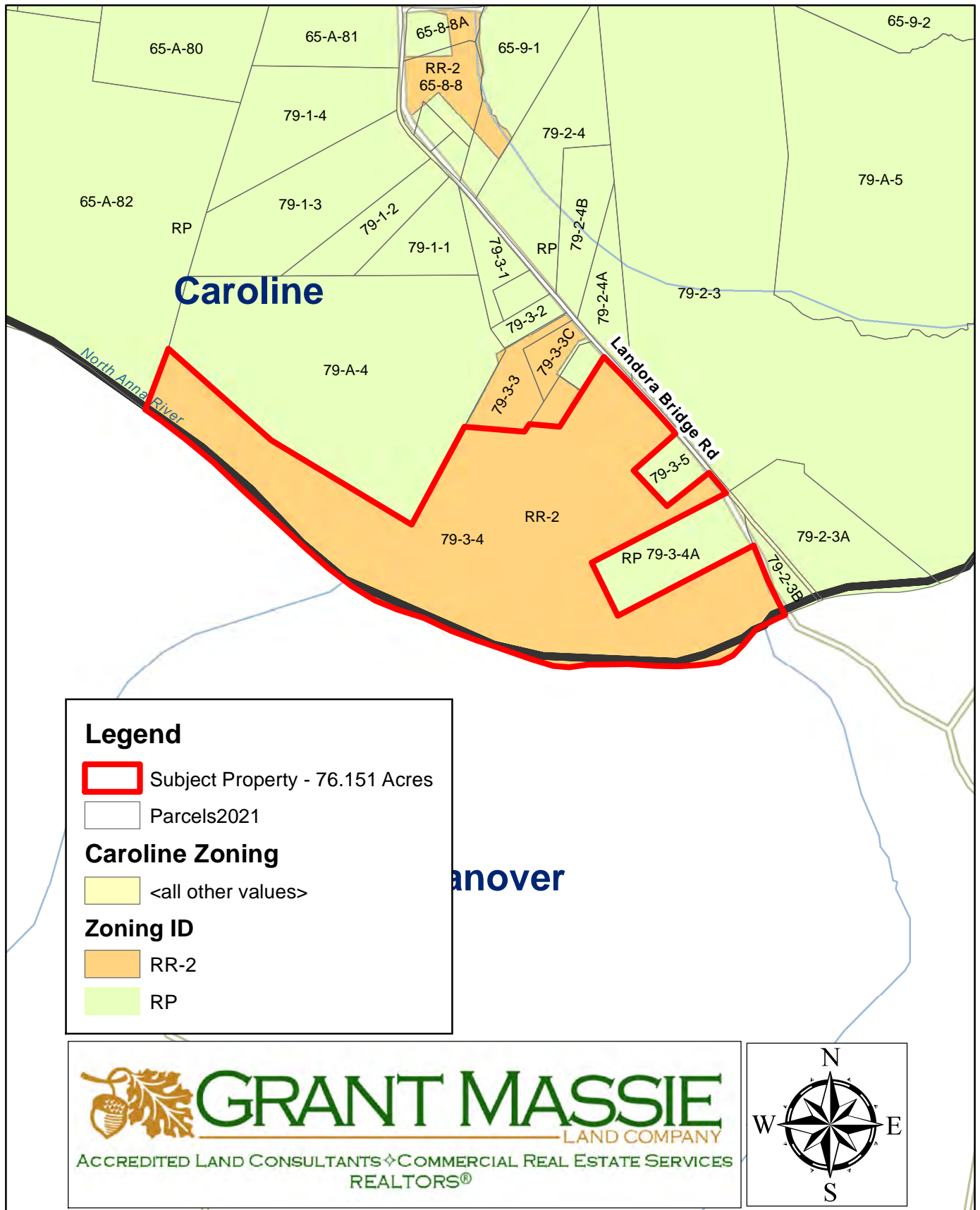
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TOPOGRAPHIC MAP

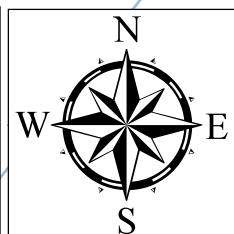


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ZONING MAP



 **GRANT MASSIE**
—LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®



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Article 5-A
Rural Residential-2 District (RR-2)

(Adopted 3/28/95; Amended through 05/08/18)

Section 1 - Statement of Intent

The purpose of the district is to provide for limited residential development in rural areas where such development:

1. Reflects the existence of rural residential development of lots of 2 to 5 acres in size.
2. Where properties are not suitable for agricultural use because of soil conditions, topography, location or other natural features, and
3. Where development will not be in conflict with adjacent agricultural uses.

Section 2 - Permitted Principal Uses and Structures

Only one main structure and its accessory building may be erected on any lot or parcel of land in the Rural Residential District, RR-2. Permitted principal structures and uses include:

1. Single-family dwellings, detached.
2. Places of worship
3. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges, similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course; providing no such building is located closer than 100 feet to adjoining property lines. Practice greens and driving ranges may accompany a standard nine (9) or eighteen (18) hole golf course occupying at least seventy-five (75) acres.
4. Public Utilities (Transmission and Distribution)
5. Public and private forests, wildlife reservations, and similar conservation areas.
6. Railroad right-of-ways, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.
7. Public facilities; including schools, libraries, and fire stations, but not including sanitary landfills.
8. Nurseries and Greenhouses, less than 20,000 square feet (wholesale).

Section 3 - Permitted Accessory Uses and Structures

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principle uses and structures, including:

1. Garages and domestic storage buildings.
2. ~~Recreational facilities for the use of residents.~~ (Repealed 03/26/13)
3. Home occupation, minor.

4. Parish houses and rectories (accessory to places of worship).
5. Cemeteries (accessory to places of worship)
6. Non-commercial kennels; provided that any place for keeping more than five (5) adult dogs be at least two hundred (200) feet from any property line.
7. Keeping of Horses for Private Recreational Uses subject to a limit of one (1) horse per two (2) acres of land. (Adopted 1/29/04)
8. Keeping of Domestic Hens. (Adopted 05/08/18)

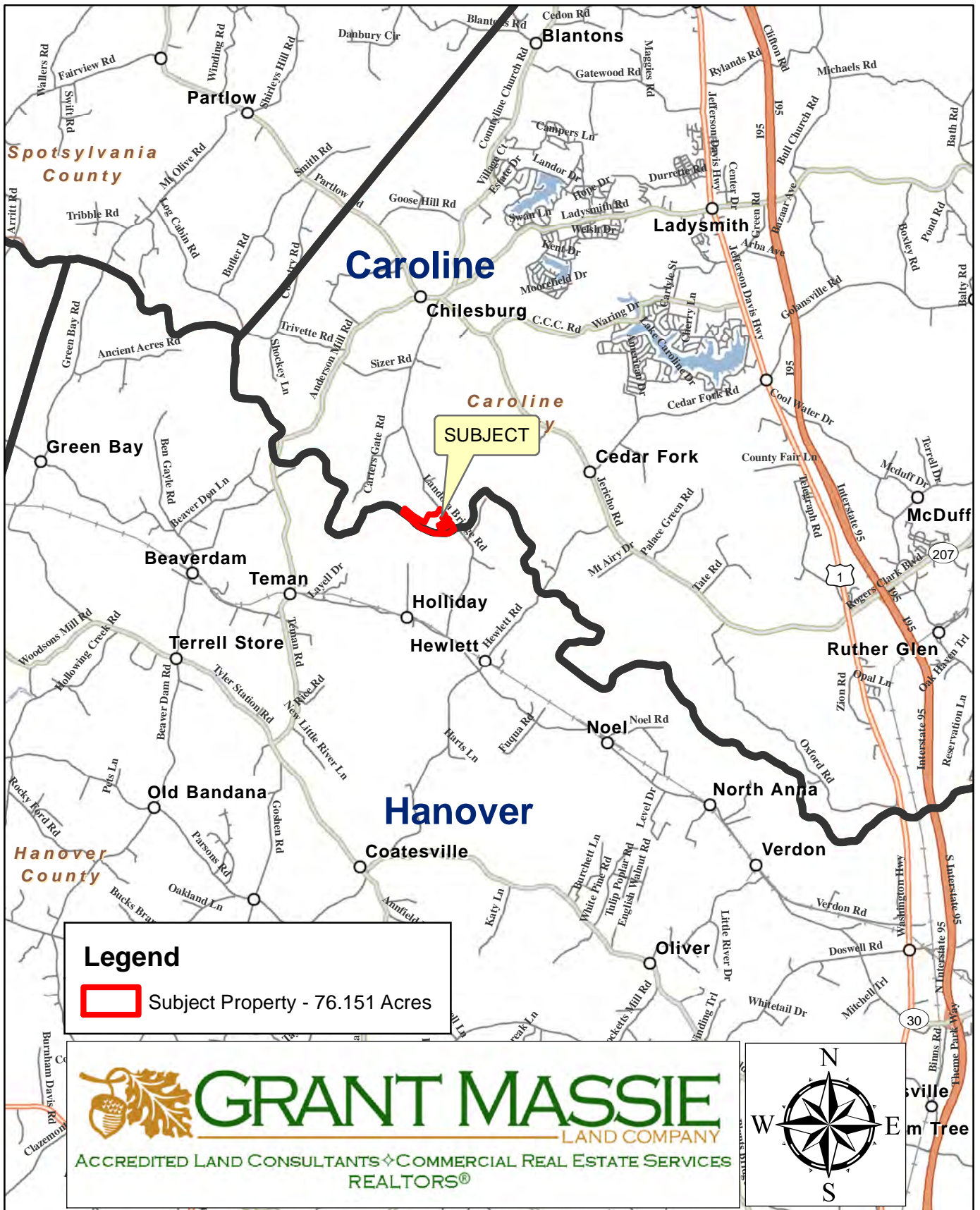
No such accessory use or structure shall be permitted until the principal permitted use or structure has been established.

No accessory use may be closer than fifty (50) feet to any property line.

Section 4 - Uses Permitted by Special Exception

1. Commercial Kennels.
2. Greenhouses and Nurseries (retail sales).
3. Convalescent homes, nursing homes, or homes for the aged.
4. Child Care Facilities.
5. Turkey Shoots.
6. Owner-occupied mobile home provided that the lot on which the mobile home is located is owned by the occupant and provided further that such occupancy shall not extend beyond three (3) years from the date on which an occupancy permit for the mobile home was granted.
7. Radio or television broadcasting tower more than fifty (50) feet in height.
8. Convents, Monasteries and Religious Retreats.
9. Home Occupation, Major. (Adopted 11/25/97)
10. Community Uses (Adopted 03/26/13)
11. Community Administrative Office (Adopted 03/26/13)

LOCATION MAP



PLAT (PARENT TRACT)

#64

NOW OR FORMERLY
LUCK

JOHN WALSH JR.

ROUTE NO. 603

PLAT OF SEVERAL
PARCELS OF LAND LOCATED
AT LANDORA BRIDGE IN
MADISON DISTRICT, CAROLINE
COUNTY, VIRGINIA. MARCH 10, 1969
SCALE 1"=200'

PLAT REVISED MARCH 28, 1972
TO SHOW REVISIONS.



CAROLINE COUNTY
HANOVER COUNTY

LANDORA
BRIDGE

ABANDONED OR
DISCONTINUED MAINTENANCE

84.33 ACRES
(INCLUDING 0.23 AC. TAKEN BY
COMMONWEALTH OF VIRGINIA)

NEW 60' R/W (SEE DB 173, PAGE 205)
0.23 AC. DEEDED TO COMMONWEALTH OF VA.

NEW ROUTE 603
313° 52' 00" E
321.40'

7.78 ACRES

5.02 AC
INCLUDING
18.55 A/R

5.02 AC
INCLUDING
18.55 A/R

MAD

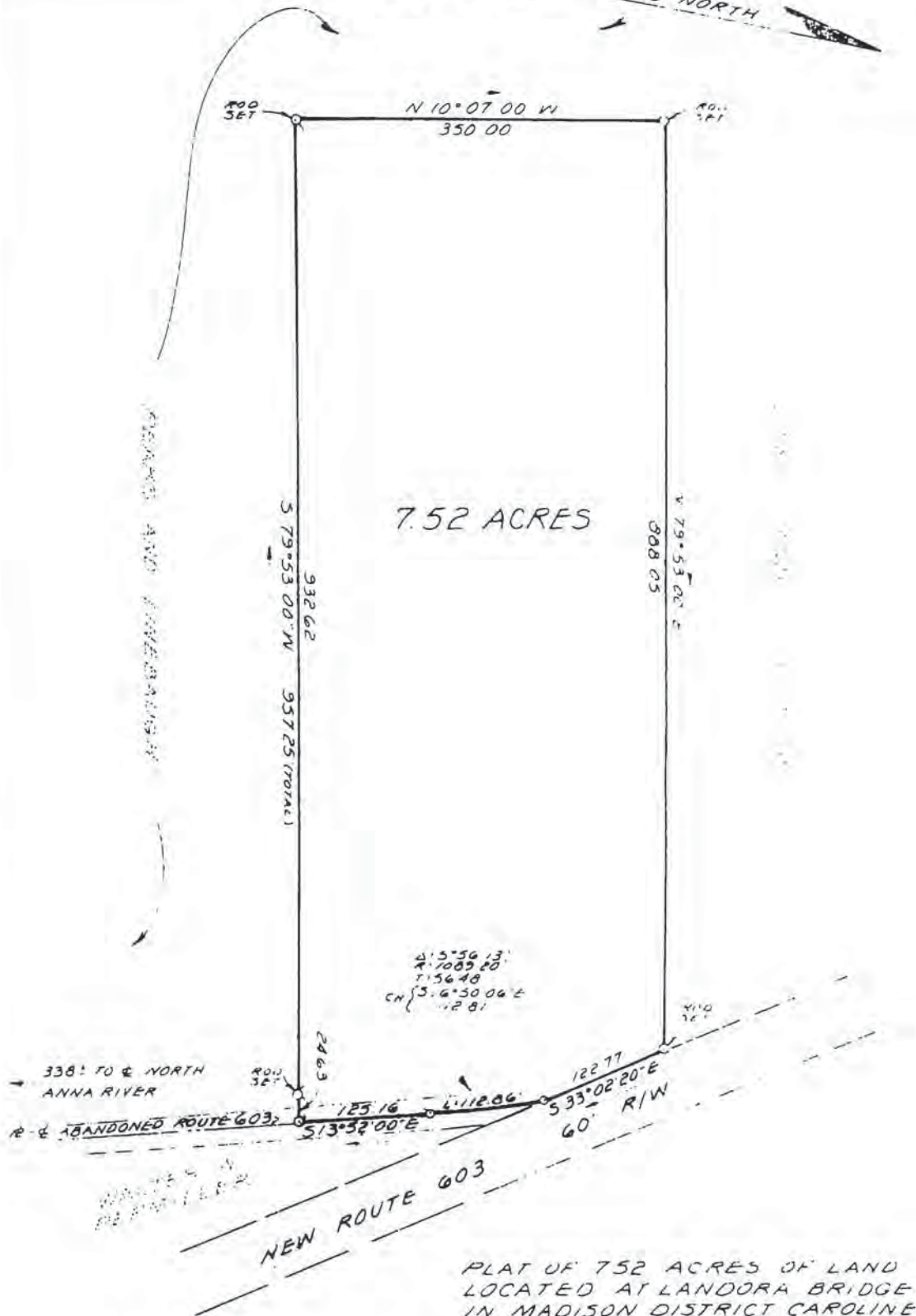
SURVEYED BY ROBERT L. DOWNING
CLS ASHLAND, VIRGINIA 25005

PG 1028

PLATS (OUTPARCELS)

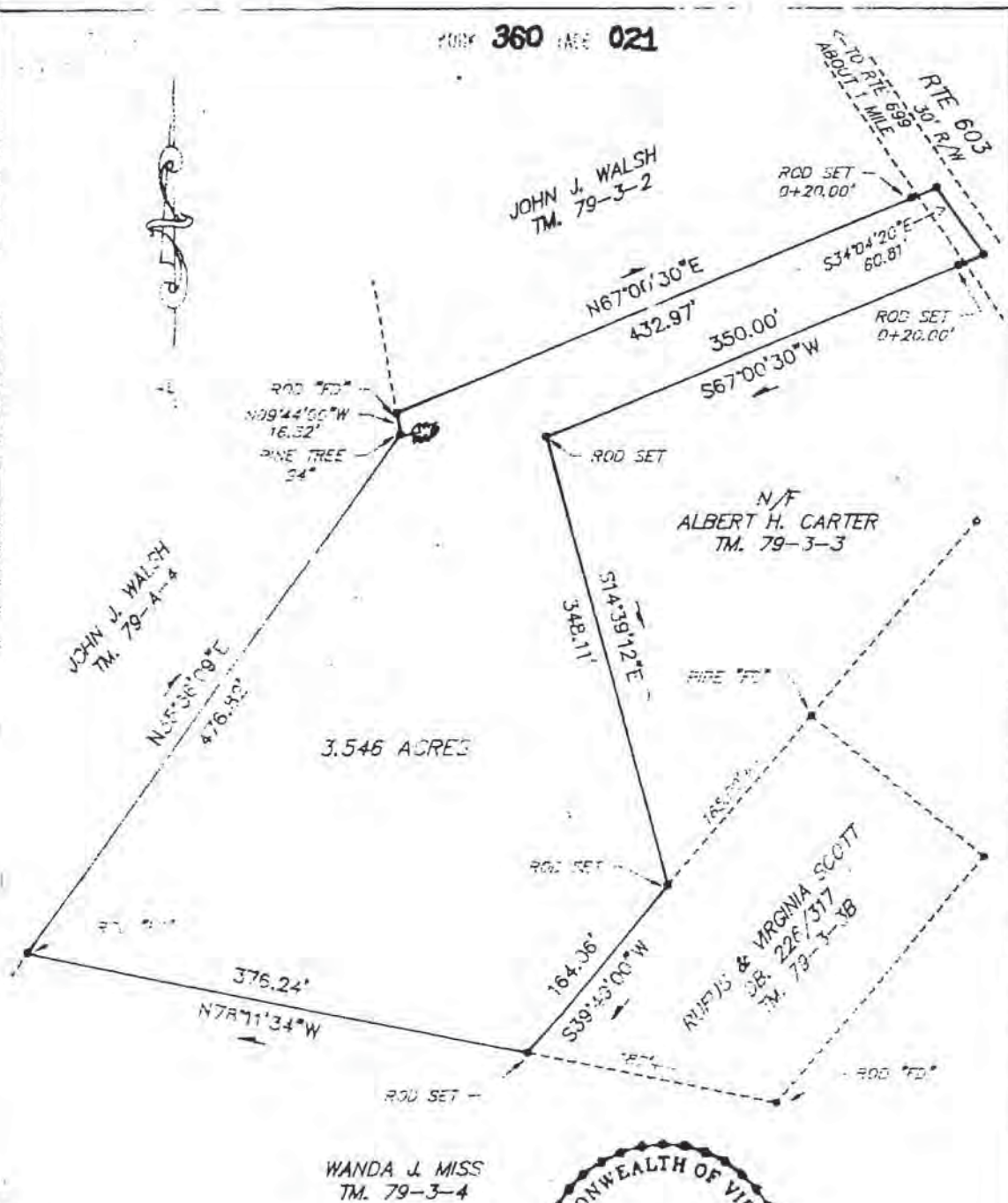
192 298

MAG NORTH



SURVEYED BY ROBERT L DOWNING
C.L.S. ASHLAND, VIRGINIA

GERALD PEAKS
F.B.K. No 1036



NOTES:

1. LAND NOT LOCATED IN
FHBW FLOOD ZONE A
PANEL # 510249 0006 A
JUNE 4, 1982
2. NO TITLE REPORT FURNISHED.
3. EASEMENTS MAY EXIST THAT
ARE NOT SHOWN.



PLAT OF 3.546 ACRES
LOCATED ABOUT 3 MILES S.E.
OF CHILESBURG ON RTE 603
SURVEYED FOR
DANNY CARTER
JULY 24, 1989

PLAT# L-917-B

ACCURATE LAND SURVEYING COMPANY	
Phone: (804) 448-3708 (804) 798-4728 Ladysmith, Va. 22501	
DISTRICT: MADISON	REF: D
SEC.# 79-3-3	
F.B.# 42-P.45	

DD-44-1B

DISTRICT: MALDEN

COUNTY: CAROLINE

STATE: VA.

SEC.# 79-3-3

REF: DB. 192/290

SCALE 1" = 100'

F.B.# 42-145

CHECKED BY: _____

DRAWN BY: RST

OWNER'S CONSENT AND DEDICATION

THE PARCEL/LOT LINE ADJUSTMENT/CONSOLIDATION SHOWN ON THIS REPLAT FOR TAX PARCELS 79-3-3 & 79-3-4, SITUATED IN MADISON MAGISTERIAL DISTRICT, IN THE COUNTY OF CAROLINE, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, THE FORMER PARCEL/LOT LINE IS HEREBY VACATED AND ADJUSTED INTO THE PARCELS/LOTS SHOWN HEREON.

THE SAID TAX MAP 79-3-3 ADJUSTED HAVING BEEN CONVEYED TO DANIEL R. CARTER BY DEED DATED APRIL 24, 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 360 PAGE 19 & SHOWN ON PLAT RECORDED AT DEED BOOK 360 PAGE 21.

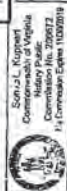
THE SAID TAX MAP 79-3-4 ADJUSTED HAVING BEEN CONVEYED TO BENJAMIN F. PUFFENBARGER BY DEED DATED FEBRUARY 19, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 1296 PAGE 378 & SHOWN ON PLAT RECORDED AT DEED BOOK 152 PAGE 240.

GIVEN UNDER OUR HANDS THIS 13th DAY OF July 2018.

[Signature] (SEAL)
DANIEL R. CARTER

[Signature] (SEAL)
BENJAMIN F. PUFFENBARGER

State of Virginia, Caroline County, to-wit:
This plat was acknowledged before me this 13th day of July, 2018, by Daniel R. Carter and Benjamin F. Puffenbarger.



AREA TABULATION

TM 79-3-4.....	76.580 ACRES +/- OR 3,335,824.80 S.F. +/- (PRE-ADJUSTED)
(-)ADJUSTED AREA.....	0.429 ACRES OR 18,687.24 S.F. +/- (ADJUSTED)
TOTAL.....	76.151 ACRES +/- OR 3,317,137.56 S.F. +/- (ADJUSTED)
TM 79-3-3.....	3.546 ACRES OR 154,463.76 S.F. (PRE-ADJUSTED)
(+)ADJUSTED AREA.....	0.429 ACRES OR 18,687.24 S.F. (ADJUSTED)
TM 79-3-3.....	3.975 ACRES OR 173,151.00 S.F. (ADJUSTED)

TM 79-3-4
76.151 ACRES +/- (PRE-ADJUSTED)
D.B. 1296 PG. 378 (DEED)
D.B. 174 PG. 205 (DEED)
D.B. 192 PG. 290 (PLAT)

TM 79-3-3
3.546 ACRES (PRE-ADJUSTED)
3.975 ACRES (ADJUSTED)
D.B. 360 PG. 19 (DEED)
D.B. 360 PG. 21 (PLAT)

ADJUSTED AREA
-0.429 ACRES

EXISTING DRAINAGE POSTED

HEREBY VACATED

EX. WELL

EX. SHEDS

EX. EBOX

TM 79-3-3C
N/F DANIEL R. CARTER
D.B. 552 PG. 646 (DEED)
D.B. 345 PG. 565 (PLAT)

N/F RODNEY KEITH & DONNA WALSH
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D.B. 174 PG. 205 (DEED)
D.B. 192 PG. 290 (PLAT)

ADJUSTED AREA
-0.429 ACRES

EXISTING DRAINAGE POSTED

HEREBY VACATED

EX. WELL

EX. SHEDS

EX. EBOX

TM 79-3-3C
N/F DANIEL R. CARTER
D.B. 552 PG. 646 (DEED)
D.B. 345 PG. 565 (PLAT)

N/F RODNEY KEITH & DONNA WALSH
D.B. 457 PG. 24 (DEED)

TM 79-3-3
3.546 ACRES (PRE-ADJUSTED)
3.975 ACRES (ADJUSTED)
D.B. 360 PG. 19 (DEED)
D.B. 360 PG. 21 (PLAT)

TM 79-3-4
76.151 ACRES +/- (PRE-ADJUSTED)
D.B. 1296 PG. 378 (DEED)
D.B. 174 PG. 205 (DEED)
D.B. 192 PG. 290 (PLAT)

ADJUSTED AREA
-0.429 ACRES

EXISTING DRAINAGE POSTED

HEREBY VACATED

EX. WELL

EX. SHEDS

EX. EBOX

TM 79-3-3C
N/F DANIEL R. CARTER
D.B. 552 PG. 646 (DEED)
D.B. 345 PG. 565 (PLAT)

N/F RODNEY KEITH & DONNA WALSH
D.B. 457 PG. 24 (DEED)

TM 79-3-3
3.546 ACRES (PRE-ADJUSTED)
3.975 ACRES (ADJUSTED)
D.B. 360 PG. 19 (DEED)
D.B. 360 PG. 21 (PLAT)

TM