

INDUSTRIAL LAND FOR SALE

12.104 ACRES
CAROLINE COUNTY, VIRGINIA

ASKING PRICE - \$565,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

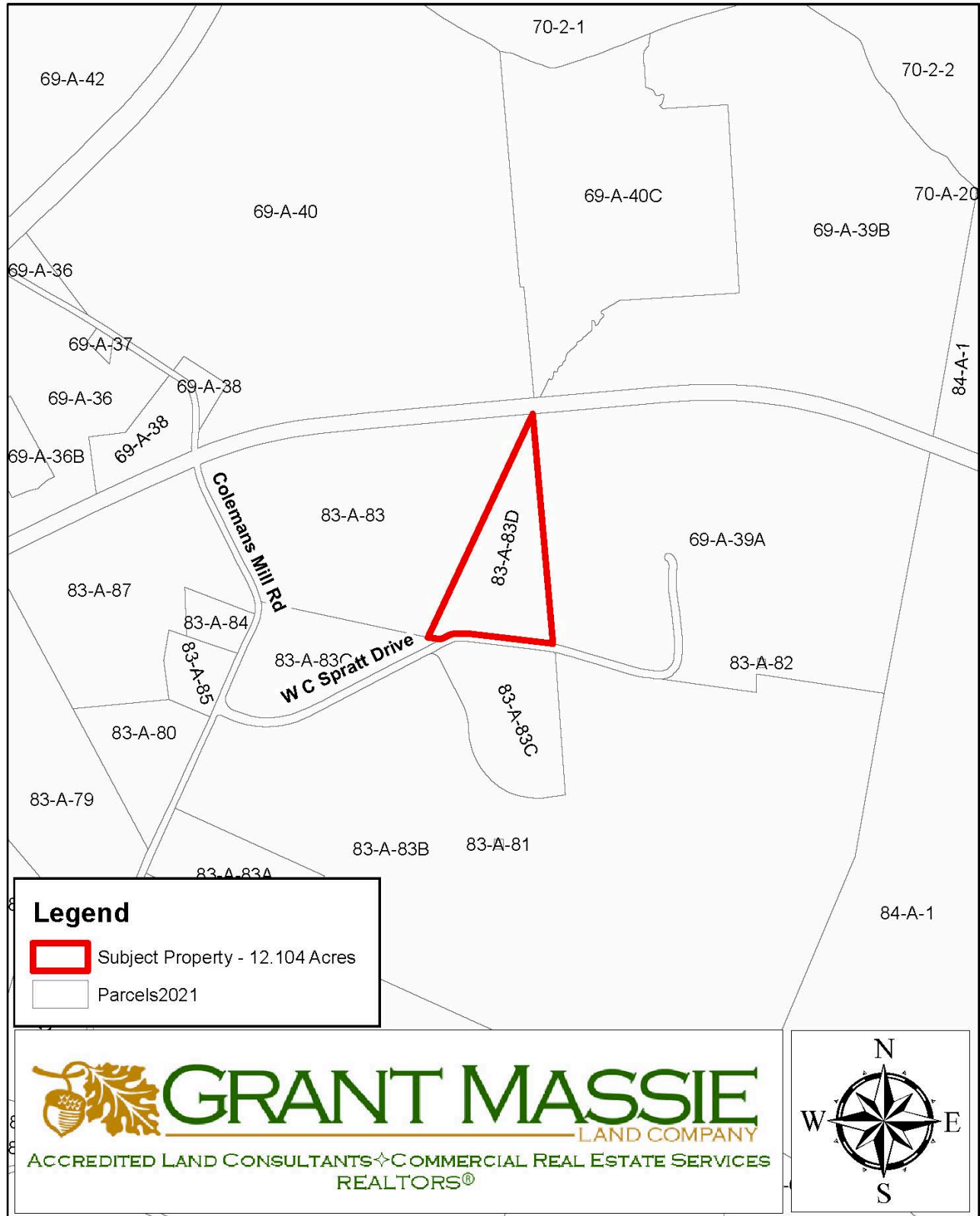
The subject property is shown on Caroline County Tax Map records as parcel number # 83-A-83D. According to the tax records the property contains 12.104 acres. The deed is recorded in Deed Book 1344 on Page 917. The plat is recorded in Plat Cabinet C-177C.

The subject property is currently zoned Industrial (M1). There are approximately 760.84 lineal feet of road frontage on W C Spratt Drive, a 100-foot ingress/egress easement. There is also about 26.87 lineal feet of frontage on the Richmond Fredericksburg & Potomac Railroad right-of-way. The subject property has a total of 1,360.18 lineal feet on a Rappahannock Electric Cooperative electric right-of-way.

The subject property is mostly cleared and includes a gravel drive around the site. It was previously used as a timber mill site with several existing mill buildings. The site has upgraded 2,000-AMP service. Proposed county water, sanitary sewer and natural gas utilities may be nearby but don't serve the subject property yet. NOTE: the existing lumber kiln has been sold and will be removed from the site. Subject to a Right of First Refusal by adjacent Industrial owner, M.C. Dean Inc. All improvements are being offered "As-Is, Where-Is" on the subject property for this transaction

The subject property is located about 3.1 miles +/- to Exit # 104 of Interstate 95 (Carmel Church/Rt 207) and about three-quarters of a mile from Route 207.

TAX MAP



PHOTOGRAPHS



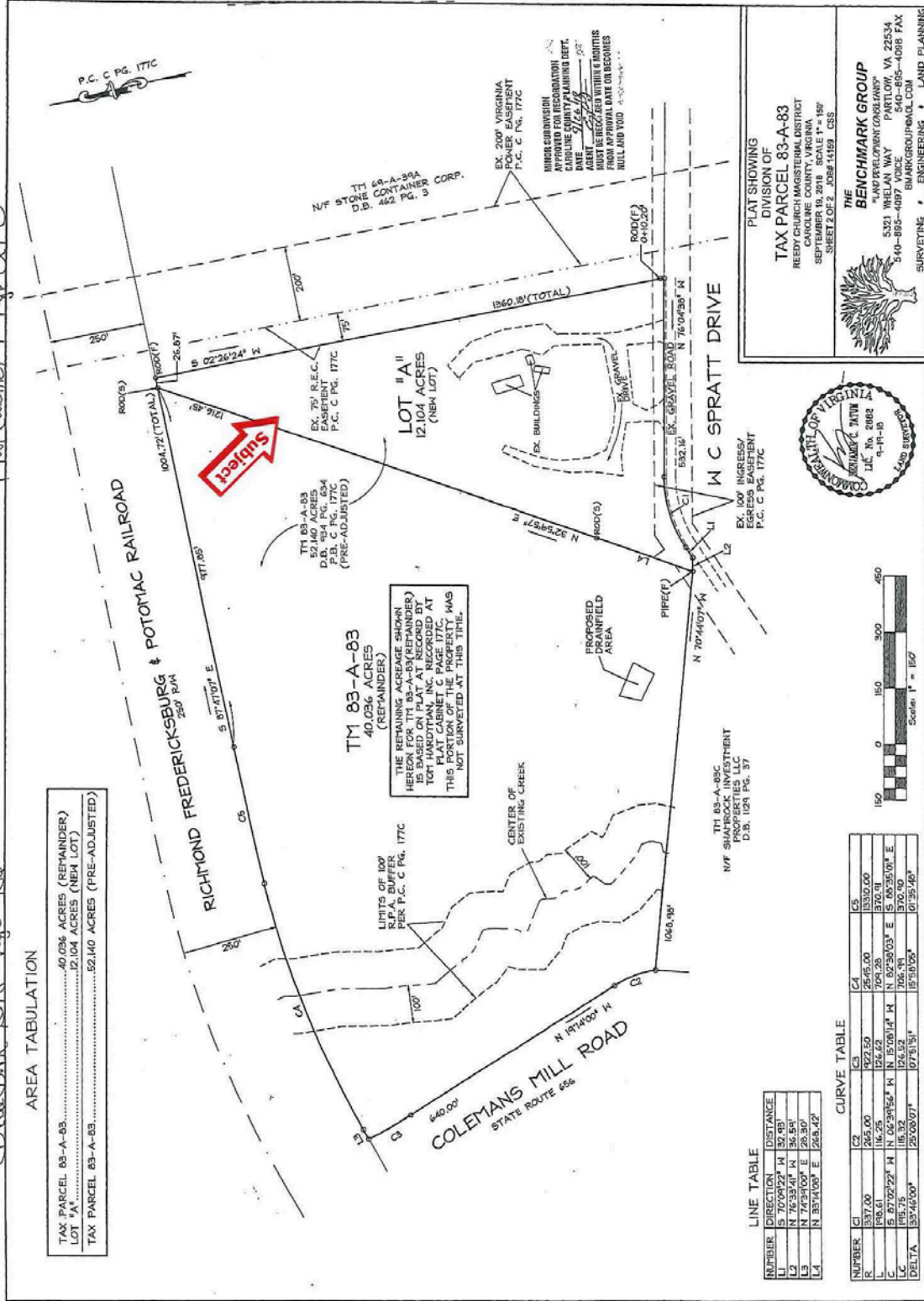
PLAT

Plat Cabinet 4 Page 29-C

Deed Book 1318 Page 486

AREA TABULATION

TAX PARCEL 83-A-83	40.03% ACRES (REMAINDER)
LOT "A"	12.104 ACRES (NEW LOT)
TAX PARCEL 83-A-83	52.140 ACRES (PRE-ADJUSTED)



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 70°09'22" W	32.481
L2	N 76°33'41" W	36.541
L3	N 74°34'00" E	28.307
L4	N 35°14'00" E	265.427

CURVE TABLE

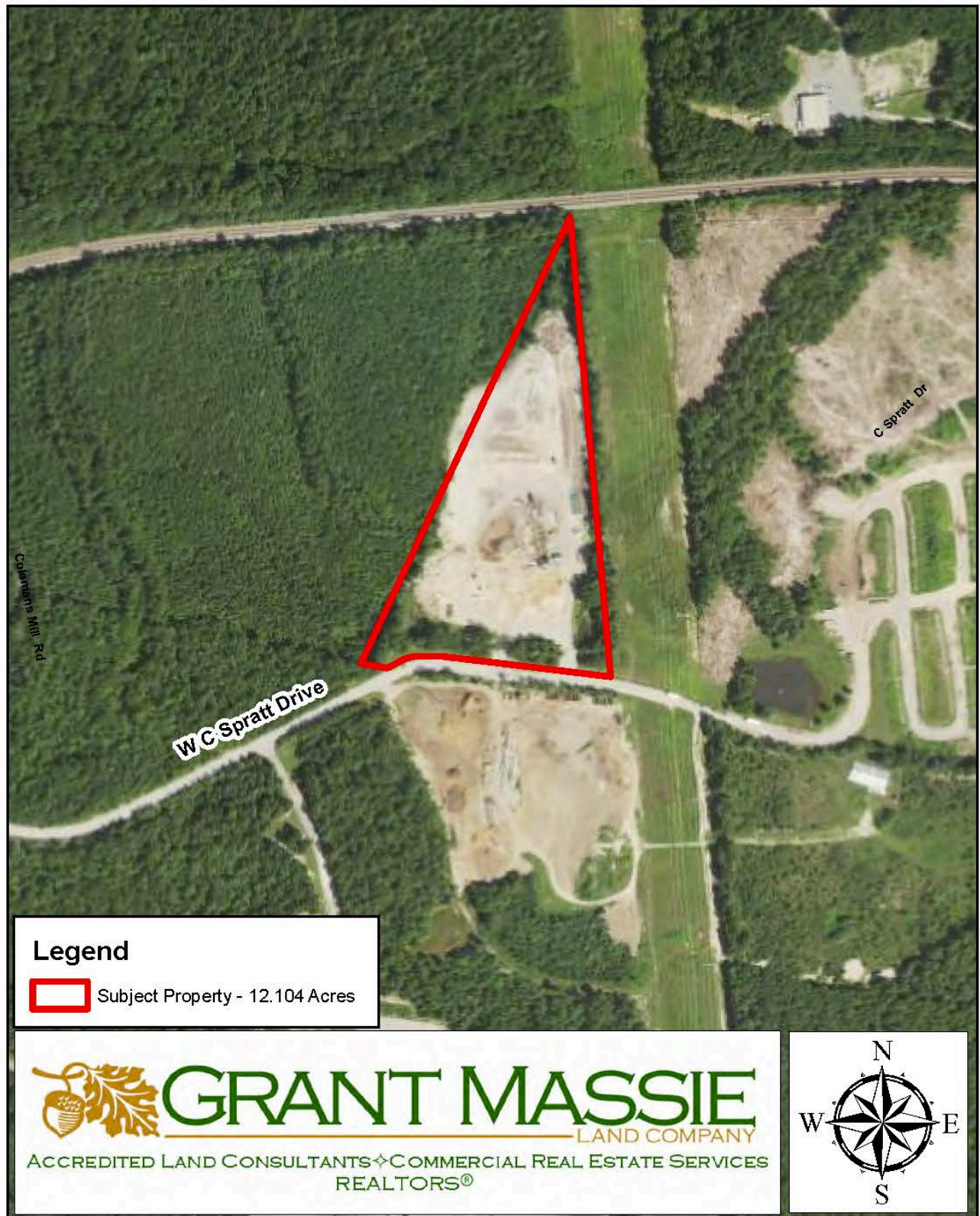
NUMBER	CI	C2	C3	C4	C5
R	337.00	265.00	427.50	2645.00	3330.00
C	5°35'10"	5°35'10"	5°35'10"	5°35'10"	5°35'10"
L	5°35'10"	5°35'10"	5°35'10"	5°35'10"	5°35'10"
LC	196.75	146.32	124.52	766.91	3762.40
DELTA	33°42'00"	20°00'07"	07°51'51"	15°10'05"	61°35'45"



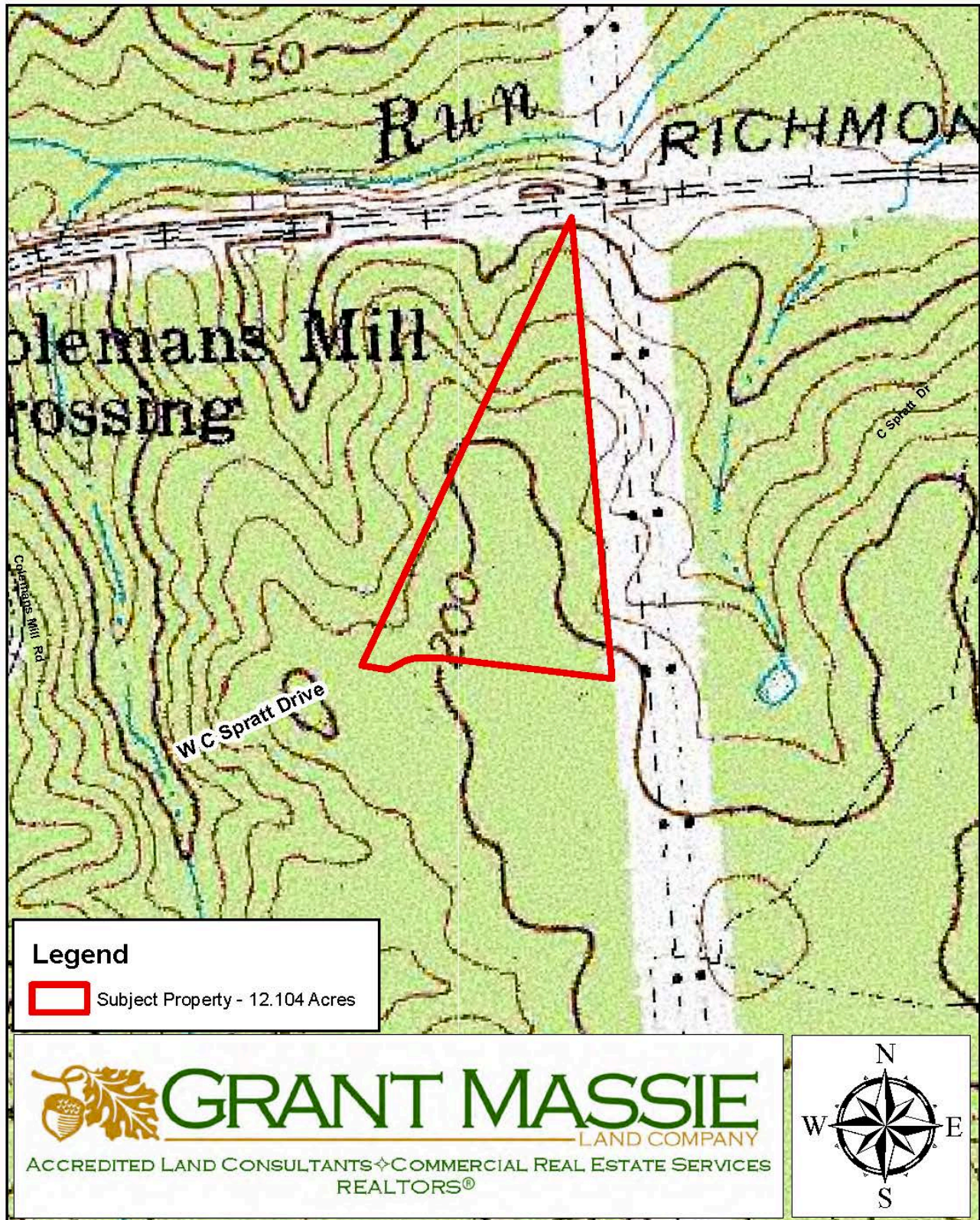
PLAT SHOWING
DIVISION OF
TAX PARCEL 83-A-83
REEDY CHURCH MASS. DISTRICT
CAROLINE COUNTY VIRGINIA
SEPTEMBER 19, 2018 SCALE 1" = 150'
SHEET 2 OF 2 JOB# 14159 CSS

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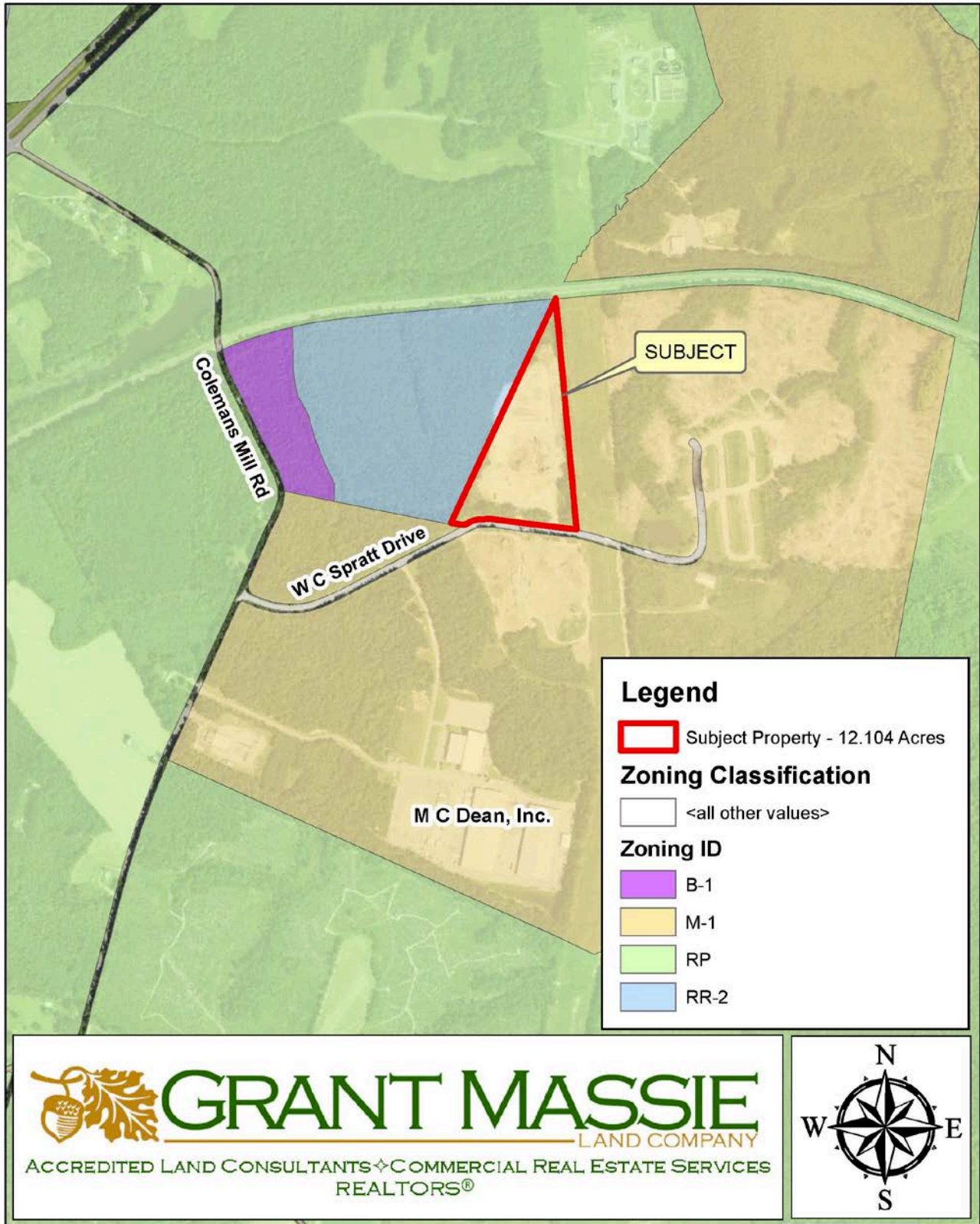
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



ZONING MAP



LOCATION MAP

