

43.140 ACRES +/- PRINCE GEORGE COUNTY, VA

ASKING PRICE ~ \$200,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

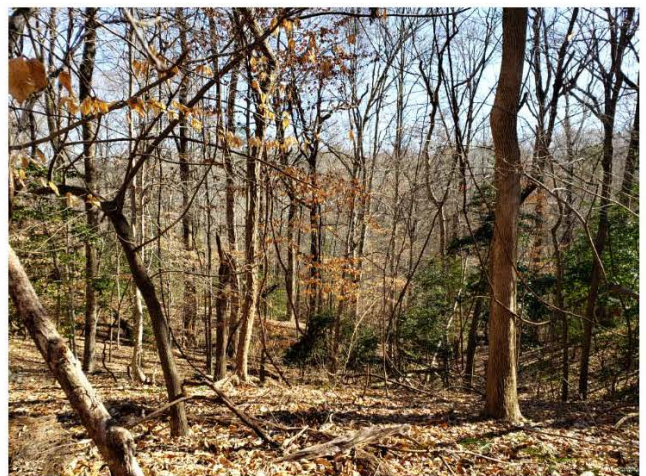
The subject property is shown on Prince George County Tax Map records as parcel number 150(0A)00-001-0. According to the tax records the property contains 43.14 acres. The deed is recorded in Instrument # 04005785. The plat of the 48.18-acre, more or less, parent tract was recorded in Deed Book 174 on Page 532. Further Less and Except a 4.9-acre outparcel (TM # 150(0A)00-001-A) and a 0.14-acre outparcel for improvements to Route 10.

The subject property is currently zoned Residential (R-1). There are approximately 1,580 lineal feet +/- of non-contiguous road frontage on Route 10 (James River Drive). Frontage on Chappell Creek (250 feet +/-) and Horse Spring Branch meanders through the lowgrounds.

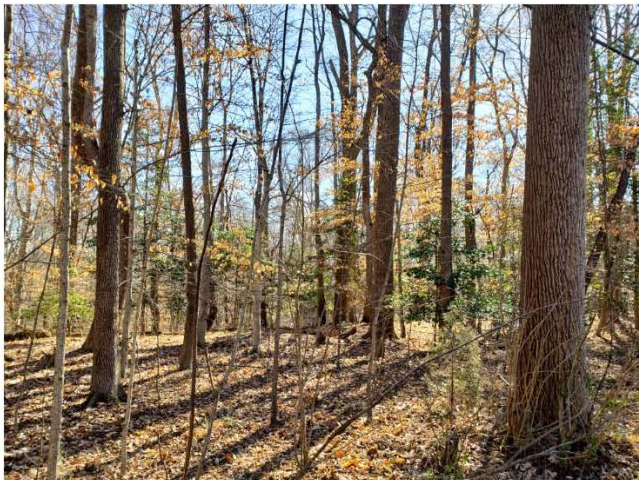
The subject property consists of about 26 acres of mature mixed natural hardwood woodland with the balance in bottomlands along Chappell Creek and its tributaries.

The subject property is located about 2.8 miles +/- from Jordan Point Marina on the James River near the Benjamin Harrison Memorial Bridge, about 4.5 miles +/- to City of Hopewell, about 8.6 miles +/- to the I-295/Route 10 interchange, and about 12.5 miles +/- to the I-95/Route 10 Interchange in Chesterfield County.

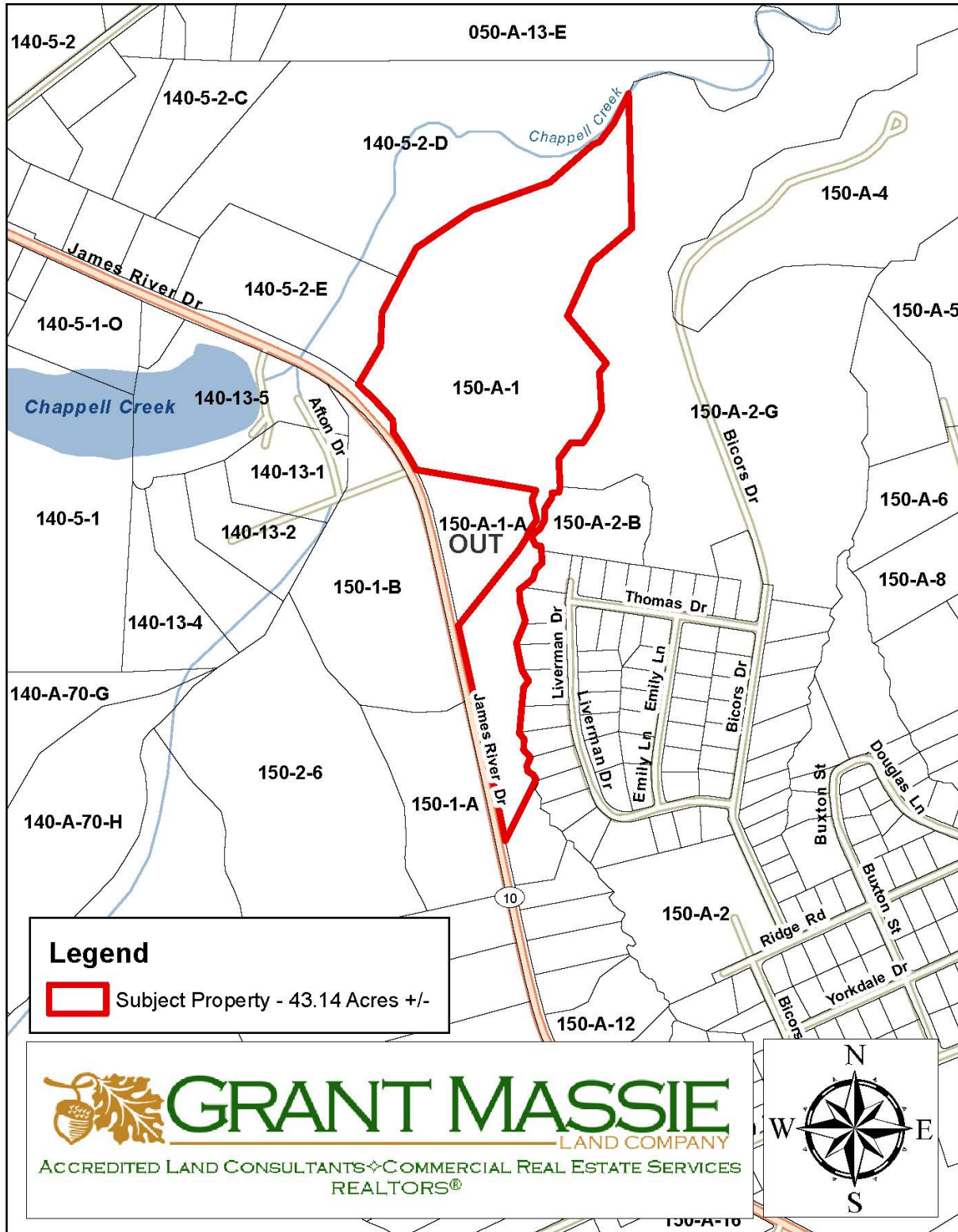
PHOTOGRAPHS



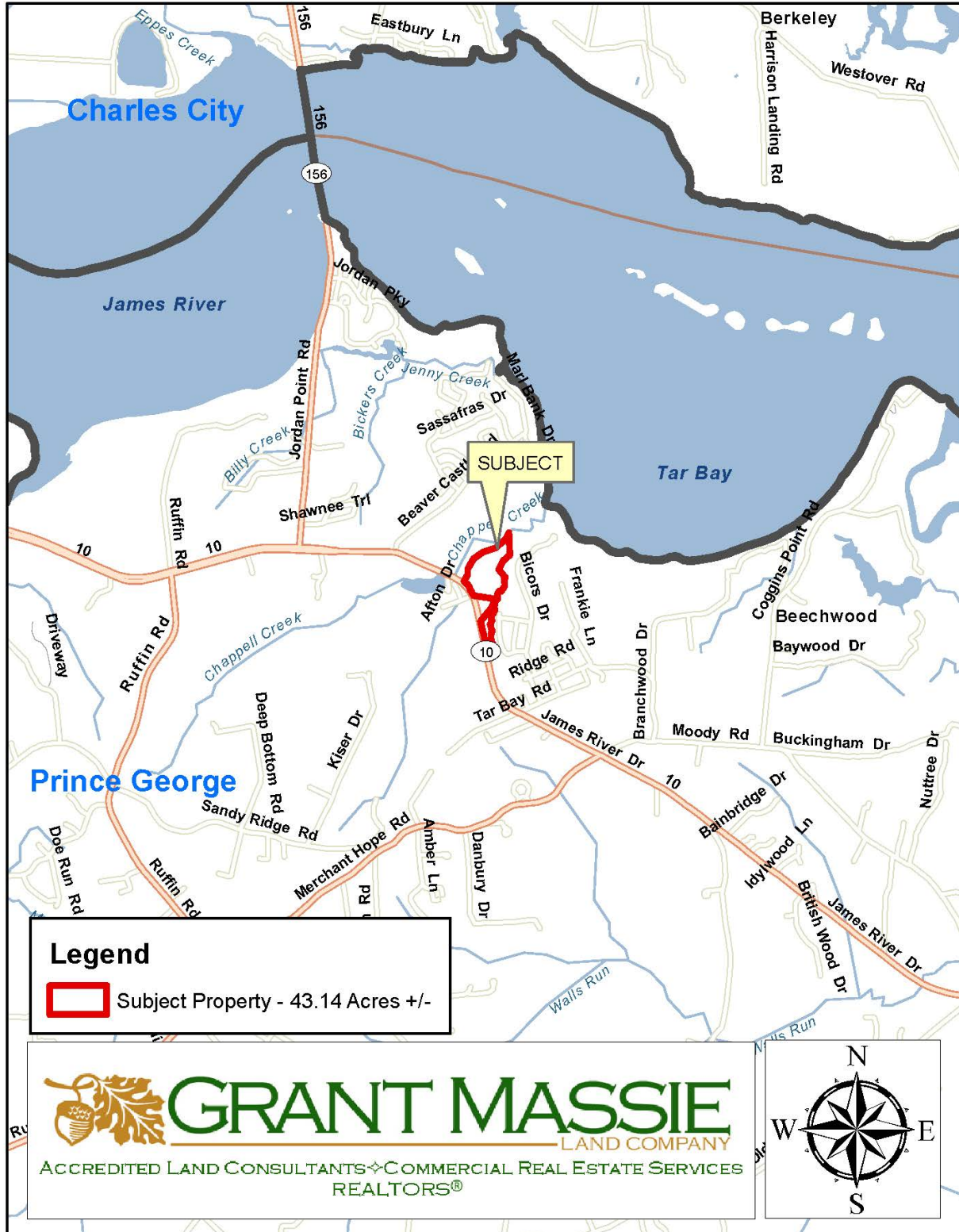
PHOTOGRAPHS



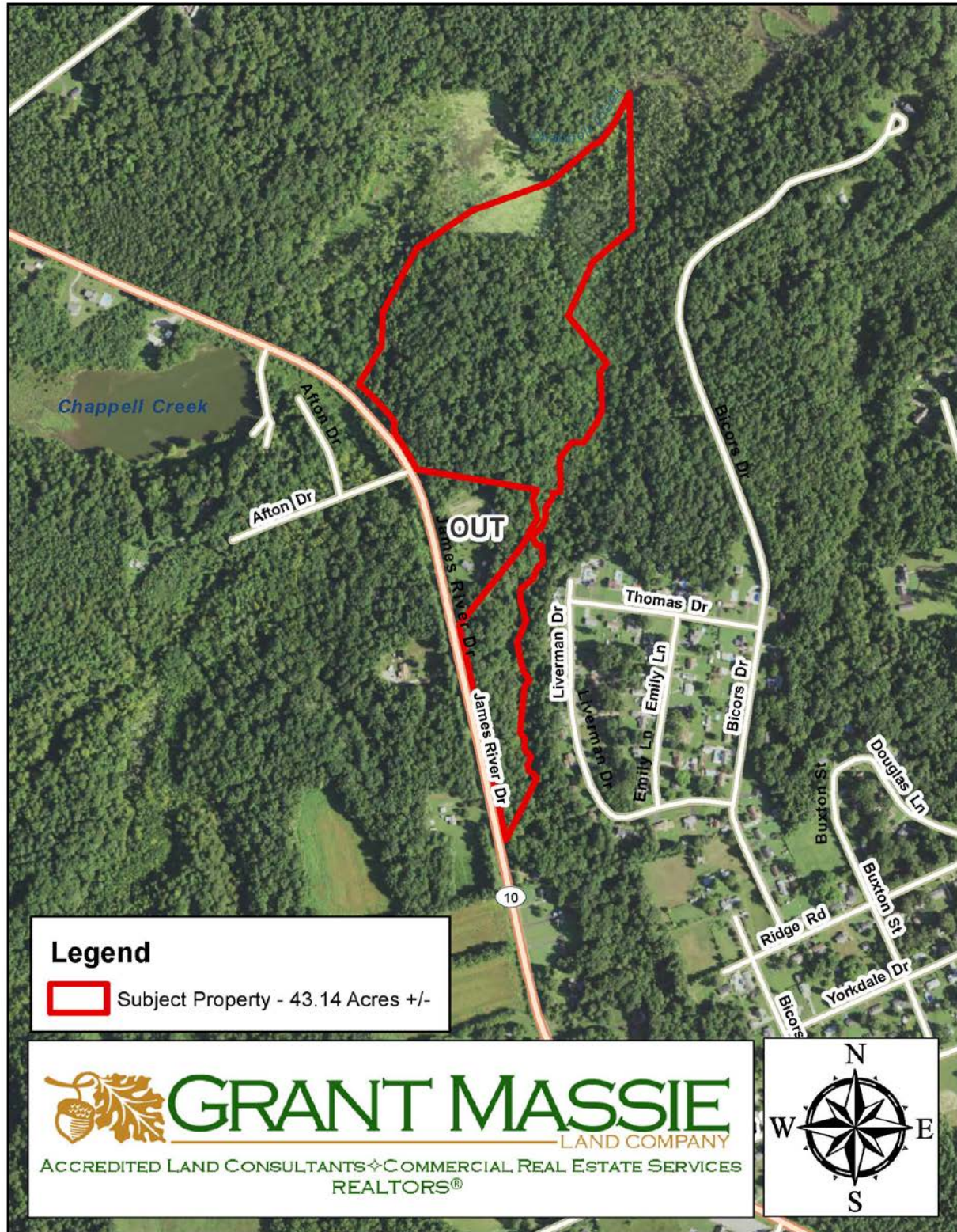
TAX MAP



LOCATION MAP

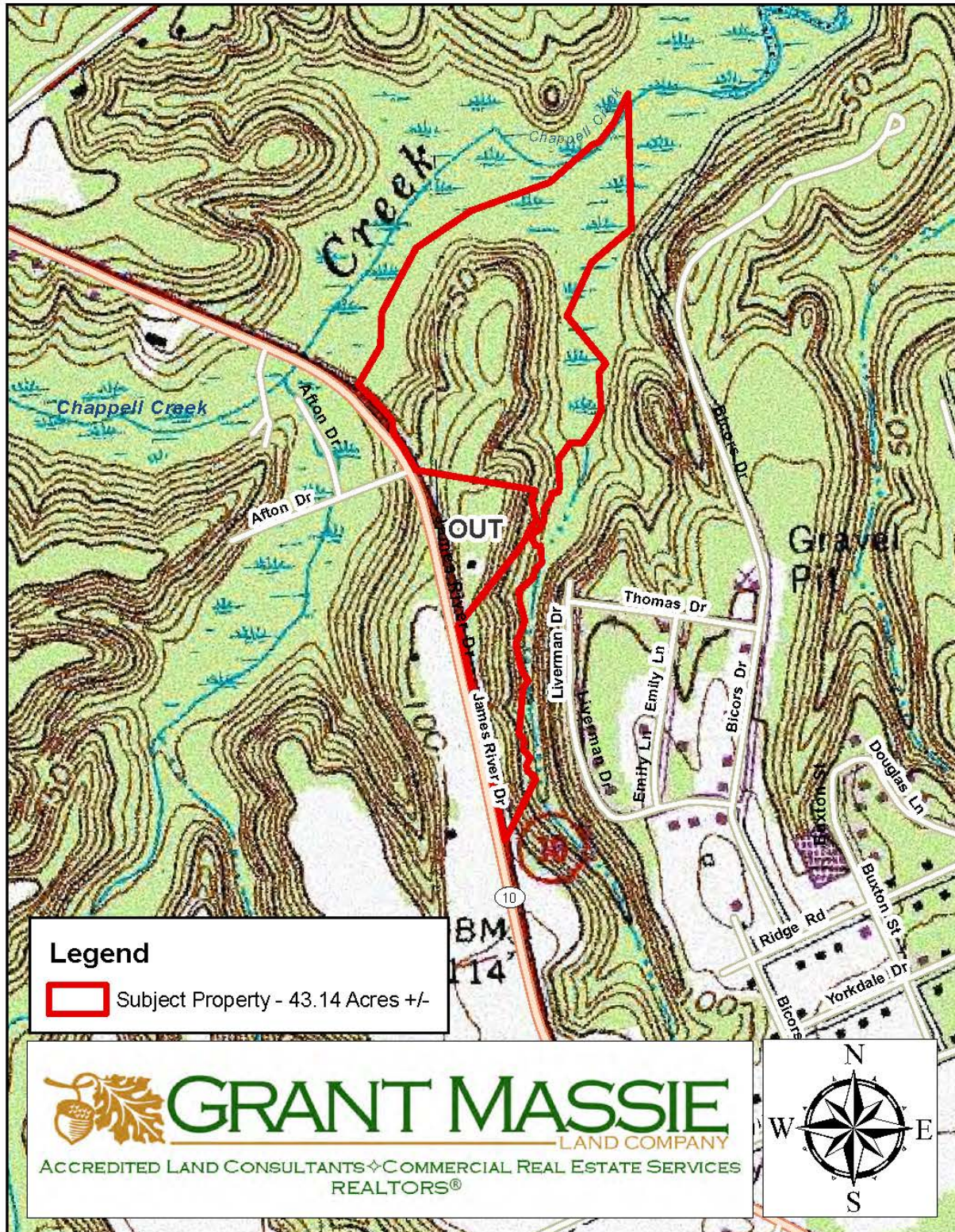


AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

FUTURE LAND USE MAP

Future Land Use

