

43.89 ACRES CAROLINE COUNTY, VIRGINIA

ASKING PRICE - \$85,000



REPRESENTED BY:

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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP
- III. PHOTOGRAPHS
- IV. PLAT
- V. AERIAL PHOTOGRAPH
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 40-A-74 and 40-A-75. According to the tax records and deeds, the property contains 45.75 acres +/-; however, a survey plat completed on March 29th, 1977 by T. L. Bays shows the total acreage at 43.89 Acres. The original deeds were recorded in Deed Book 155 on Page 227 (T.M. # 40-A-74) and Deed Book 155 on Page 228 (T.M. # 40-A-75). A Disclaimer of Succession deed was recorded in Deed Book 586 on Page 124. A review of the Caroline County Tax Records indicates the following:

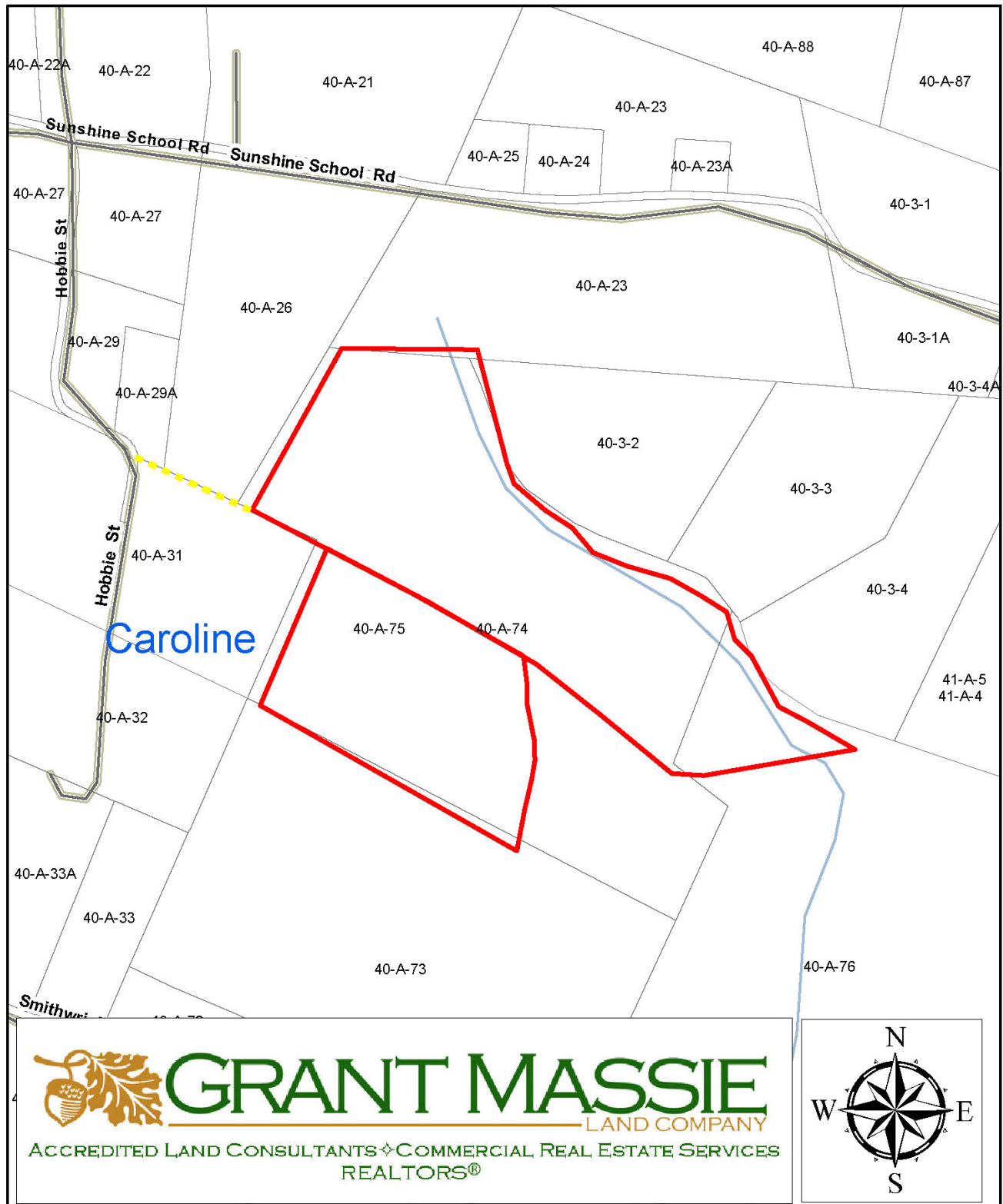
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
40-A-74	15	\$52,500 Land Only
<u>40-A-75</u>	<u>30.75</u>	<u>\$92,300 Land Only</u>
TOTALS:	45.75	\$144,800 Land Only

The subject property is currently zoned Rural Preservation (RP). It contains no state road frontage. Access is via a prescriptive easement over an old dirt road off of Hobbie Street (Route 725) as shown on the subject's plat. This access road was rutted badly and was just wide enough for a large pick-up truck.

The subject property is completely wooded. There is about 23 acres +/- of mature natural mixed hardwoods and pines (pulpwood and sawtimber), about 5.3 acres +/- of natural unthinned pine pulpwood, and balance is 15.6 acres +/- in woods and SMZs with no real timber value.

There is a one-quarter acre cemetery site on the subject property with a right to ingress and egress as shown on the plat. There is an old house on the subject property that is in rough condition and adds no appreciable value.

TAX MAP

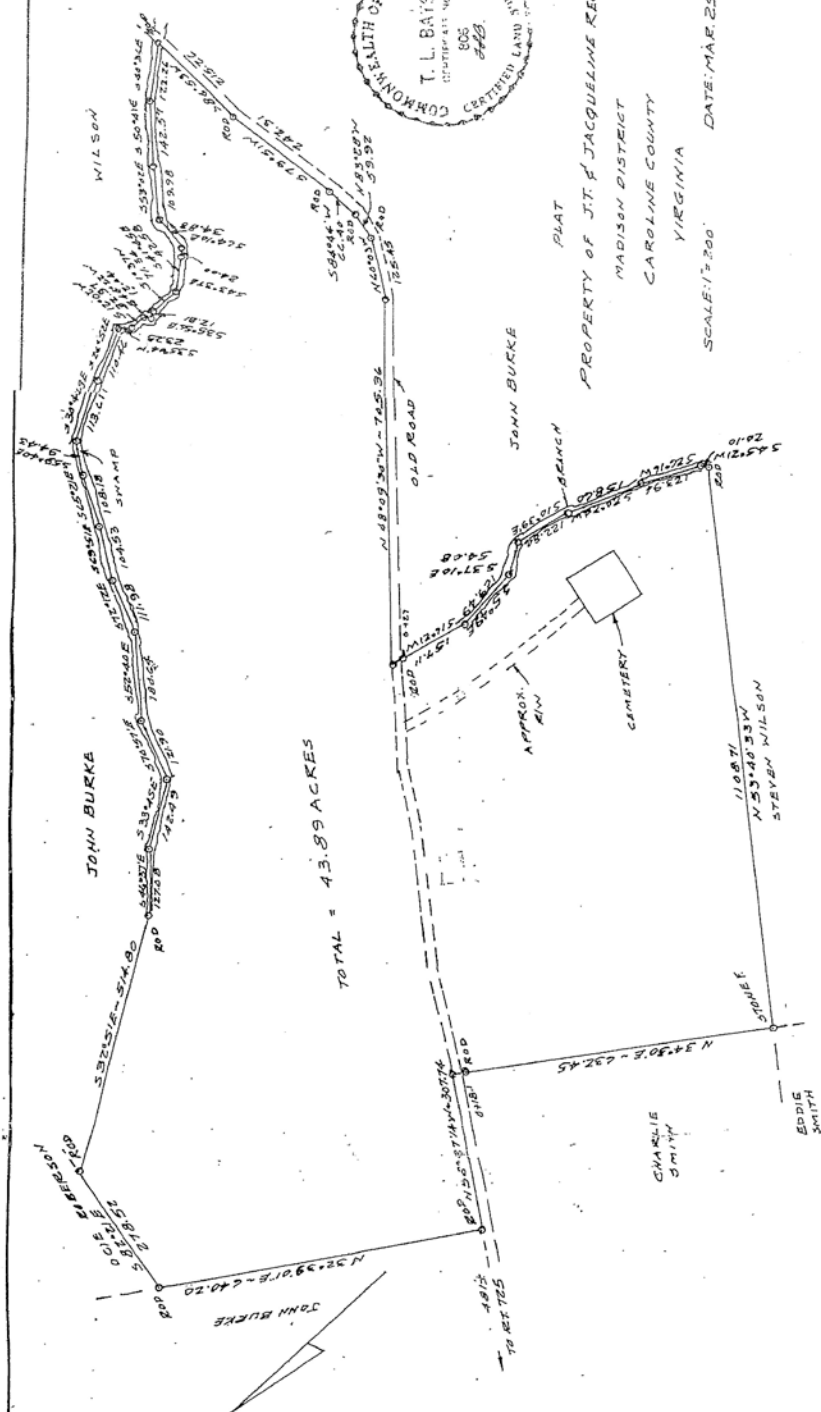


PHOTOGRAPHS

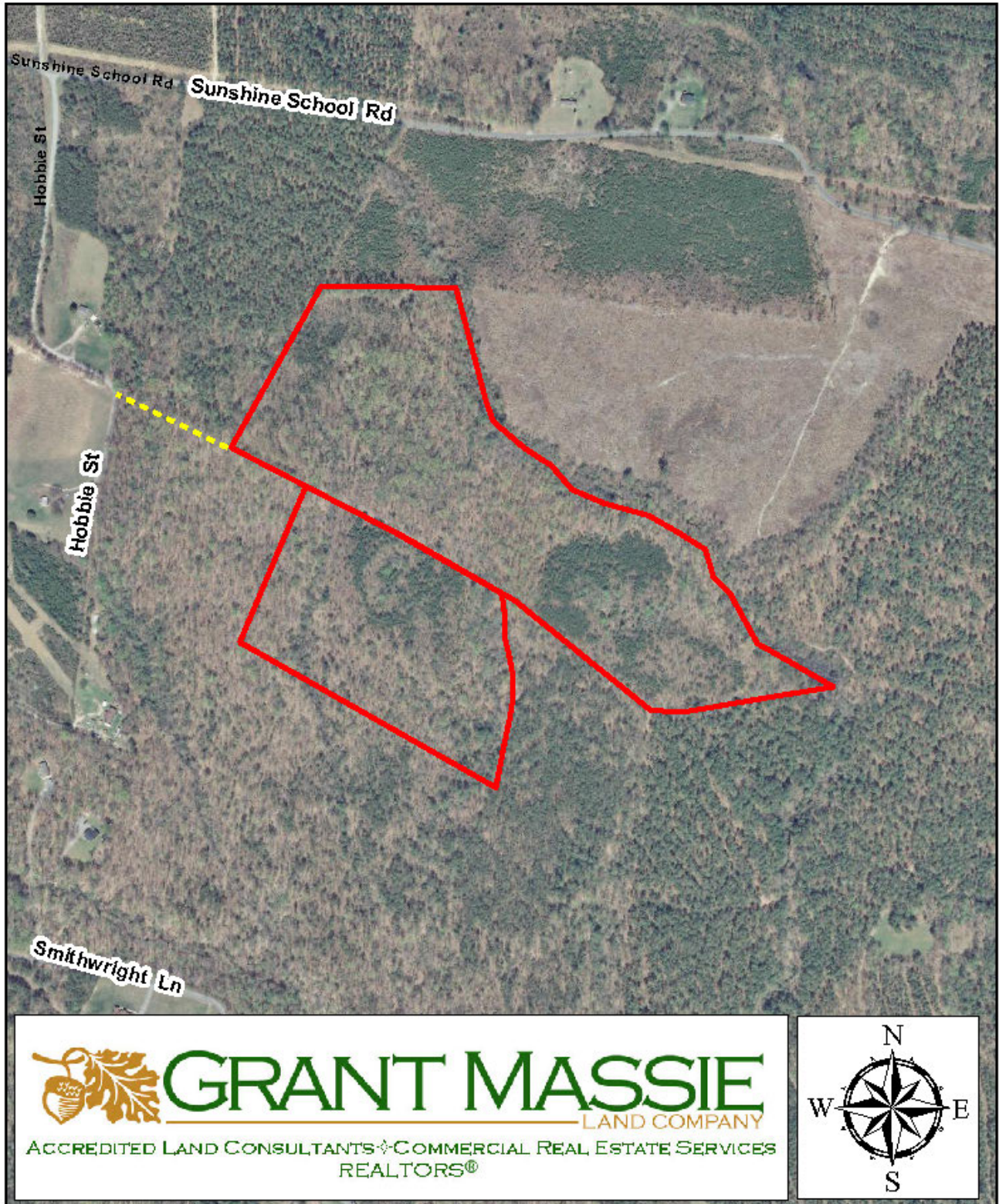


PLAT
PROPERTY OF J.T. & JACQUELINE RECTOR
MADISON DISTRICT
CAROLINE COUNTY
VIRGINIA

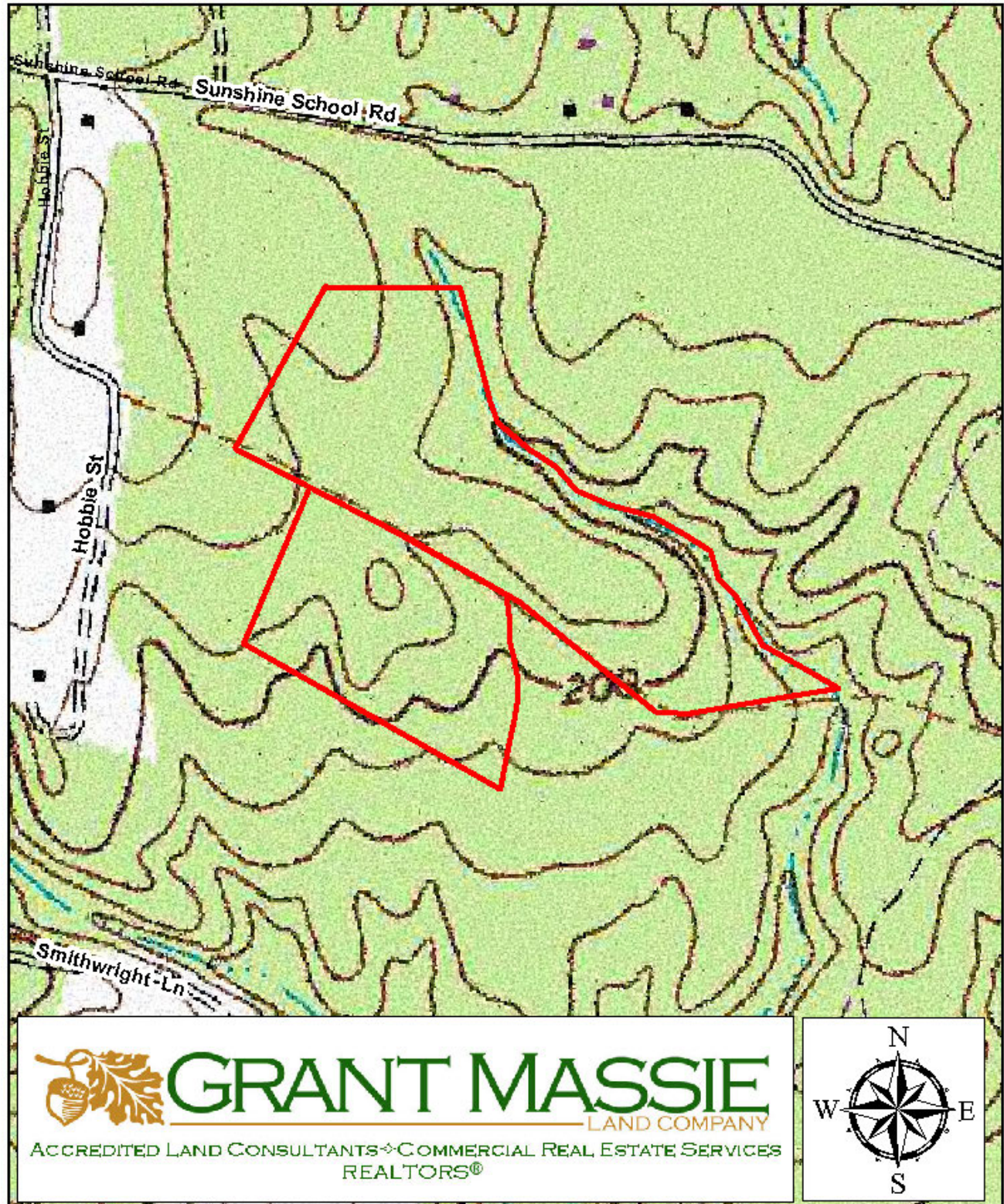
SCALE: 1"=200'



AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP

