

134.2 ACRES +/- KING WILLIAM COUNTY, VIRGINIA

PRICE - \$169,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on King William County Tax Map records as parcel number 4-6. According to the tax records the property contains 133 acres; however, a plat produced by Jennings Stephenson, P.C. on January 30th, 2015 shows the acres around 134.2 acres +/- . The deed is recorded in Instrument # 110000011. A review of the King William County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
6-6	133	\$252,700 Land Only

The subject property is currently zoned Agricultural Conservation (A-C). The subject property contains no state road frontage. There is a prescriptive right-of-way for ingress and egress over and across a CCC road leading out to State Route 604 (Herring Creek Road) which has been in use since the CCC Road was built in 1936.

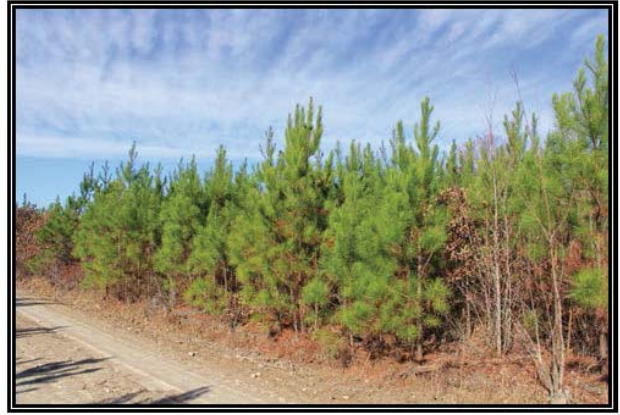
This tract was cut-over in 2011 and then reseeded in Loblolly pines the following year. There is a small amount of unharvested woods along the streamside management zones (SMZs) of Herring Creek.

The subject property lies mostly in Caroline County; however, it is fully taxed in King William County. It is located approximately 4.5 miles north of Mangohick and Route 30 (King William Road) and 15 miles +/- from Doswell Exit # 98 of Interstate 95.

PHOTOGRAPHS



CCC ROAD RUNNING THROUGH TRACT



YOUNG PINE PLANTATION

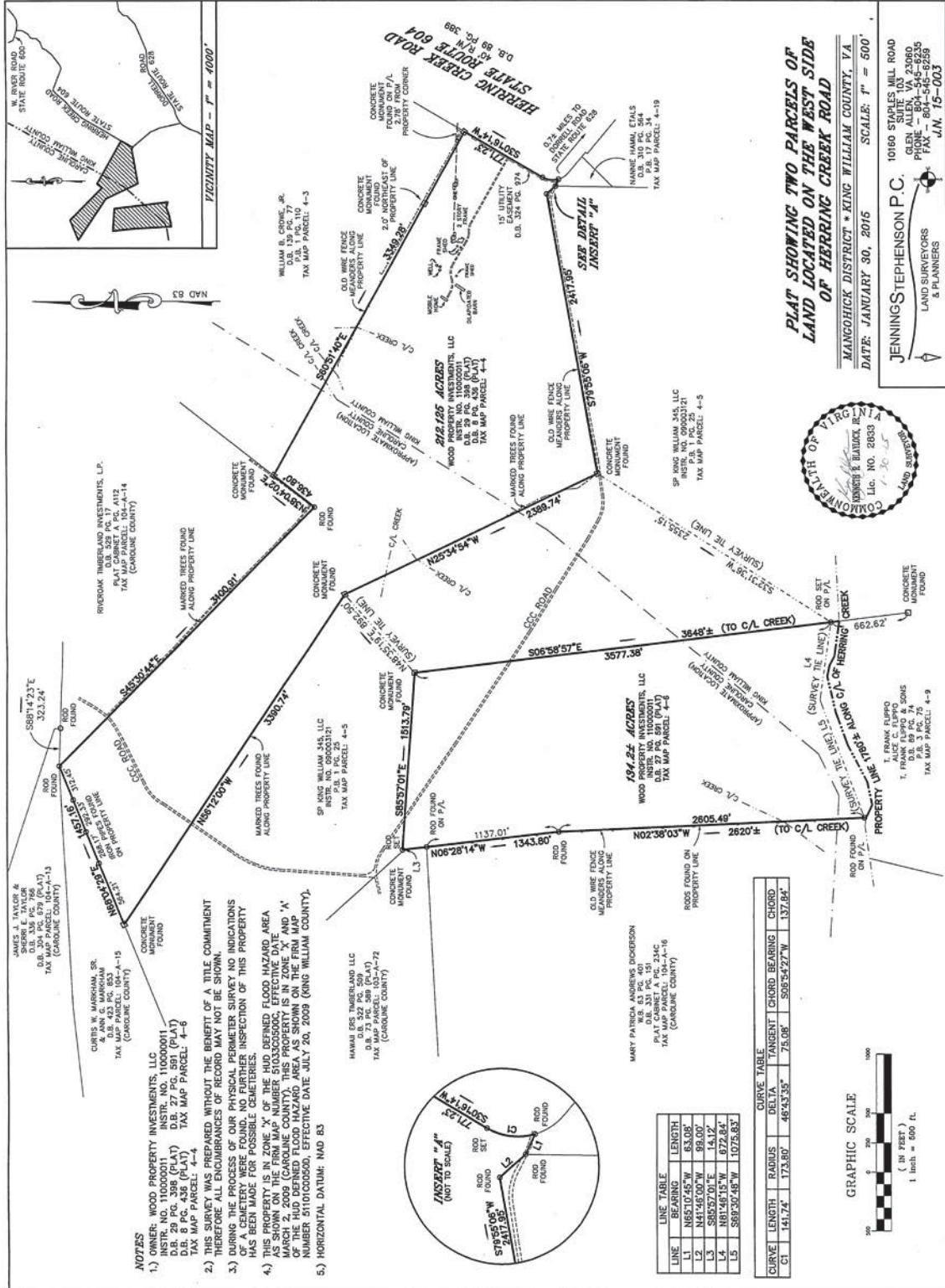


VIEW TO SOUTH FROM CCC ROAD

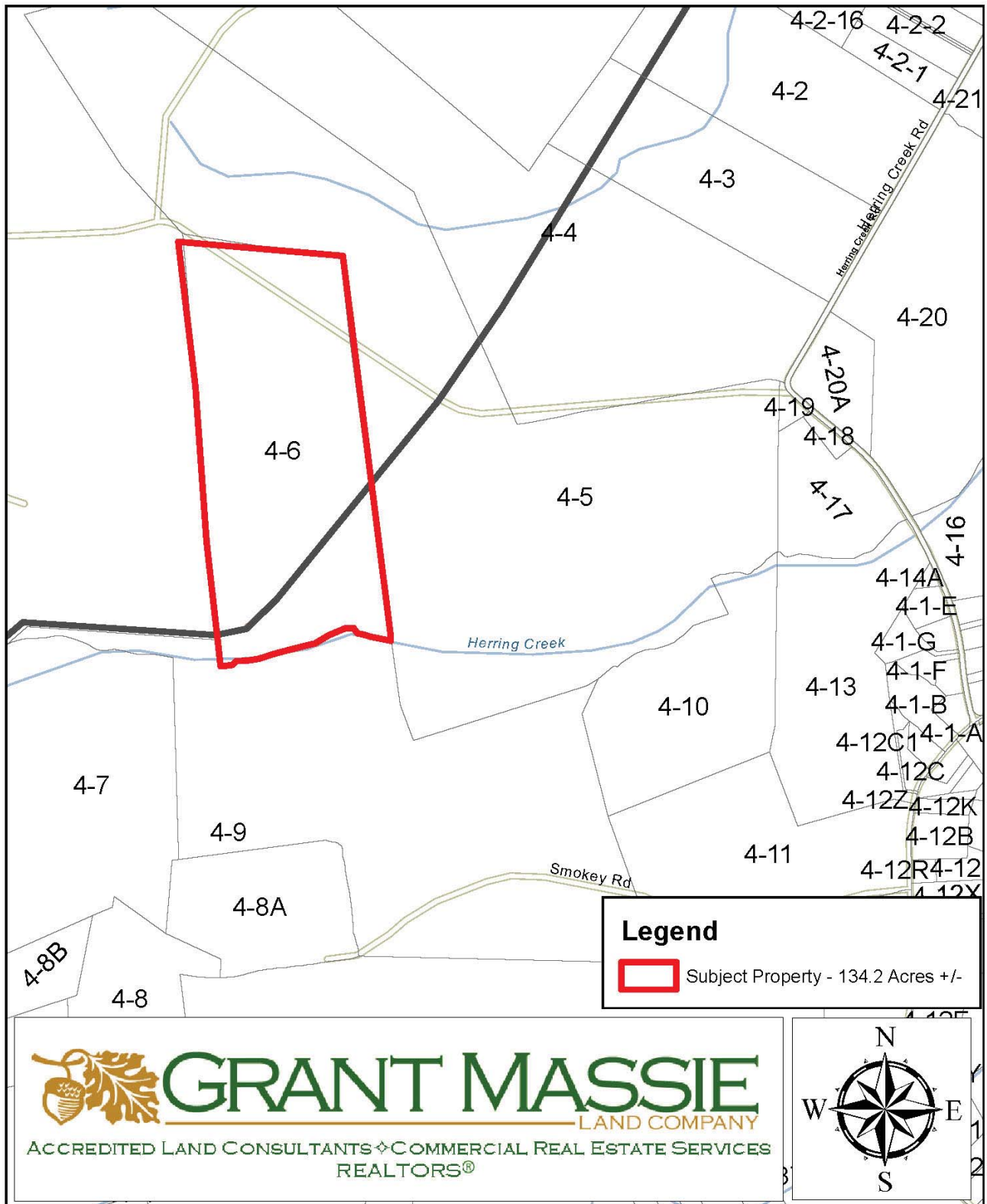


VIEW TO NORTH FROM CCC ROAD

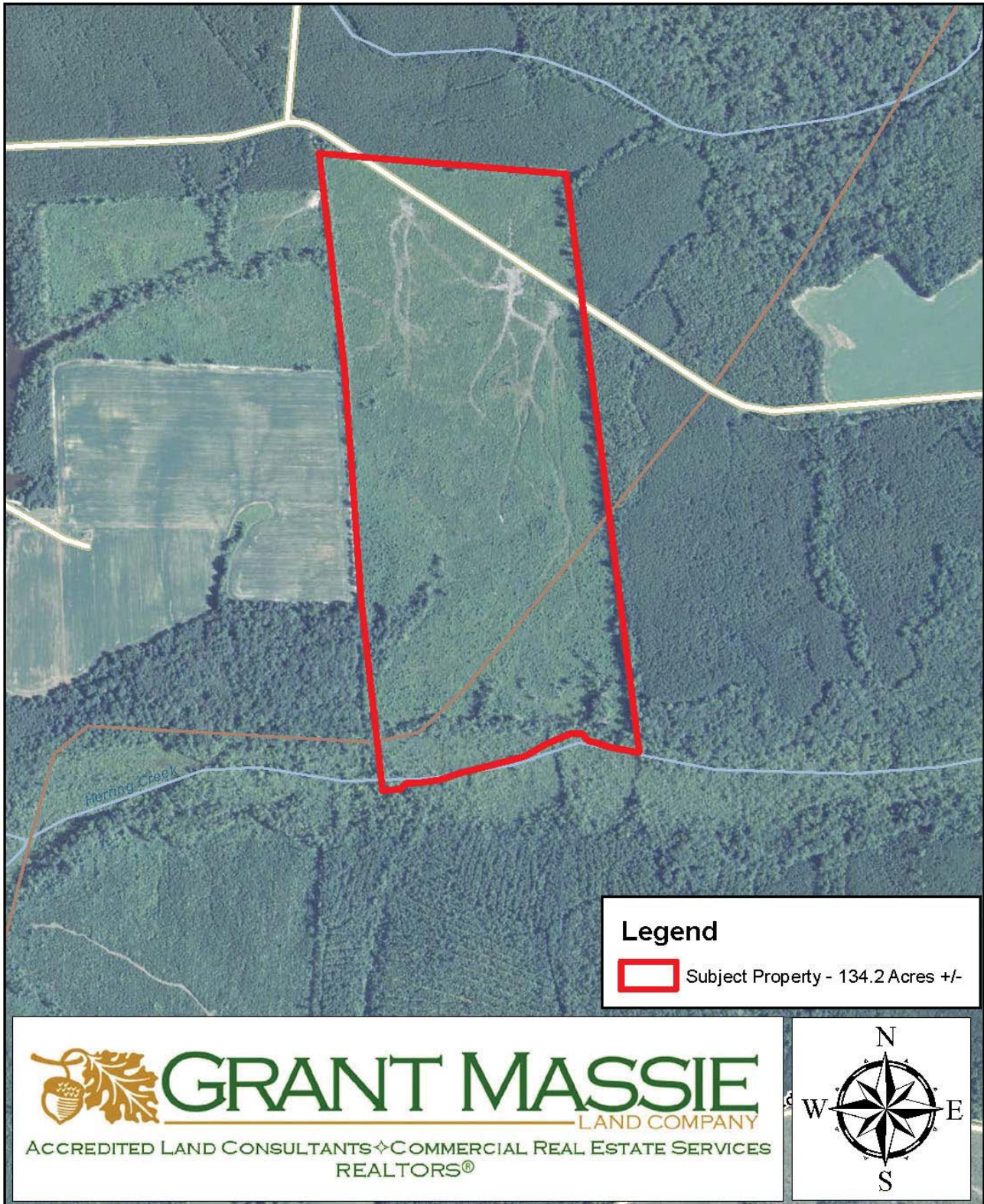
PLAT



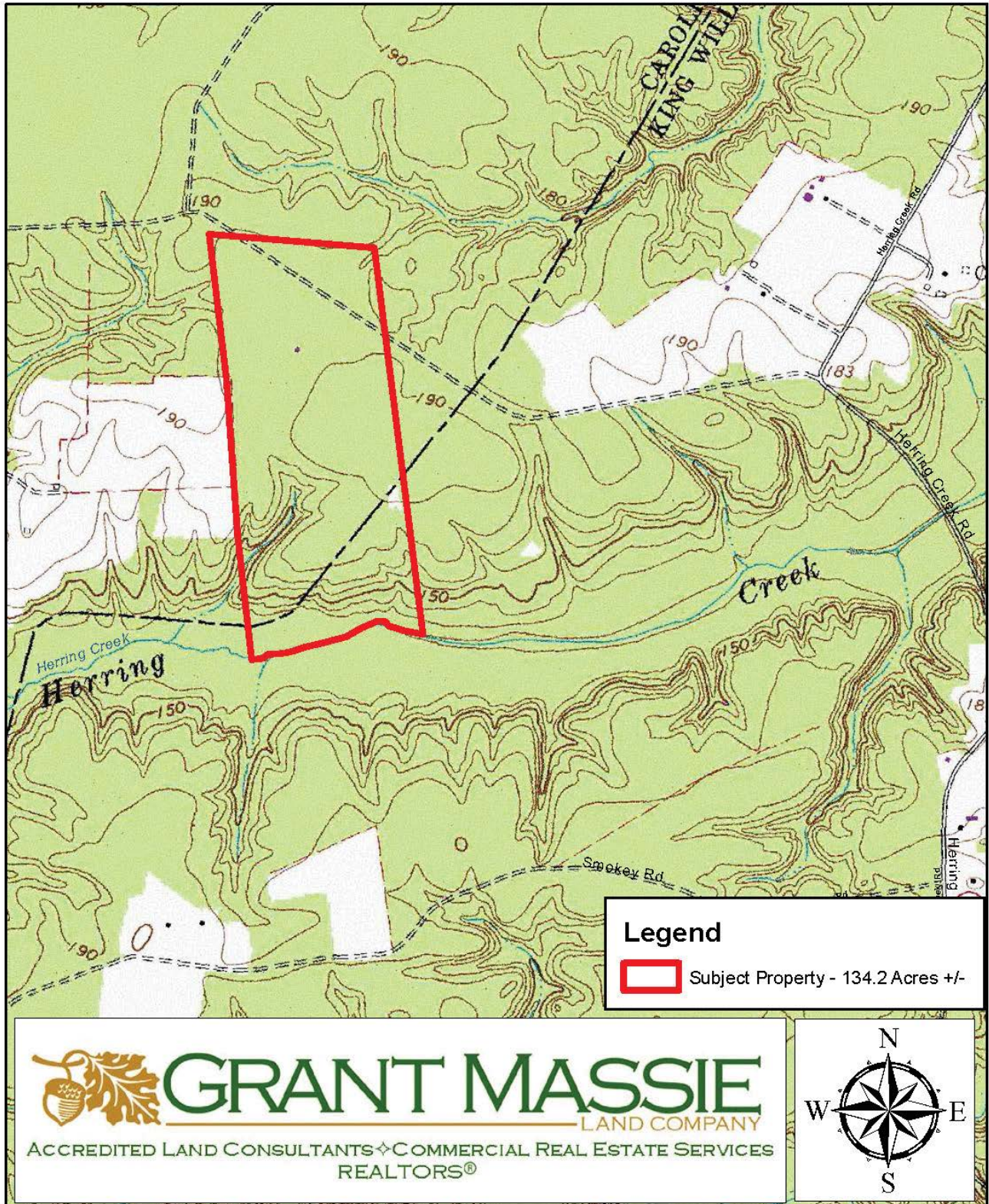
TAX MAP



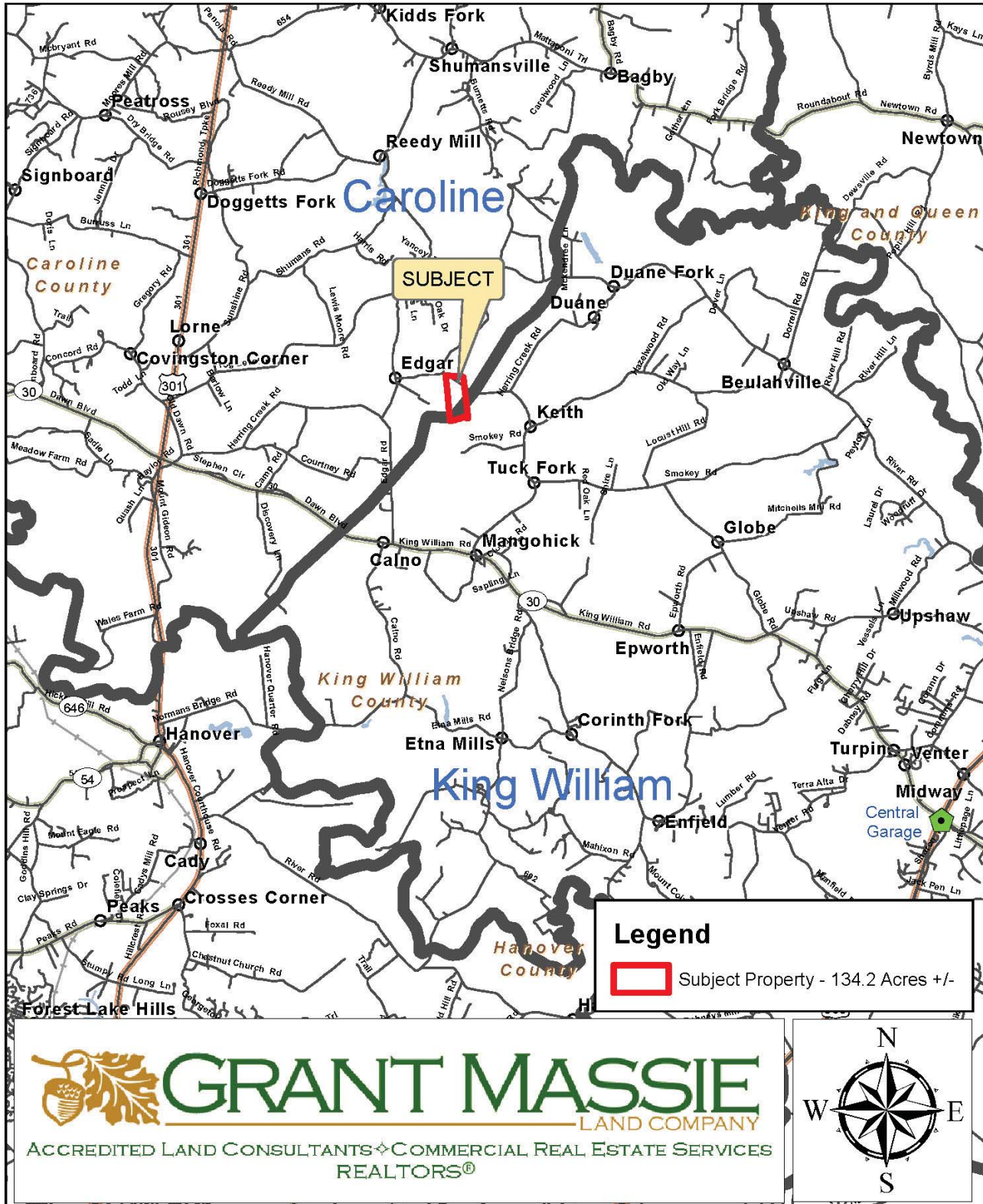
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



134.2-ACRE PARCEL FOR SALE IN KING WILLIAM COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Timber and Recreational Investment.
- * Priced Below King William Tax Assessment.
- * Pine Plantation Established Around 2012.
- * Fronts on Herring Creek.
- * Prescriptive Easement to Route 604.
- * Located 4.5 miles +/- to Mangohick/Route 30
And 15 miles to Doswell Exit # 98 of I-95.



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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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