

# 1 50 ACRES PRINCE GEORGE COUNTY, VIRGINIA

---

PRICE - \$225,000



REPRESENTED BY:  
**G. EDMOND MASSIE, IV**  
ALC, CCIM  
804-754-3474

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

# TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP
- III. AERIAL PHOTO
- IV. TOPOGRAPHIC MAP
- V. EASEMENT MAP
- VI. LOCATION MAP
- VII. FLYER

# PROPERTY DESCRIPTION

---

The subject property is shown on Prince George County Tax Map records as parcel number 290(0A)00-001-0. According to the tax records the property contains 150 acres. The deed is recorded in Instrument #02004165 & 02004166 and Deed Book 118 Page 481 and others. A review of the Prince George County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
290(0A)00-001-0	150

The subject property is currently zoned A-1 - Agricultural - Conservation. There is no state road frontage. It is located on a prescriptive easement approximately 0.9 miles off of Wards Creek Road (Route 614). The easement enters Wards Creek Road approximately 0.6 north of Route 10 just west of Burrowsville.

The tract has been clear-cut except for buffers along Wards Creek. The easement into the property was left in good condition by the timber cutters.

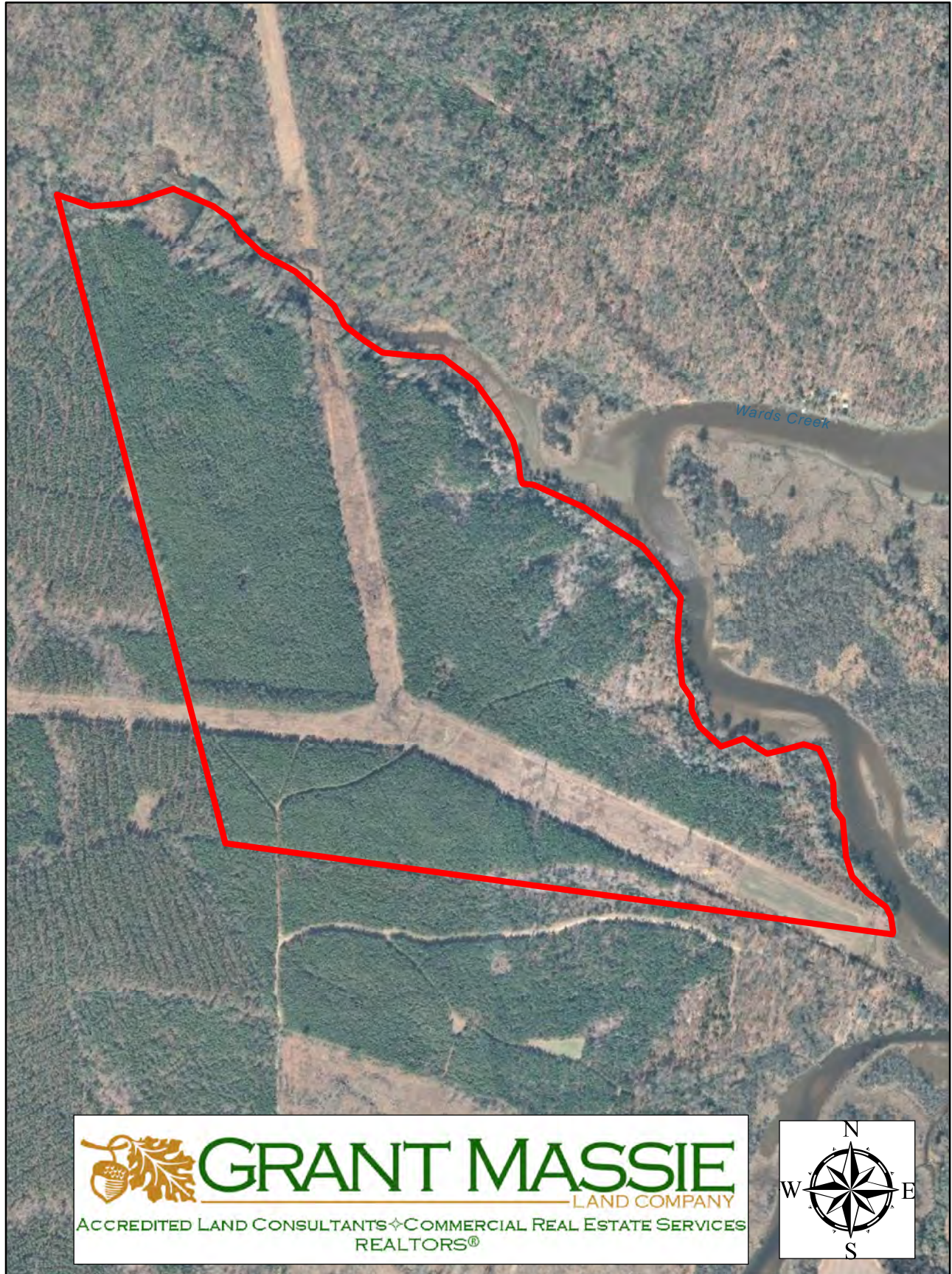
There was no plat found of the property, but the area as shown on the attached aerial photo and topo map measures out to approximately 150 acres. There appears to be approximately 22 acres in power line easements.



[illegible]



# AERIAL PHOTO



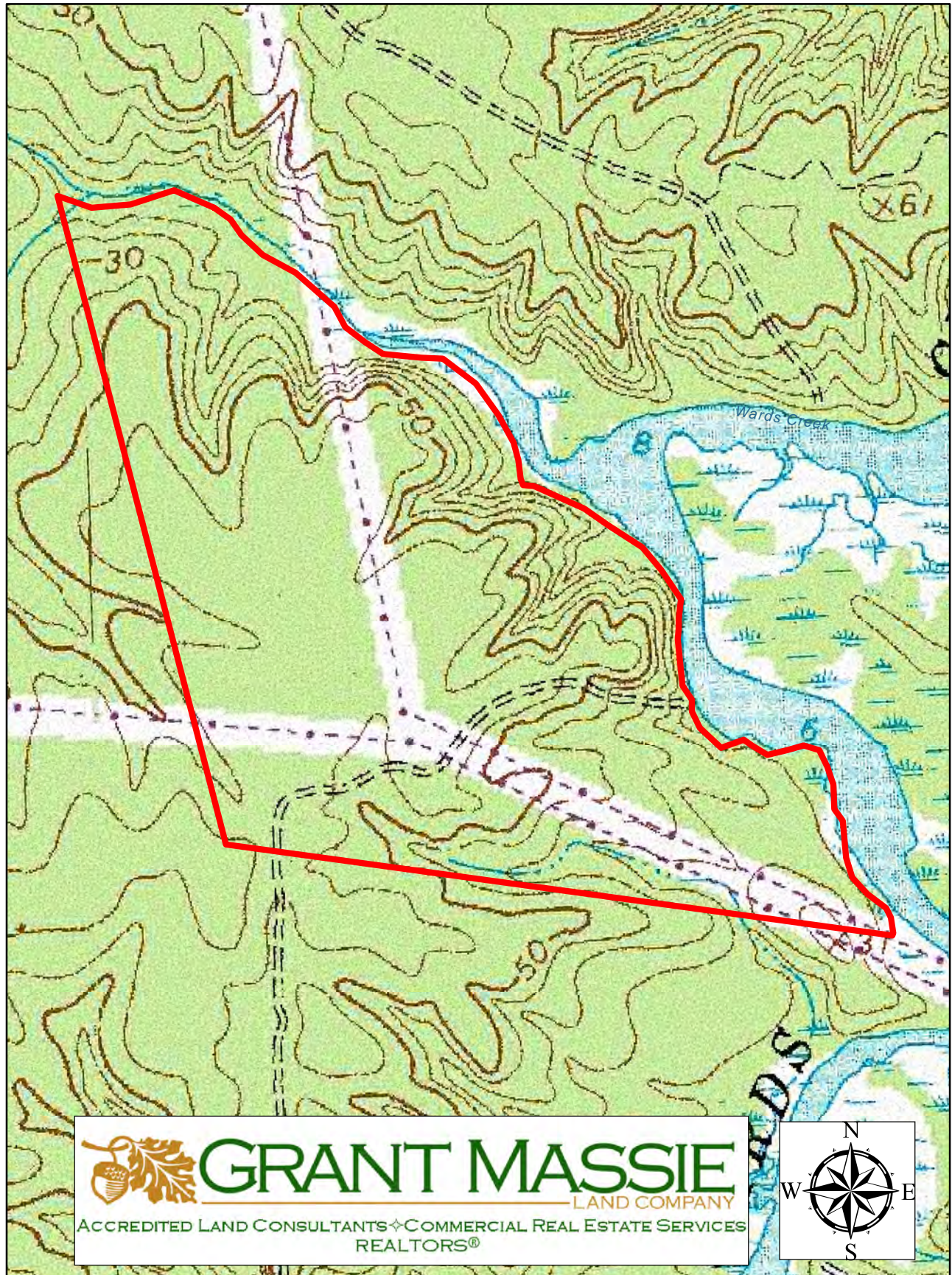
**GRANT MASSIE**  
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
REALTORS®



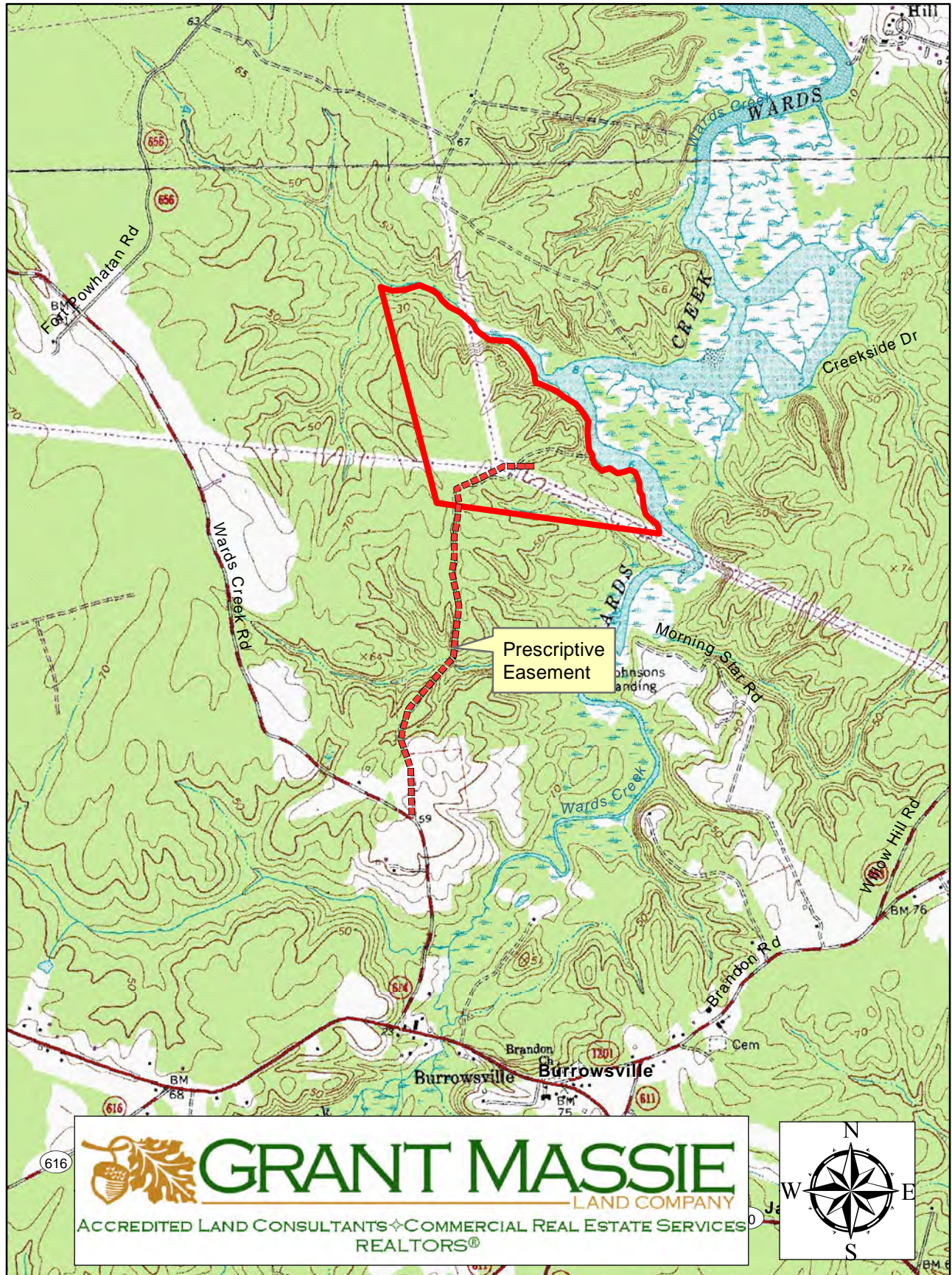


# TOPOGRAPHY MAP





# LOCATION MAP WITH EASEMENT





# LOCATION MAP





# FOR SALE - 150 ACRES PRINCE GEORGE COUNTY, VIRGINIA



## PROPERTY INFORMATION

\*LONG FRONTAGE ON WARDS CREEK  
NEAR THE JAMES RIVER

\*TIMBER REMOVED IN 2015

\*PRESCRIPTIVE EASEMENT ACCESS  
OFF WARDS CREEK RD.

\* LOCATED NORTH OF ROUTE 10  
WEST OF BURROWSVILLE

# \$225,000

## REPRESENTED BY:

**NED MASSIE ALC, CCIM**  
(804) 754-3474

**BILL GRANT ALC, VLS**  
(804) 754-3476

FOR 24 HOUR RECORDED INFORMATION, CALL  
LANDLINE 1-888-471-LAND # 2276  
OR VISIT OUR WEBSITE AT [WWW.GRANTMASSIE.COM](http://WWW.GRANTMASSIE.COM)



## GRANT MASSIE

—LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
REALTORS®

### EXPERTISE-CONSULTATION-RESULTS

8100 THREE CHOPT ROAD, SUITE 113, RICHMOND, VIRGINIA 23229  
RICHMOND, VIRGINIA 23238  
(804) 750-1200—FAX: (804) 754-3485 TOLL FREE: 1-800-665-LAND

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.