

57.7-ACRE FARM ESSEX COUNTY, VIRGINIA

ASKING PRICE - \$175,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Essex County Tax Map records as parcel number 61-13. According to the tax records the property contains 57.7 acres. The deed is recorded in Instrument # 110000011. The plat is recorded in Plat Book 17 on Page 1. A review of the Essex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
61-13	57.7

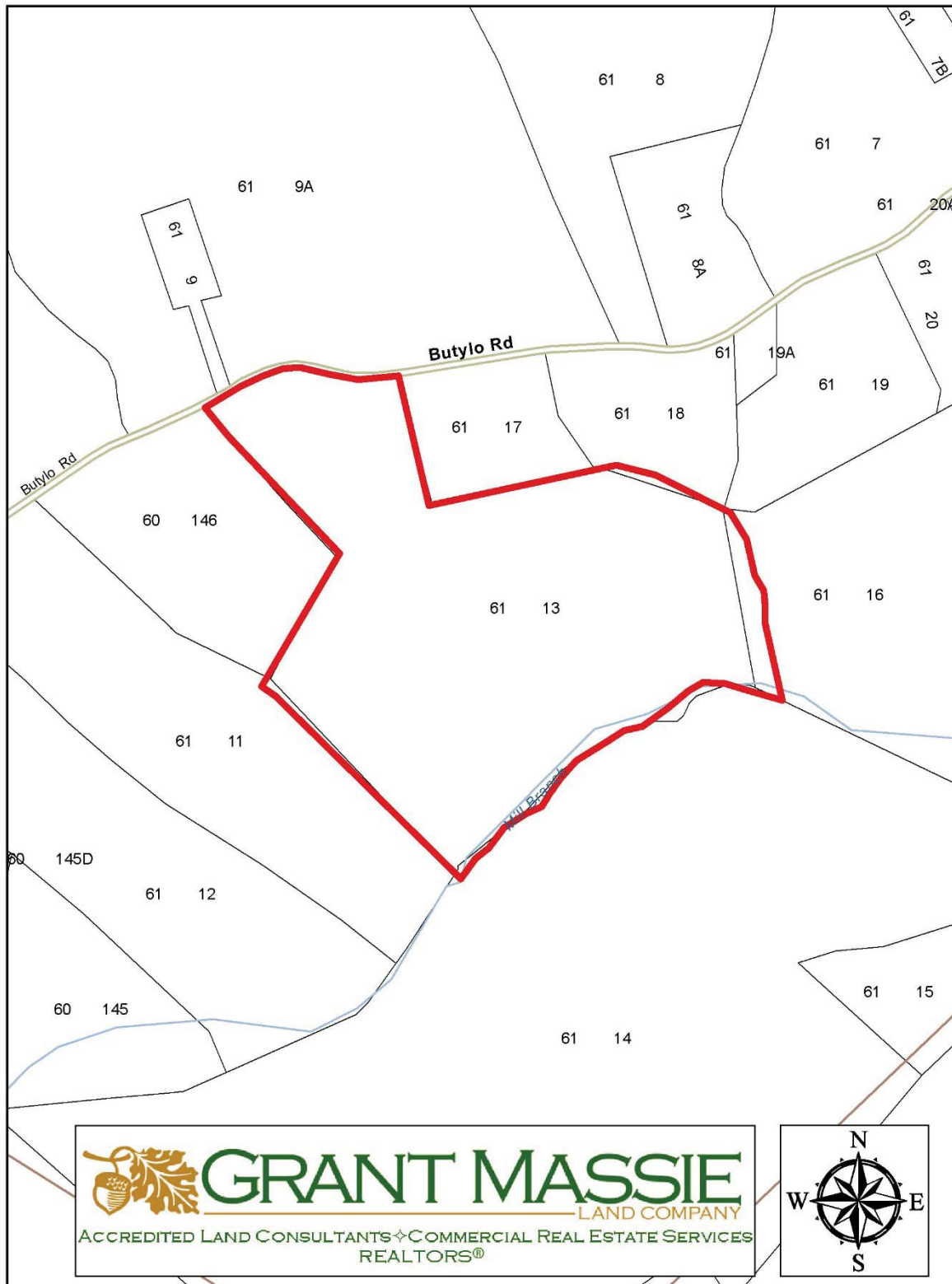
The subject property is currently zoned Agricultural. There are approximately 881.29 feet of road frontage on State Route 600 (Butylo Road). There is about 1,640 feet +/- of frontage on the northside of Mill Branch.

The subject property contains approximately 23.75 acres +/- under cultivation, 3 acres +/- in openland (uncultivated) with balance in thinned pines stands and natural mixed hardwoods along the SMZs.

PHOTOGRAPHS



TAX MAP

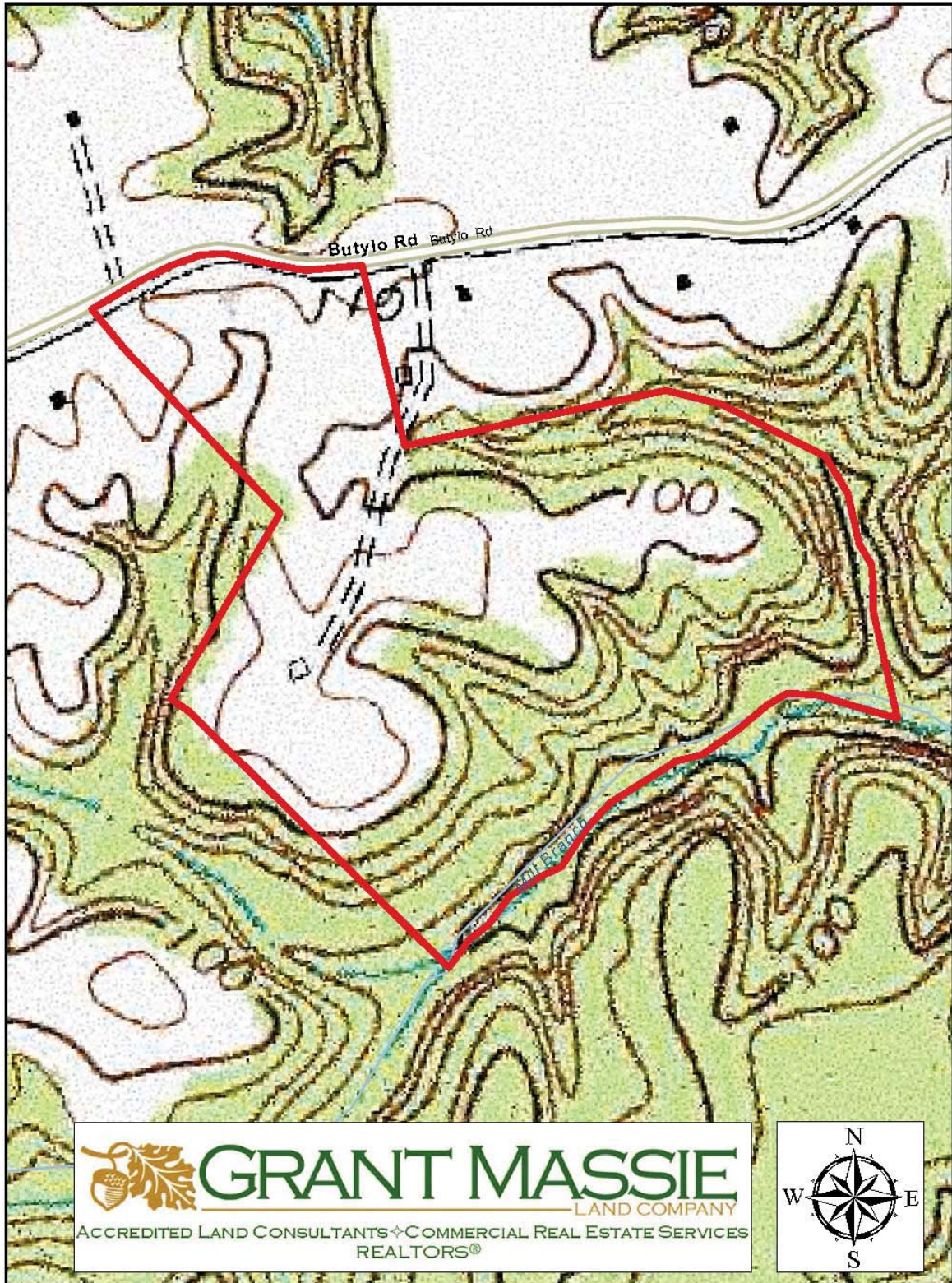




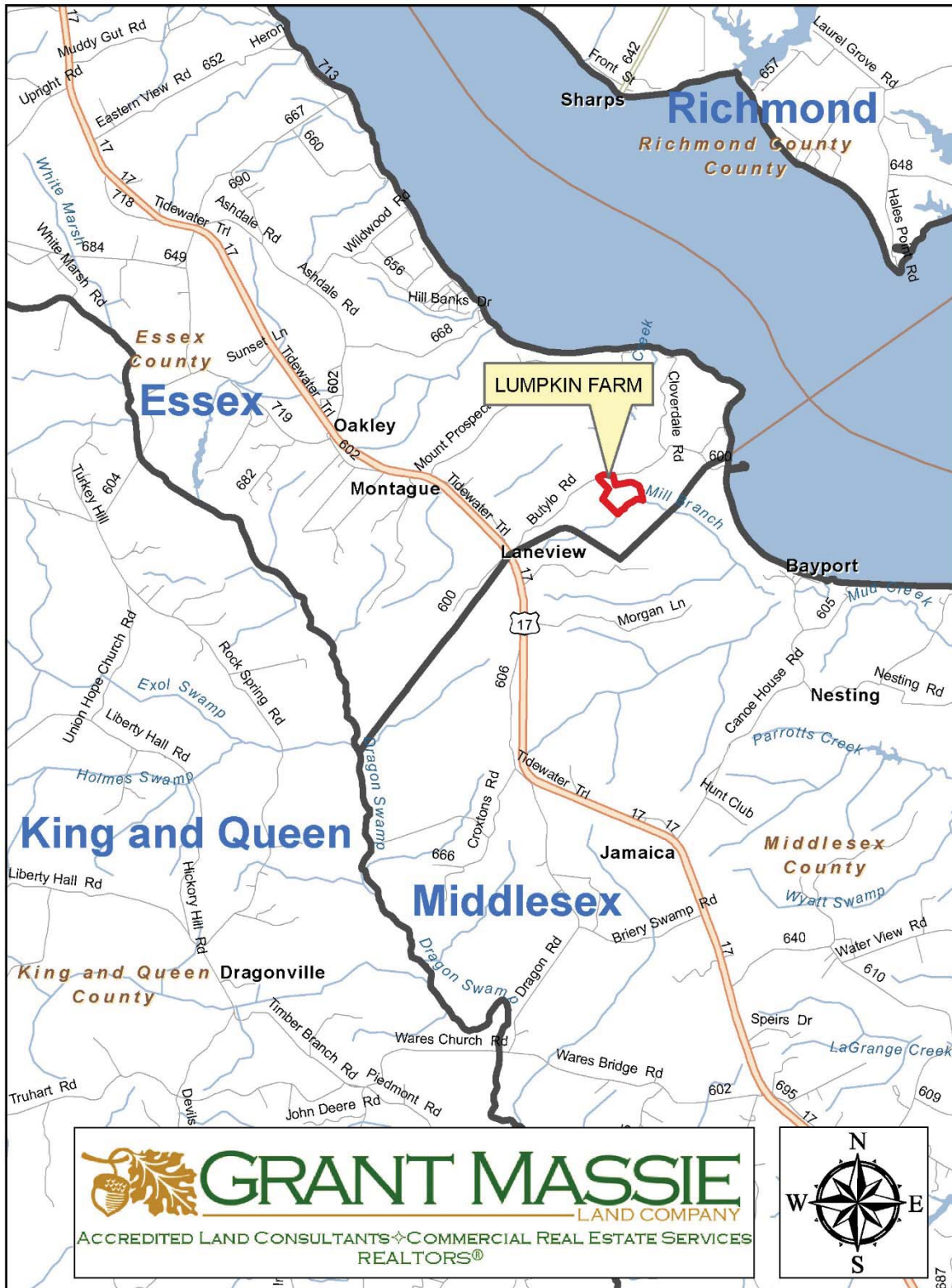
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FARM FOR SALE

57.7 ACRES IN ESSEX COUNTY, VA



PROPERTY INFORMATION:

- ✖ Working Farm and Timber Investment and/or Rural Family Retreat/Homesite(s).
- ✖ About 23.75 Acres +/- in Cultivation and Another 3 Acres +/- in Uncultivated Openland.
- ✖ About 31 acres +/- in Thinned Pine Plantations and Mixed Hardwoods Along SMZs.
- ✖ Frontage on State Route 600 (Butylo Road).
- ✖ Convenient to Route 17, Tappahannock, West Point, Urbanna, Etc. Scenic Drive to Farm from Metro Richmond, Yorktown, and Fredericksburg.

\$175,000

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All information is deemed reliable, but not guaranteed.

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