

# 1 23.8-ACRE FARM ESSEX/MIDDLESEX COUNTY, VA

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**ASKING PRICE - \$350,000**



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Essex and Middlesex County Tax Map records as Essex parcel number 60-145 and Middlesex parcel number 1-A-12. According to the tax records the property contains 123.8 acres. The Essex County deed is recorded in Instrument # 110000012, and the Middlesex County deed is recorded in Instrument # 110000016. The plat is recorded in Plat Book 27 on Page 24 in Essex County and in Plat Book 15 on Page 268 in Middlesex County. A review of the Essex and Middlesex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
Essex # 60-145	71.1
<u>Middlesex # 1-A-12</u>	<u>52.7</u>
TOTALS:	123.8

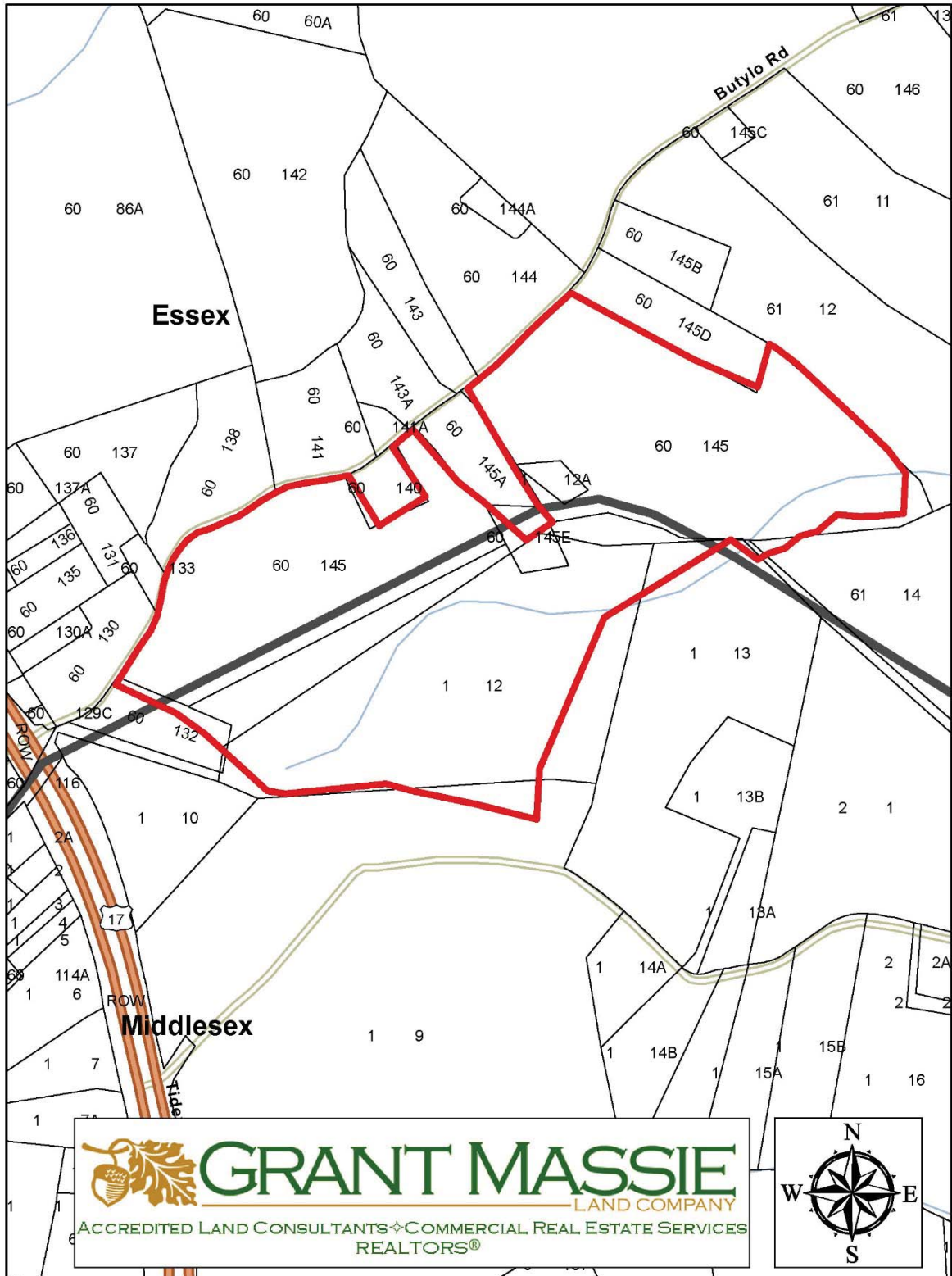
The subject property is currently zoned Agricultural. There are approximately 2,630.6 feet +/- of road frontage on State Route 600 (Butylo Road). Mill Branch meanders through the subject property.

The property contains approximately 46.8 acres +/- under cultivation, 22.7 acres +/- in openland (uncultivated), 20 acres +/- in pine plantation and 34.3 Acres +/- in mixed hardwood woods along Mill Branch.

# PHOTOGRAPHS

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# AERIAL PHOTOGRAPH

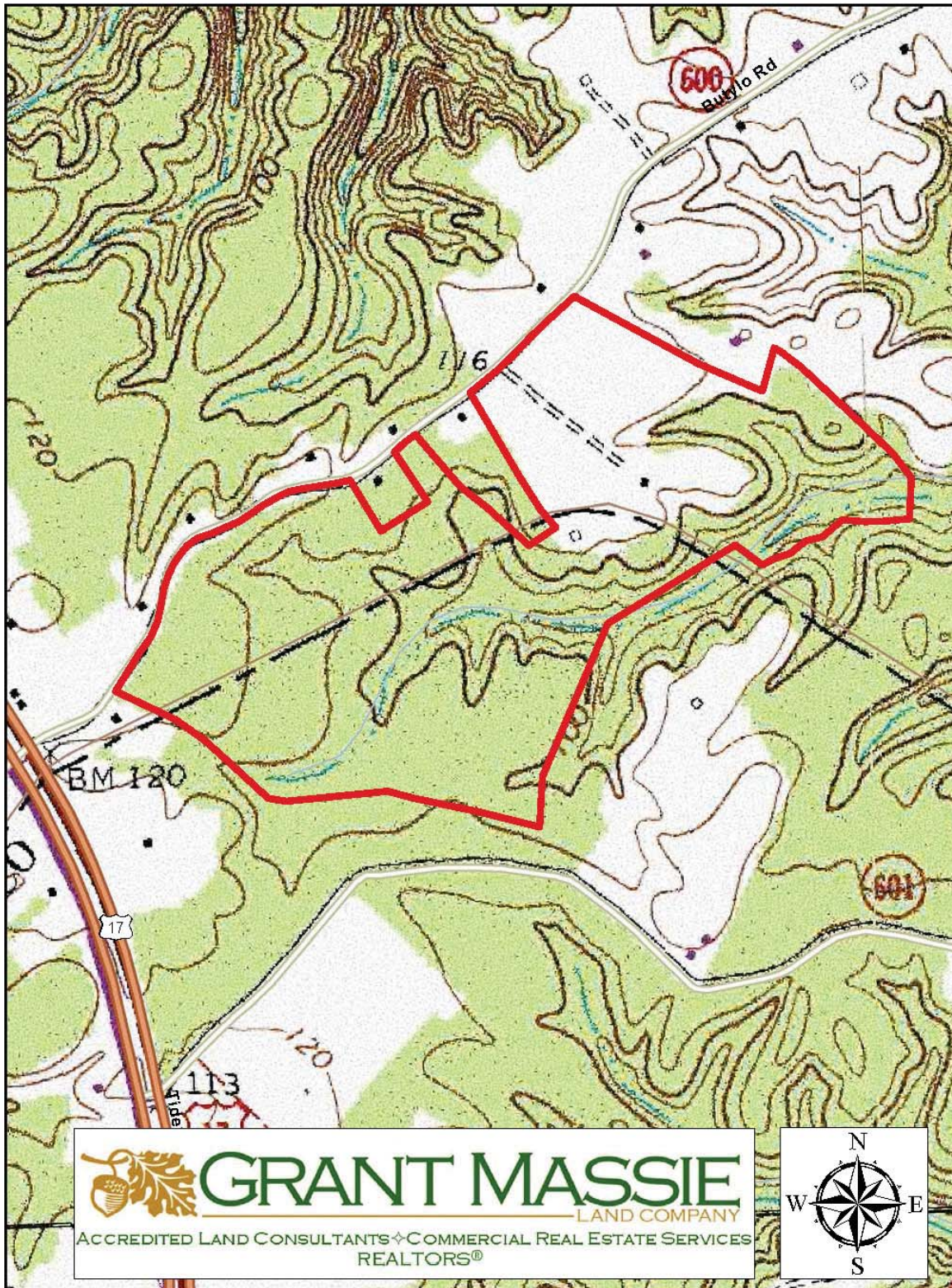
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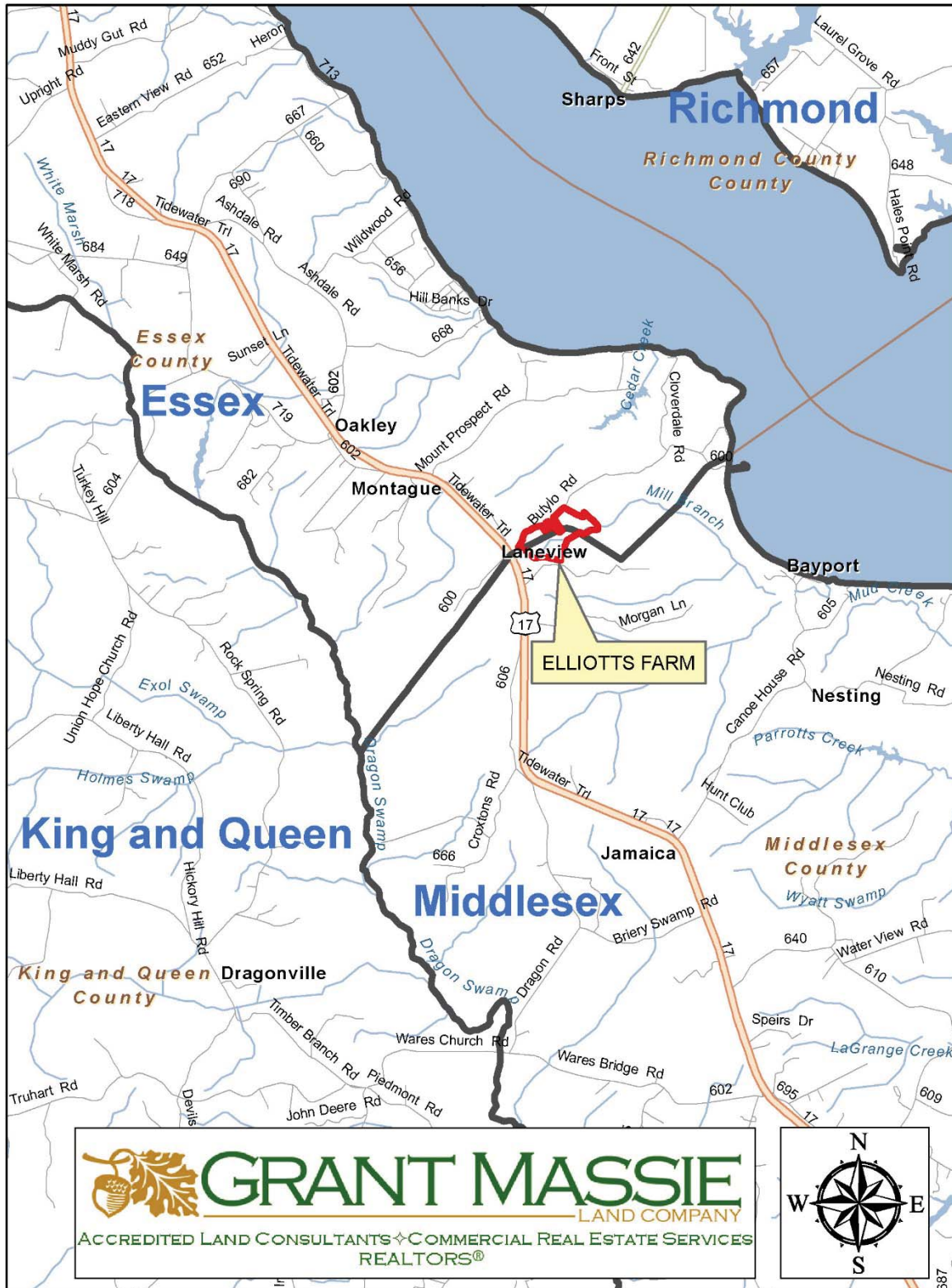
# TOPOGRAPHIC MAP

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# LOCATION MAP



# FARM FOR SALE

## 123.8 ACRES IN ESSEX/MIDDLESEX, VA



### PROPERTY INFORMATION:

- ✧ Ideal Working Farm and Timber Investment and/or Rural Family Retreat/Homesite(s).
- ✧ About 46.8 Acres +/- in Cultivation and Another 22.7 Acres +/- in Uncultivated Openland.
- ✧ About 20 acres +/- in Unthinned Pine Plantation and Balance in Mixed Hardwoods Along SMZs.
- ✧ Long 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.

# \$350,000

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All information is deemed reliable, but not guaranteed.

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