

146 ACRES CAROLINE COUNTY, VA

ASKING PRICE - \$399,500



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 83-A-75. According to the tax records the property contains 146 acres. The deed is recorded in Deed Book 1127 on Page 537. The plat is recorded in Deed Book 64 on Page 74. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
83-A-75	146

The subject property is currently zoned Rural Preservation (RP). There are approximately 1,970 feet +/- of road frontage on State Route 656 (Colemans Mill Road) and 2,850 feet +/- on State Route 684 (Dry Bridge Road).

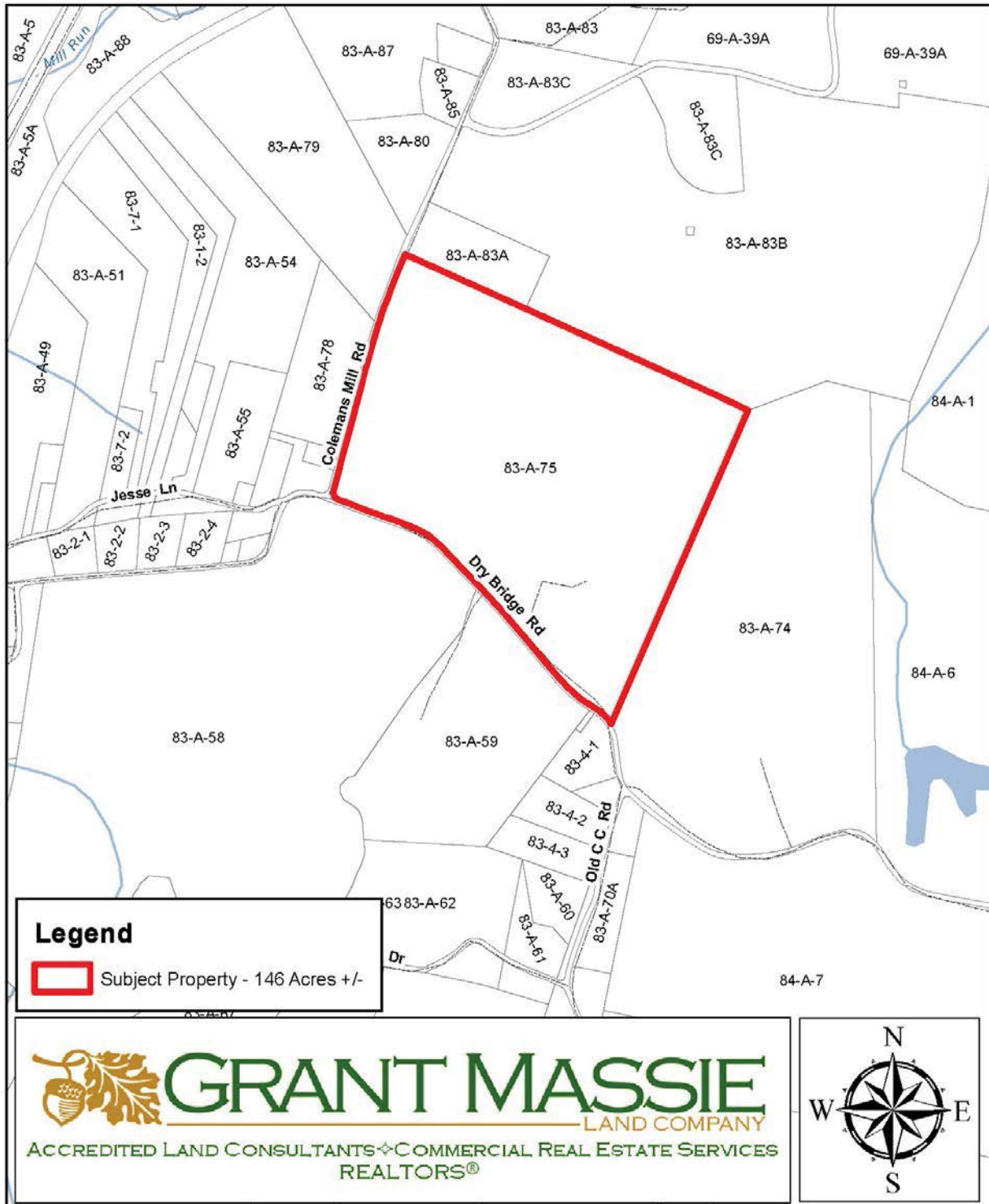
The subject property contain 28 acres +/- of cropland with the balance in recently cut-over woodland.

It is located convenient (2.3 miles +/-) to Interstate 95 (Exit # 104) and 1 mile from Route 207 (Rogers Clark Blvd). It is also located adjacent to the Spratt Commercial Park. The subject property is located within the boundaries of the Carmel Church Community Plan as shown on the Future Land Use Map in the most recent Comprehensive Plan, adopted on January 23rd, 2007. It is designated as Rural Transition on that Future Land Use Map.

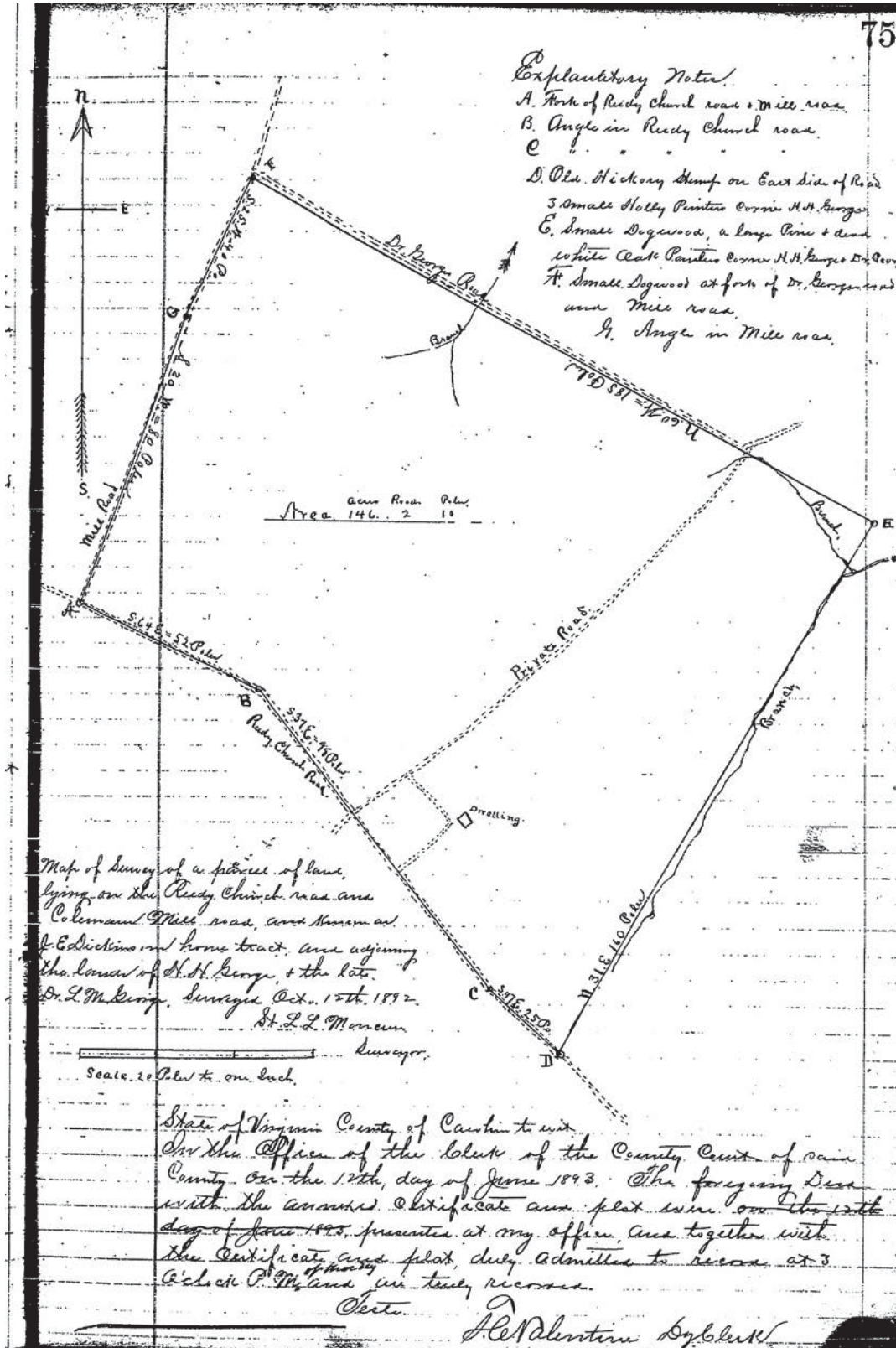
PHOTOGRAPHS



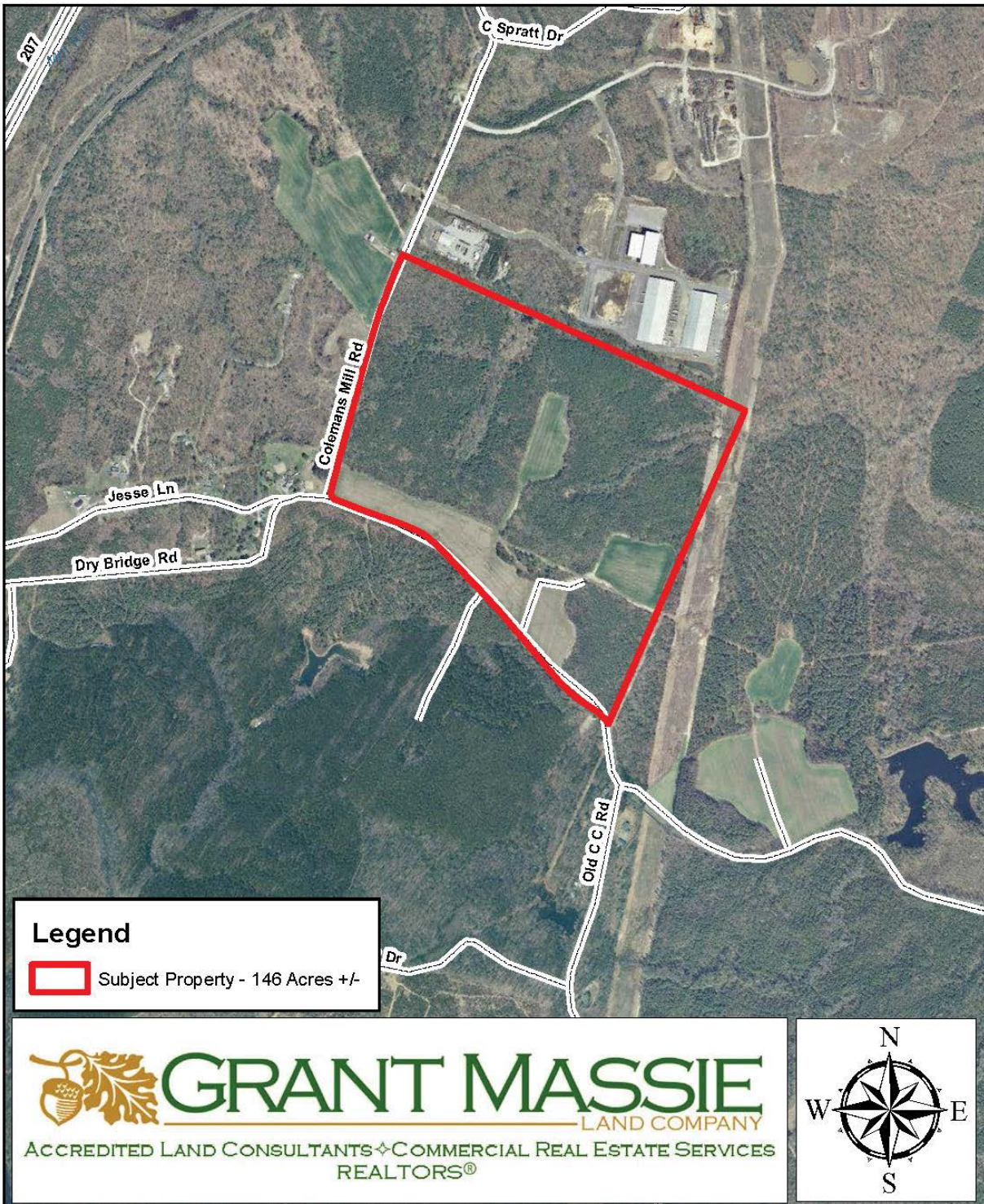
TAX MAP



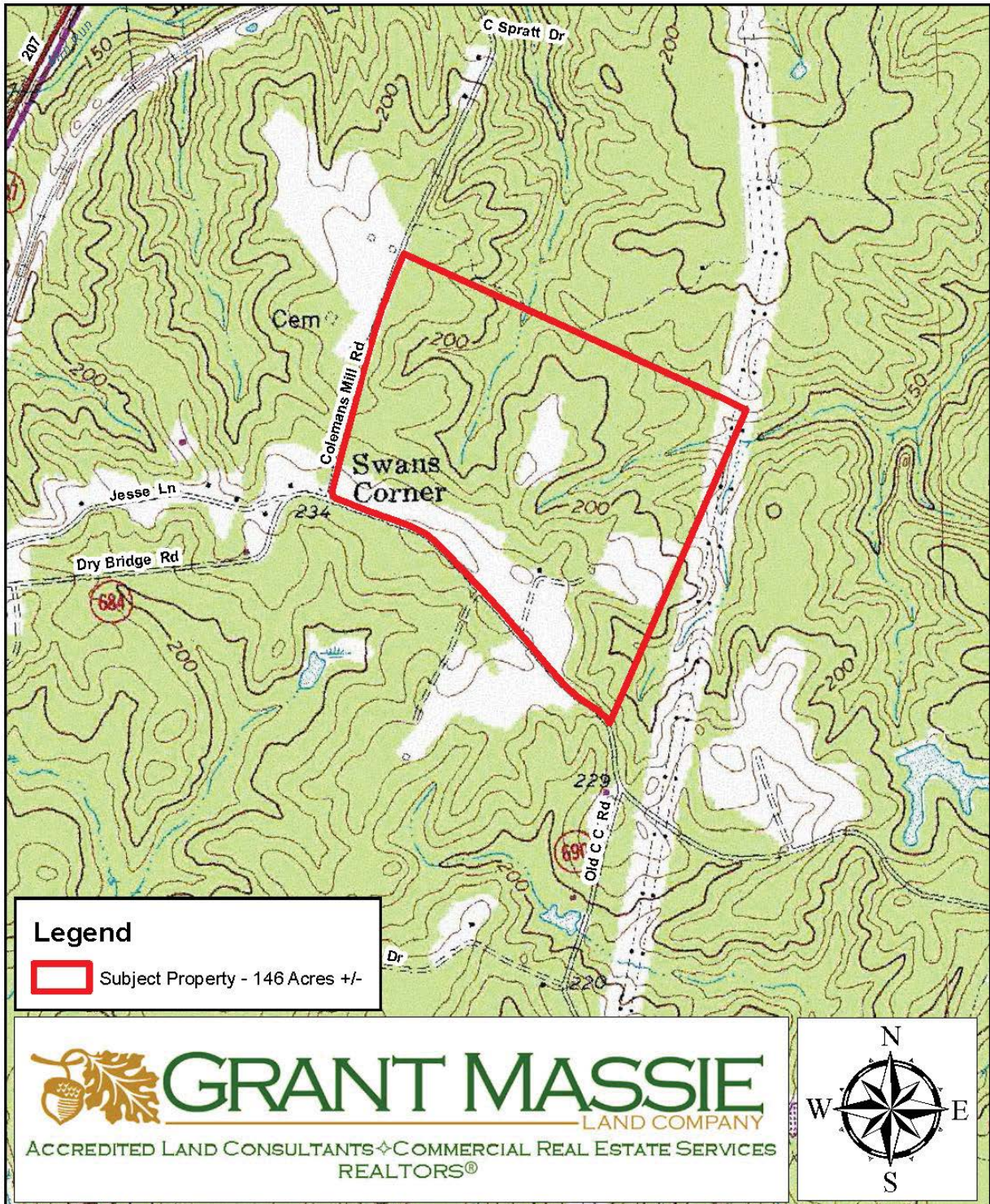
PLAT



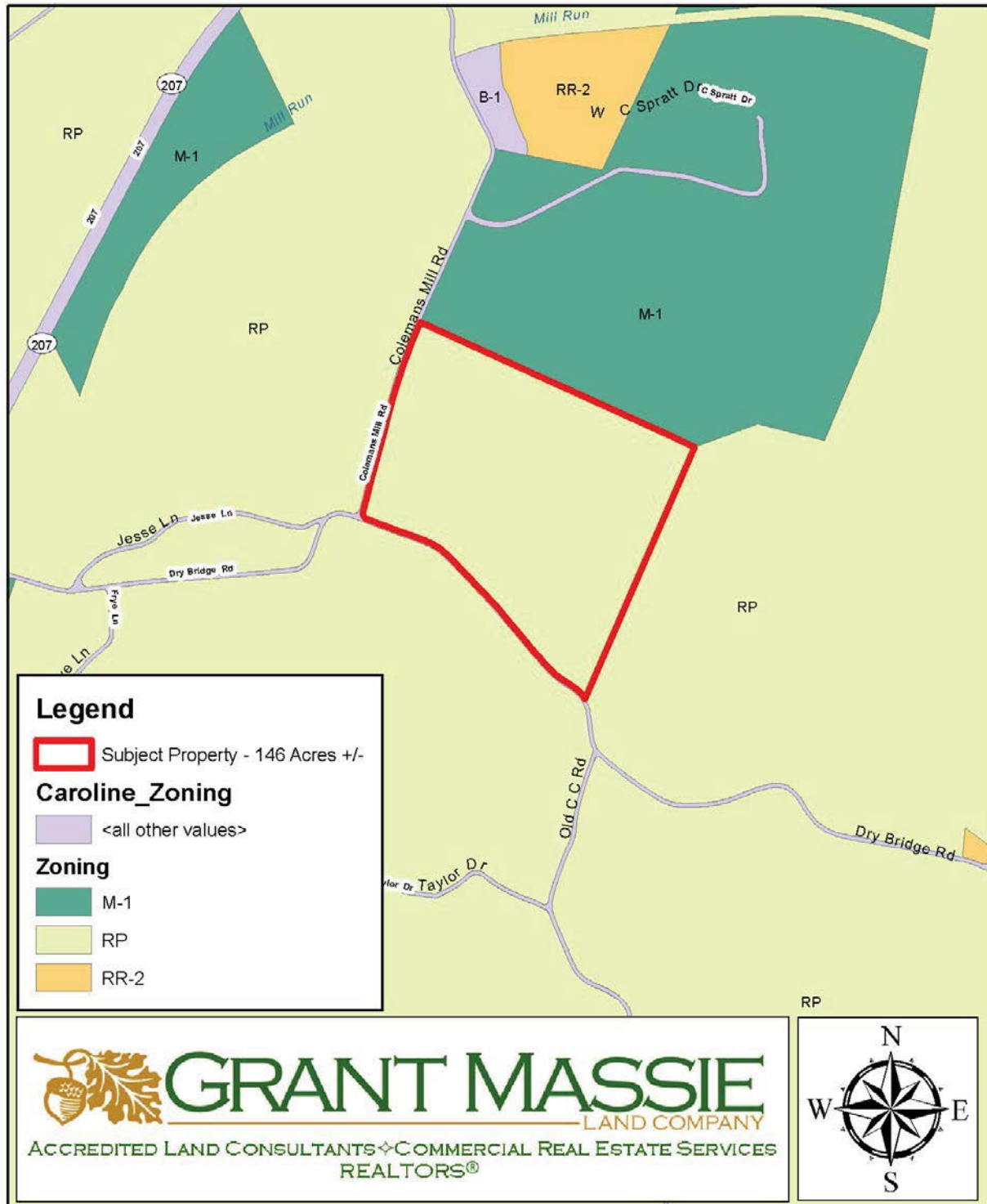
AERIAL PHOTOGRAPH



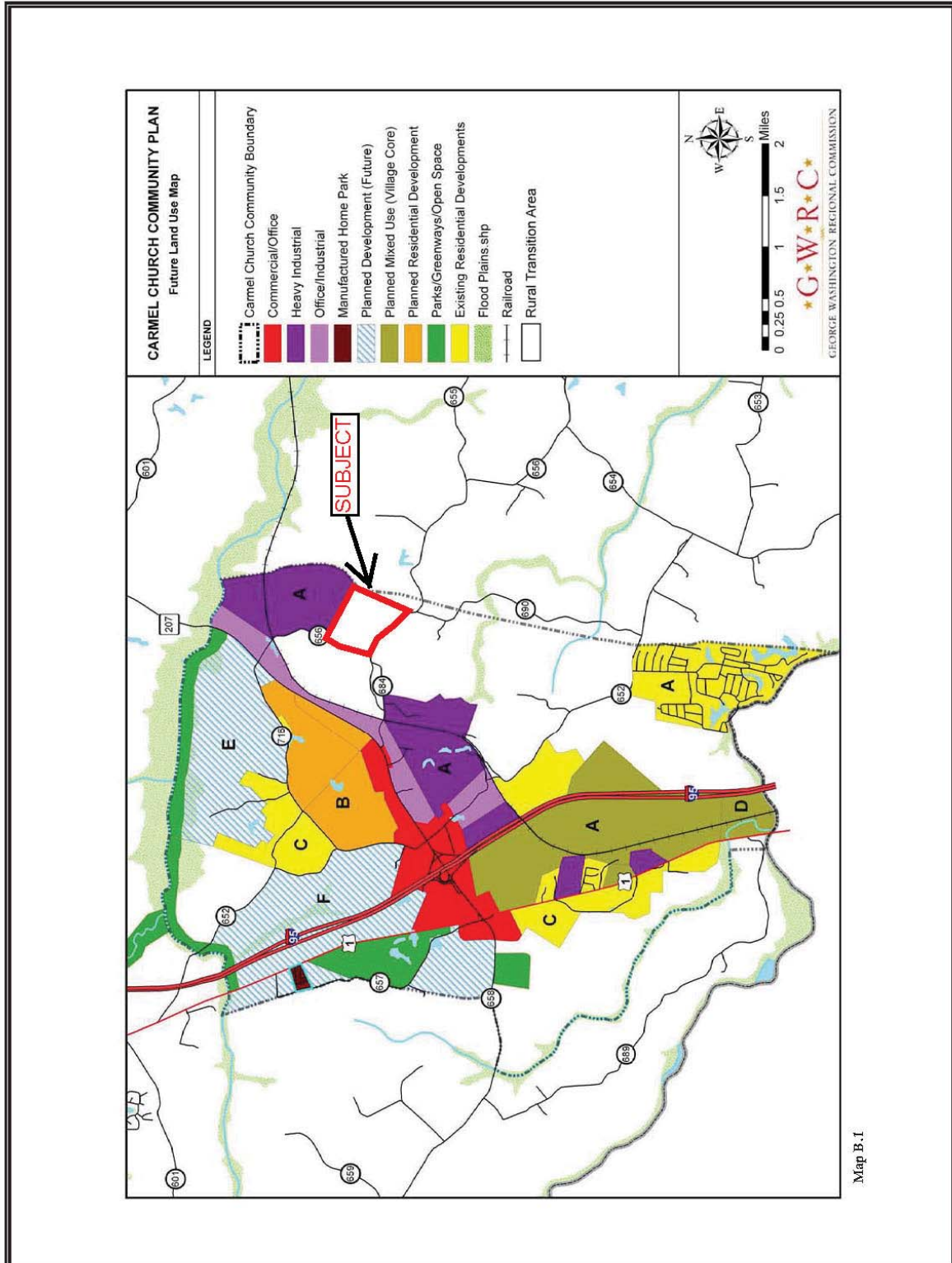
TOPOGRAPHIC MAP



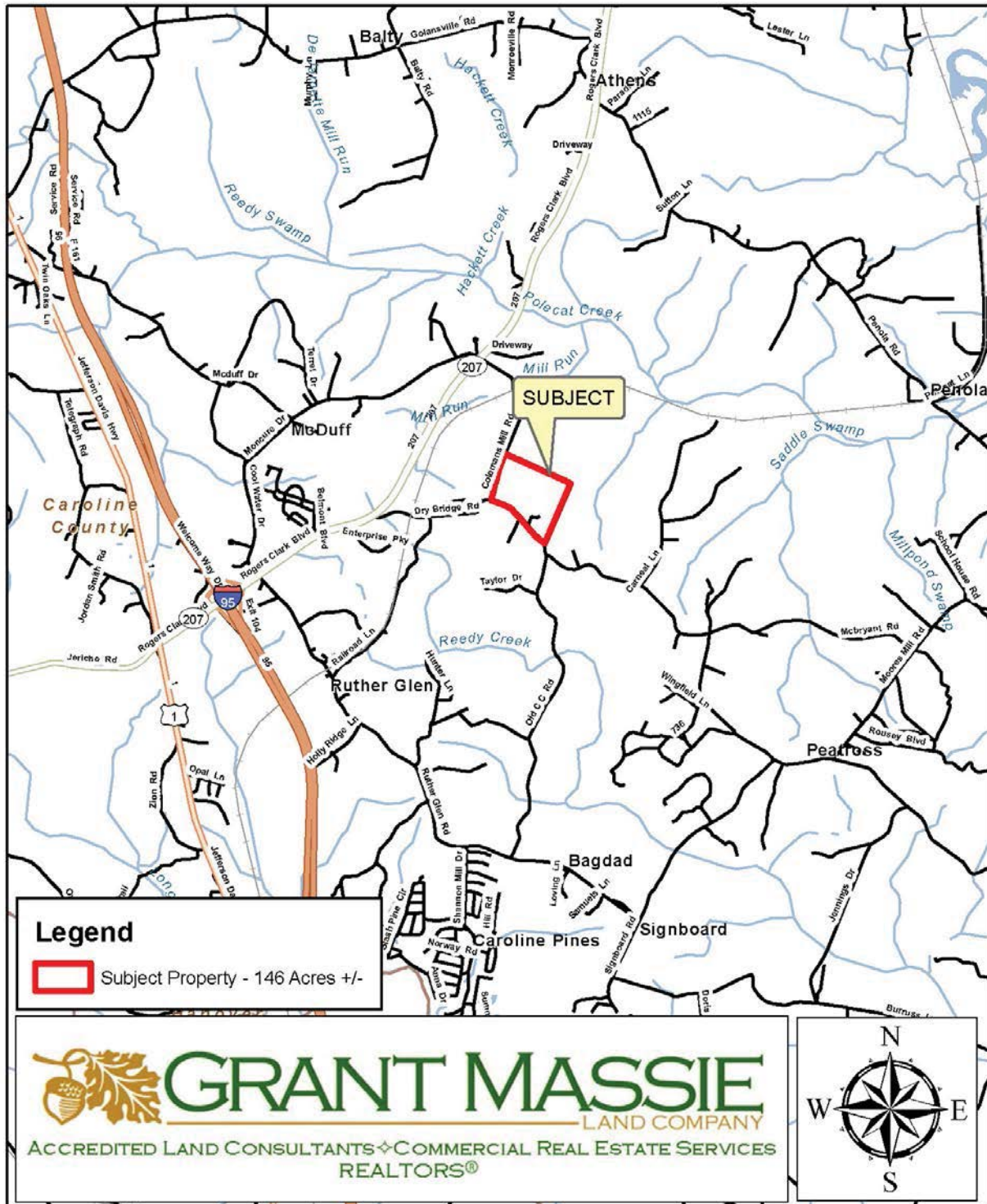
ZONING MAP



FUTURE LAND USE MAP

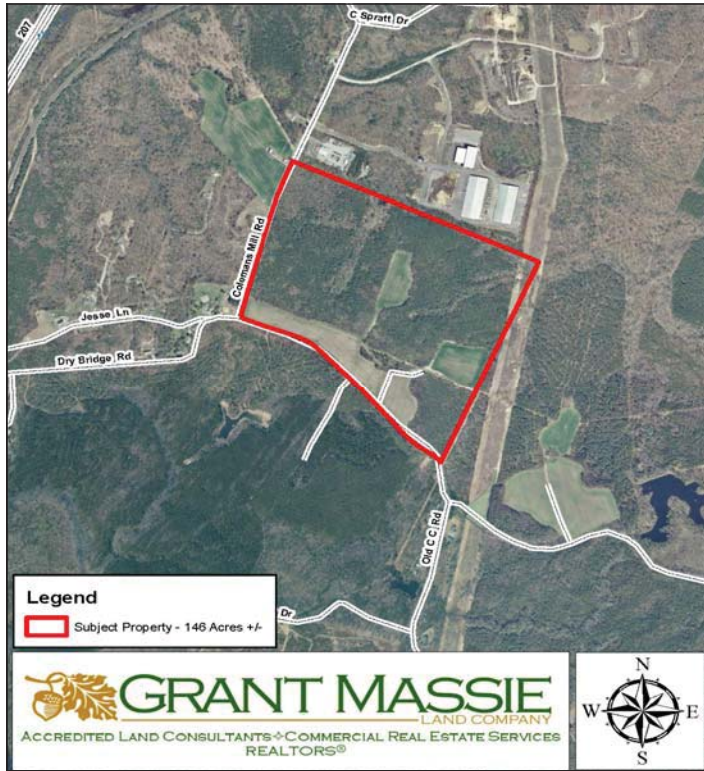


LOCATION MAP



FARM FOR SALE

146 ACRES +/- IN CAROLINE



PROPERTY INFORMATION:

- ✖ Excellent farm and timberland investment.
- ✖ About 28 acres of cropland.
- ✖ Balance in recent cutover woodland.
- ✖ About 2,850 feet +/- of frontage on State Route 689 (Dry Bridge Rd) and 1,970 feet +/- on State Route 656 (Colemans Mill Rd).
- ✖ Located adjacent to the Spratt Commercial Park.
- ✖ Conveniently located 1 mile +/- from Route 207 (Rogers Clark Blvd) and 2.3 miles +/- to Interstate 95 (Exit # 104) near Carmel Church.

\$399,500

For 24-hour recorded information,
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All information is deemed reliable, but not guaranteed.

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