

317 ACRES CAROLINE COUNTY, VIRGINIA

ASKING PRICE ~ \$499,950



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 108-A-36. According to the tax records the property contains 317 acres. The deed is recorded in Deed Book 946 on Page 280.

The subject property is currently zoned Rural Preservation (RP). There are approximately 2,900 feet +/- of road frontage on State Route 651 (Mount Gideon Road). Mill Creek meanders through the subject property.

This woodland tract was clearcut (about 245 Acres +/-) between 2012 and 2013. The cut-over areas were left to naturally regenerate in pines. About 100 acres near the road was release sprayed in 2013, and Virginia Department of Forestry personnel recommend a pre-commercial thinning of those sites. The balance of the property (72 acres +/-) is characterized as streamside management zones (SMZs) along Mill Creek and associated feeder creeks.

The subject property is located fully within the Dawn Secondary Growth Area. The subject property is not served by public water; however, a sewer system based on a mass drainfield resulting in source limitations does exist with a sewer forced main line running along the subject property's frontage on Mount Gideon Road.

The subject property is located about 4 miles north of Hanover Courthouse, 5.6 miles +/- east of the Doswell/Kings Dominion Exit # 98 of Interstate 95 and 9.5 miles +/- northeast of the Town of Ashland.

PHOTOGRAPHS



LONG FRONTAGE ON MT. GIDEON RD
NEAR ROUTE 301



WOODS ROAD NEAR MT. GIDEON RD



WOODS ROAD THROUGH PINE STAND



LANDSCAPE VIEW OF PINE STAND

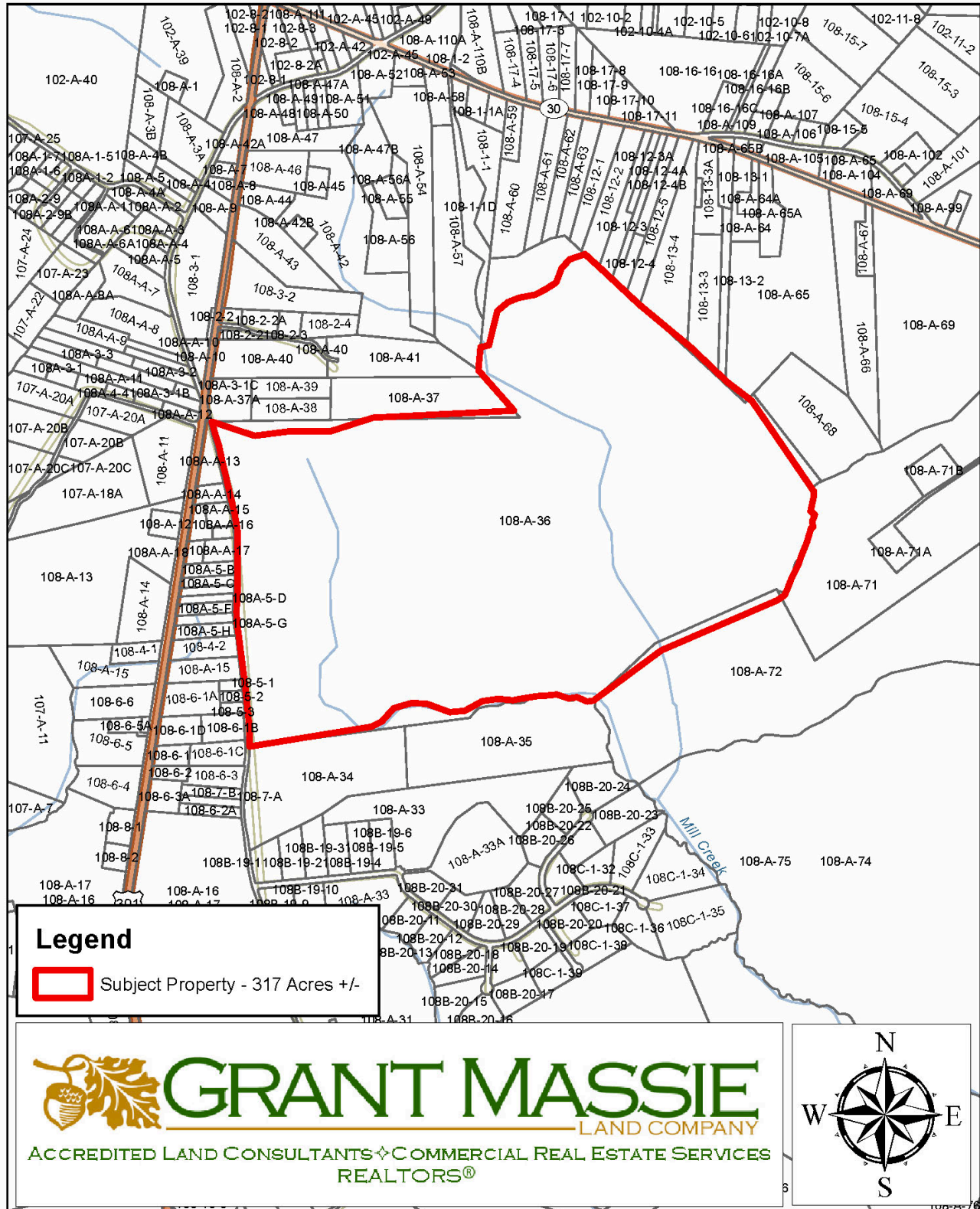


CLOSE UP OF YOUNG NATURAL PINES

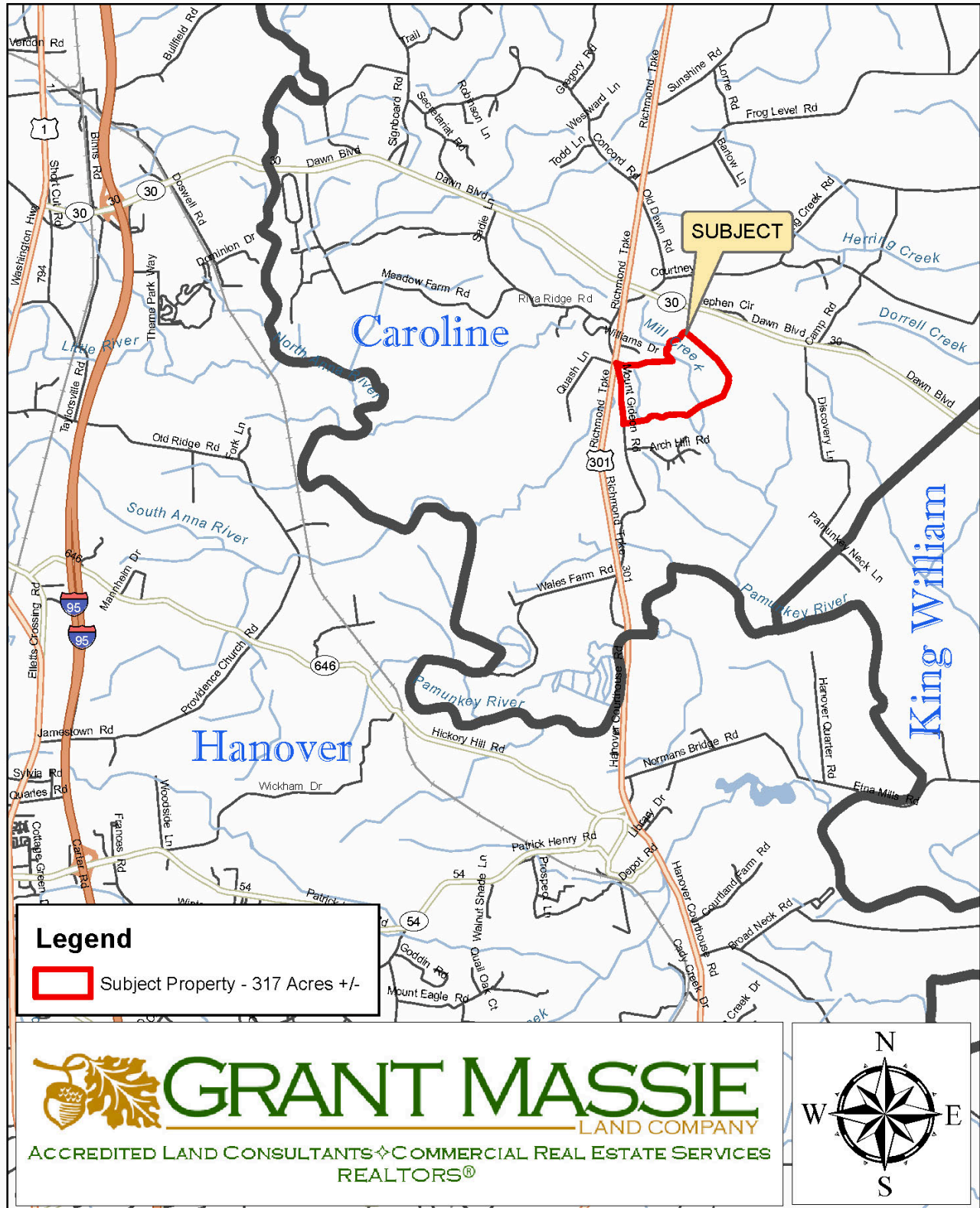


FORMER LOGGING DECK

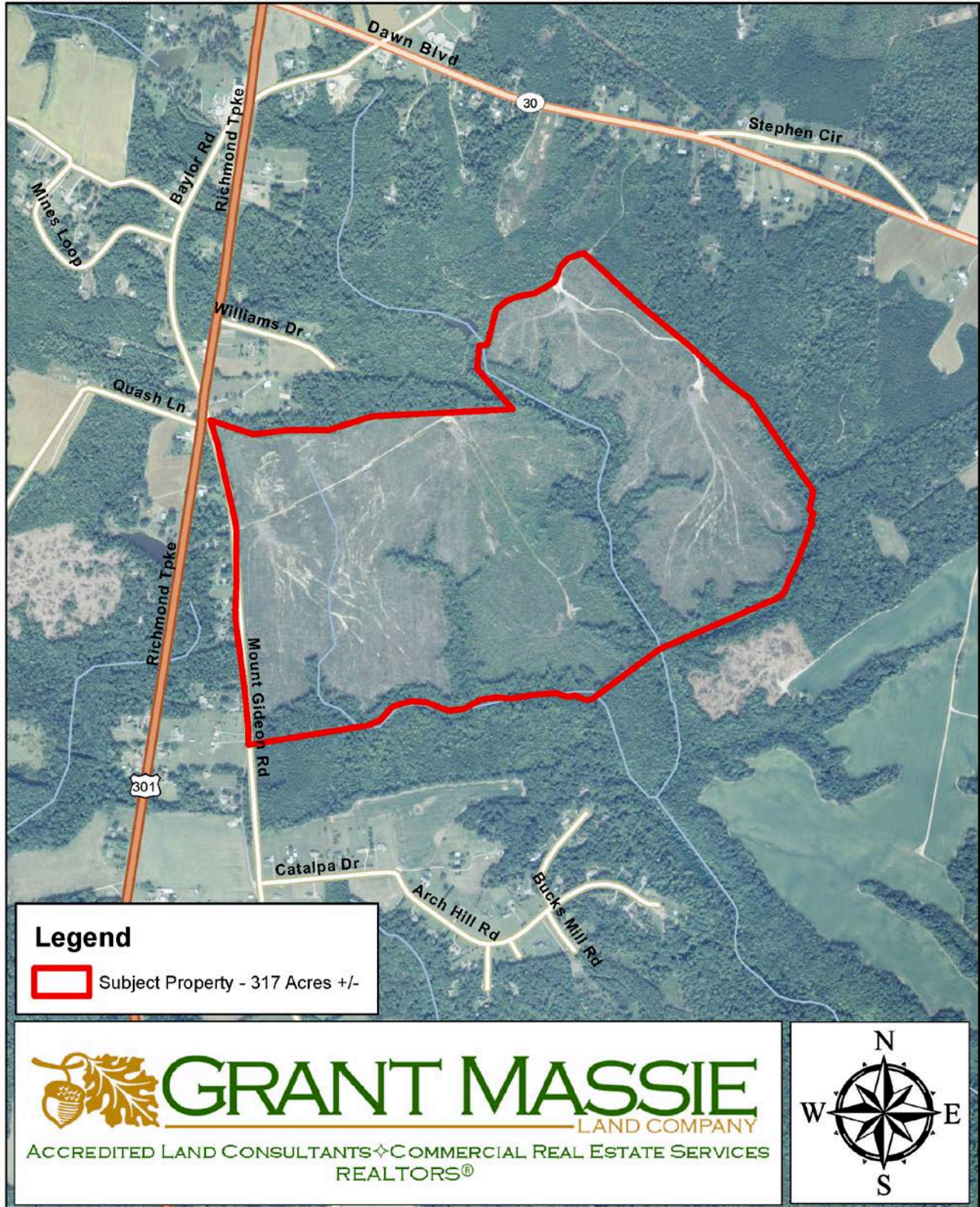
TAX MAP



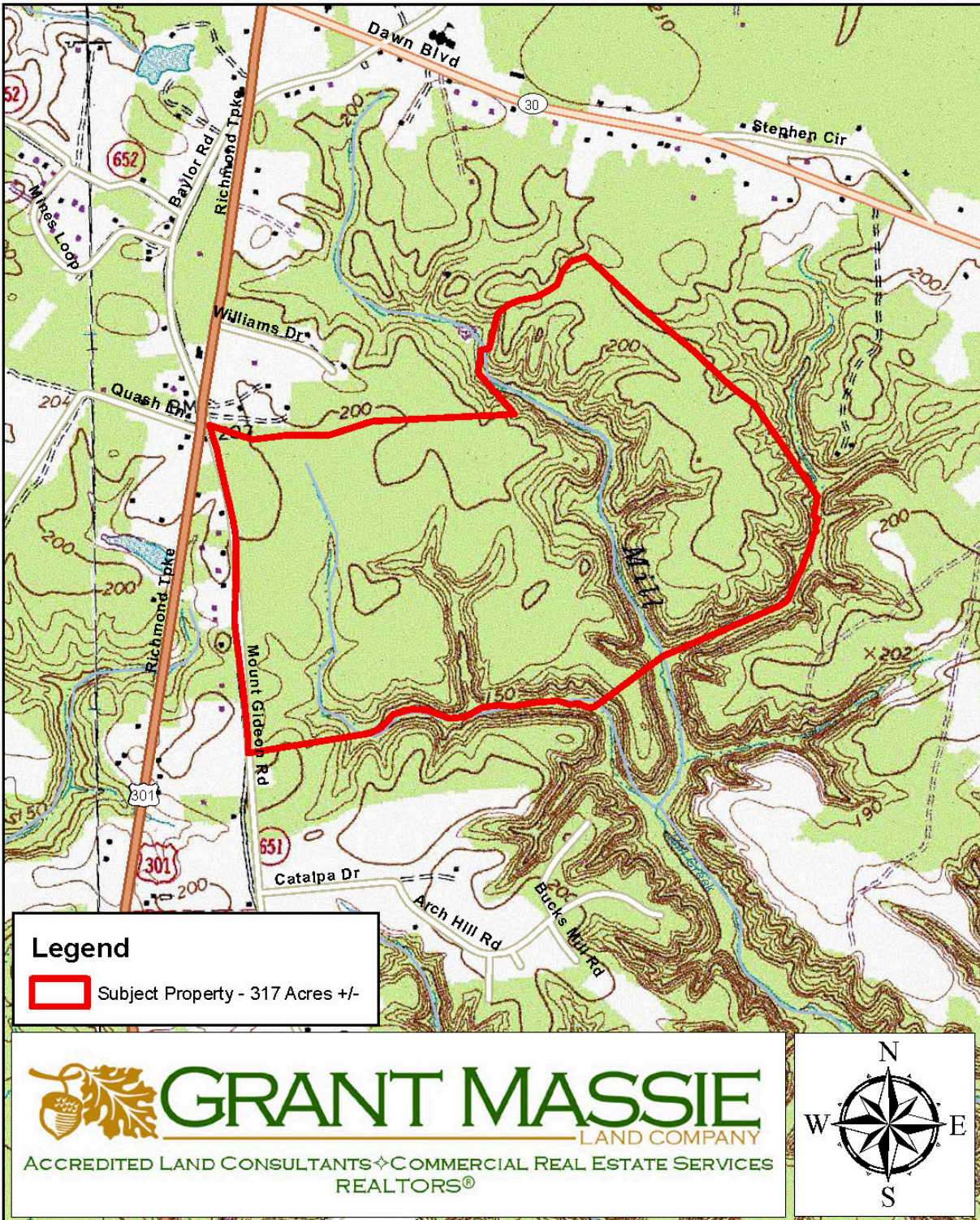
LOCATION MAP



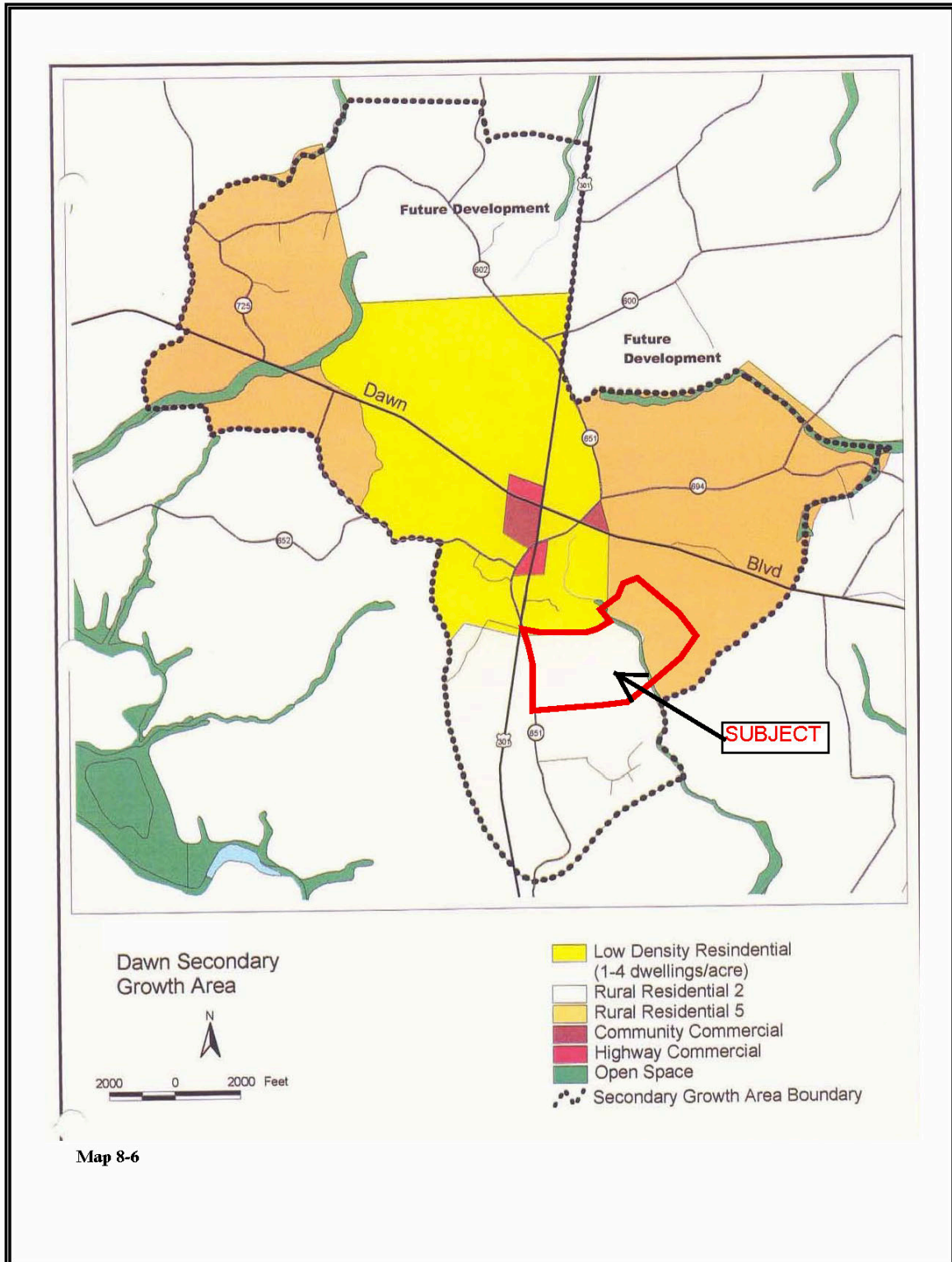
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LAND USE MAP



Map 8-6

FOR SALE - 317 ACRES IN CAROLINE COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Timberland &/or Recreational Investment.
- * Long Frontage on Mt. Gideon Rd (S.R. 651).
- * About 245 acres in natural pine regeneration after harvests between 2012 & 2013.
- * Balance (72 Ac.+/-) in SMZs along Mill Creek.
- * Located within Dawn Secondary Growth Area.
- * Located 5.6 miles +/- to Doswell Exit # 98 of I-95 and 9.5 miles +/- to Ashland.

\$499,950



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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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