

267.5+/- ACRES CAROLINE COUNTY, VIRGINIA

PRICE - \$499,000



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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 74-A-34 & 35 . According to the tax records the property contains 513.631 acres. The deed is recorded in Deed Book 912 on Page 533 and Will Book 63 Page 762. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
74-A-34	266.75
74-A-35	<u>0.75</u>
	267.5

The subject property is currently zoned Rural Preservation (RP). There are approximately 2,100' of road frontage on Route 721. There is approximately 14.25 acres of open land on Tax Parcel 74-A-34. Maracossic Creek runs along the back side of the property.

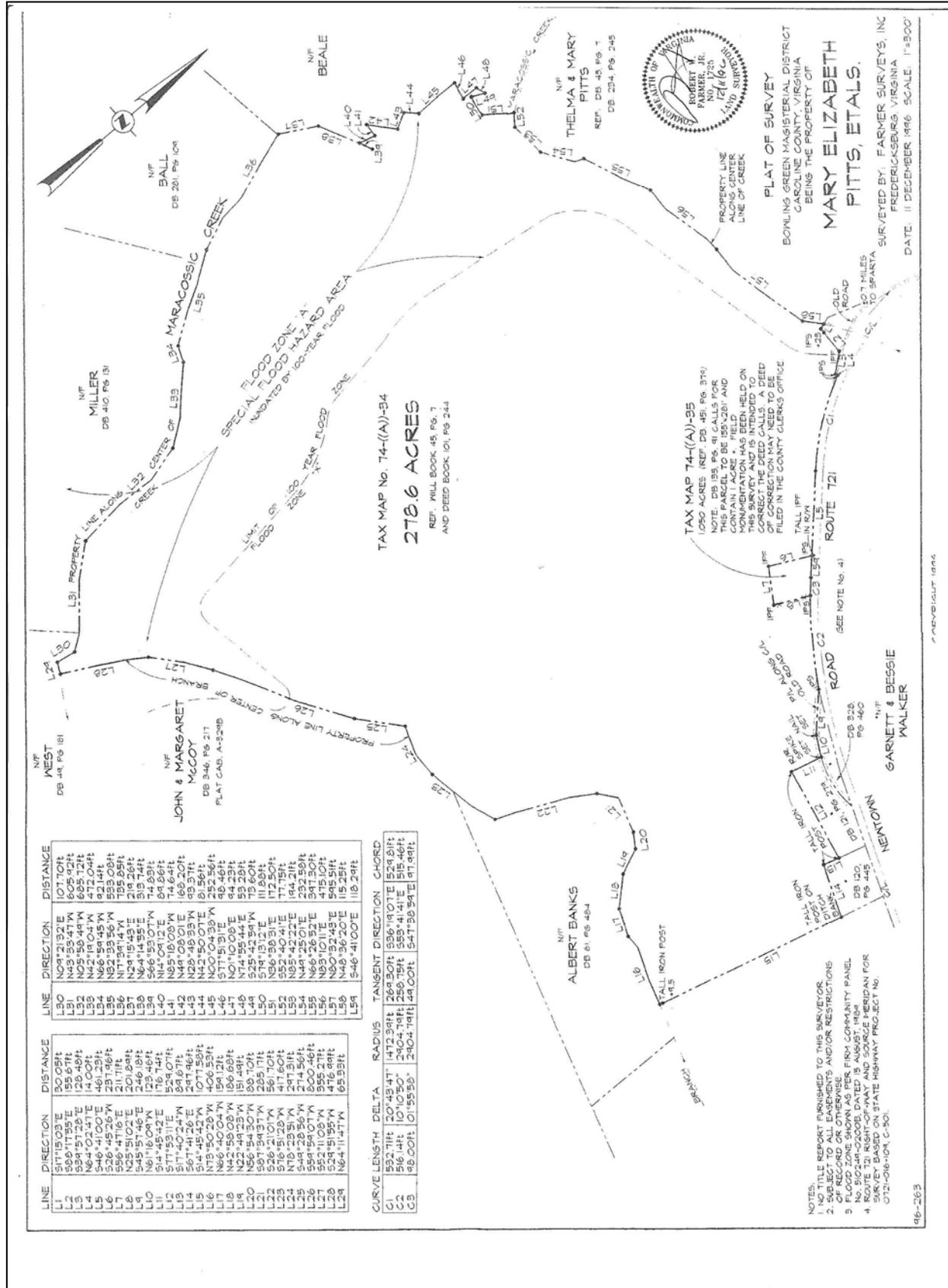
The wooded areas are made up of several mature stands of mixed pine and hardwood timber and other stands of pine plantation most of which has been thinned and appears to be 25 + years of age. It has significant timber value.

There is a Plat which was not recorded (to our knowledge) that indicates a total acreage of 279.6 acres for the two parcels. Tax records and deeds indicate 267.6 acres.

PHOTOGRAPHS



PLAT



LINE	DIRECTION	DELTA	RADIUS	TANGENT DIRECTION	CHORD
L1	S11°53'02"E	30.05ft		N04°21'32"E	107.10ft
L2	S56°41'35"E	156.61ft		N49°53'47"W	605.42ft
L3	N64°02'42"E	14.02ft		N25°38'44"W	685.72ft
L4	S46°41'00"E	461.23ft		N66°59'45"W	921.44ft
L5	S26°45'26"W	231.96ft		N52°53'56"W	553.08ft
L6	S56°41'16"E	211.71ft		N11°39'14"W	795.85ft
L7	N25°51'02"E	301.89ft		N24°19'43"E	214.26ft
L8	N91°16'09"W	129.46ft		N64°45'35"E	913.44ft
L9	S14°45'42"E	176.74ft		N45°09'12"E	891.89ft
L10	S11°53'11"E	529.07ft		N65°18'08"W	746.44ft
L11	S11°40'24"W	241.96ft		N41°08'01"E	166.20ft
L12	S01°44'26"E	201.46ft		N28°48'33"W	49.37ft
L13	N64°02'42"E	14.02ft		N23°50'07"E	51.96ft
L14	S11°53'11"E	529.07ft		N11°10'08"E	84.23ft
L15	N64°02'42"E	14.02ft		N14°55'44"E	53.28ft
L16	N13°50'33"W	406.53ft		N25°42'59"W	73.60ft
L17	N66°40'04"W	194.12ft		S19°18'31"E	115.93ft
L18	N42°59'08"W	186.68ft		S52°40'41"E	77.78ft
L19	S51°01'	151.49ft		N85°42'22"E	194.21ft
L20	N66°54'30"W	593.10ft		N41°25'01"E	232.58ft
L21	S16°51'23"W	531.07ft		N66°26'52"E	391.30ft
L22	S16°51'23"W	531.07ft		N85°09'11"E	415.07ft
L23	S16°51'23"W	531.07ft		N42°36'20"E	151.28ft
L24	N10°23'51"W	297.31ft		S46°41'00"E	118.29ft
L25	S44°28'56"W	274.56ft			
L26	S84°58'07"W	500.46ft			
L27	S11°53'11"E	529.07ft			
L28	S11°53'11"E	529.07ft			
L29	N64°11'47"W	65.53ft			

CURVE LENGTH	DELTA	RADIUS	TANGENT DIRECTION	CHORD		
C1	S92°71ft	20°49'41"	147.23ft	S56°19'01"E	524.81ft	
C2	516.14ft	10°10'50"	240.47ft	269.75ft	555°41'41"E	515.46ft
C3	48.00ft	0°55'50"	240.47ft	49.00ft	547°30'54"E	91.84ft

TAX MAP 74-(A)-85
 1050 ACRES (REF. DB 451, PG 376)
 NOTE: DB 195, PG 41 CALLS FOR
 THIS PARCEL TO BE 155'x201' AND
 A 15' WIDE BUFFER ZONE
 MONUMENTATION HAS BEEN HELD ON
 THIS SURVEY AND IS INTENDED TO
 CORRECT THE DEED CALLS. A DEED
 FILED IN THE COUNTY CLERK'S OFFICE

- NOTES:
1. NO TITLE REPORT FURNISHED TO THIS SURVEYOR
 2. SEE RECORD FOR RESTRICTIONS AND/OR RESTRICTIONS
 3. DEED RECORD OR OTHERWISE
 4. FLOOD ZONE SHOWN AS PER FIRM COMMUNITY PANEL NO. 51024R-0208, DATED 15 AUGUST, 1984
 5. SURVEY BASED ON STATE HIGHWAY PROJECT NO. 0721-016-10A, C-30.

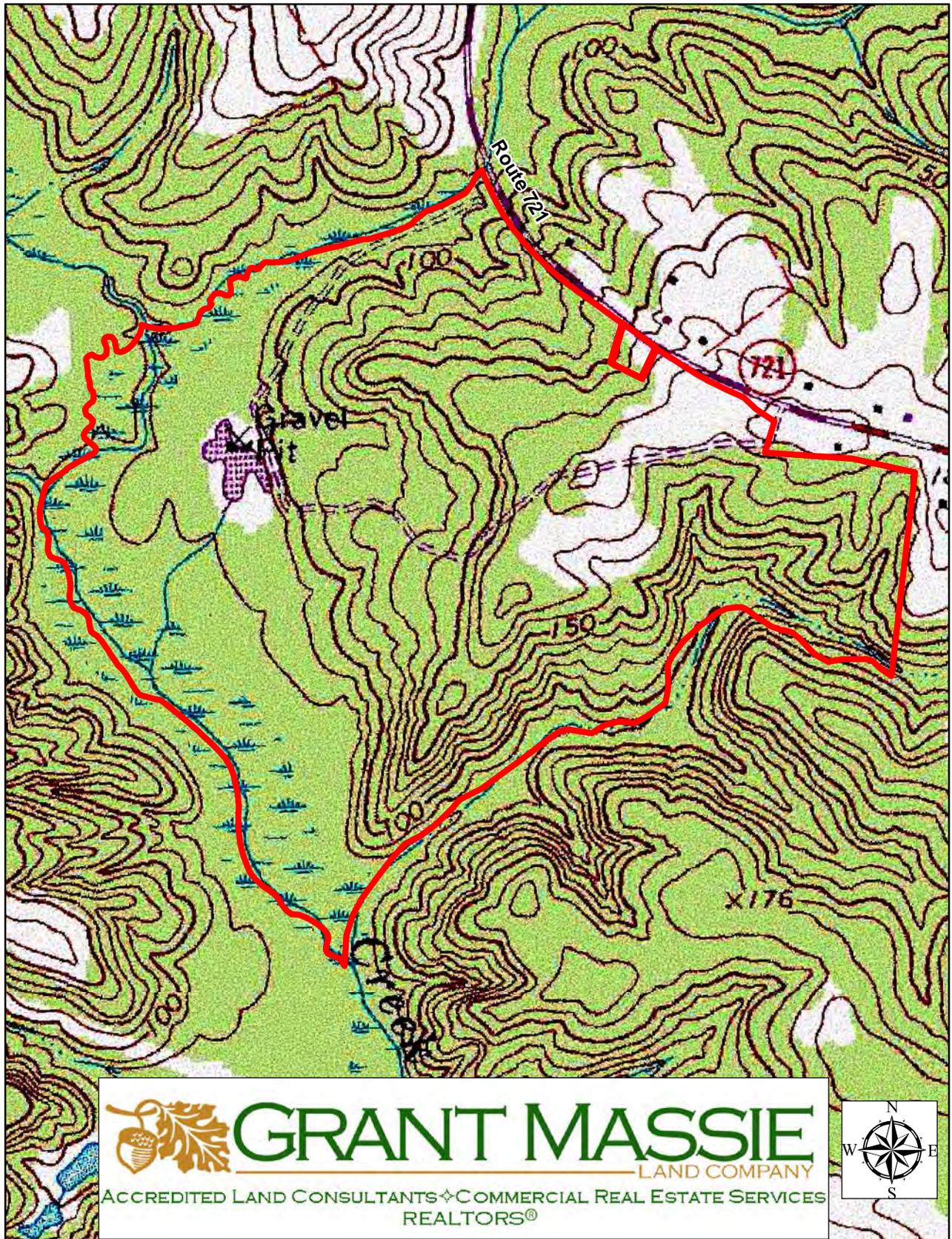
AERIAL PHOTO



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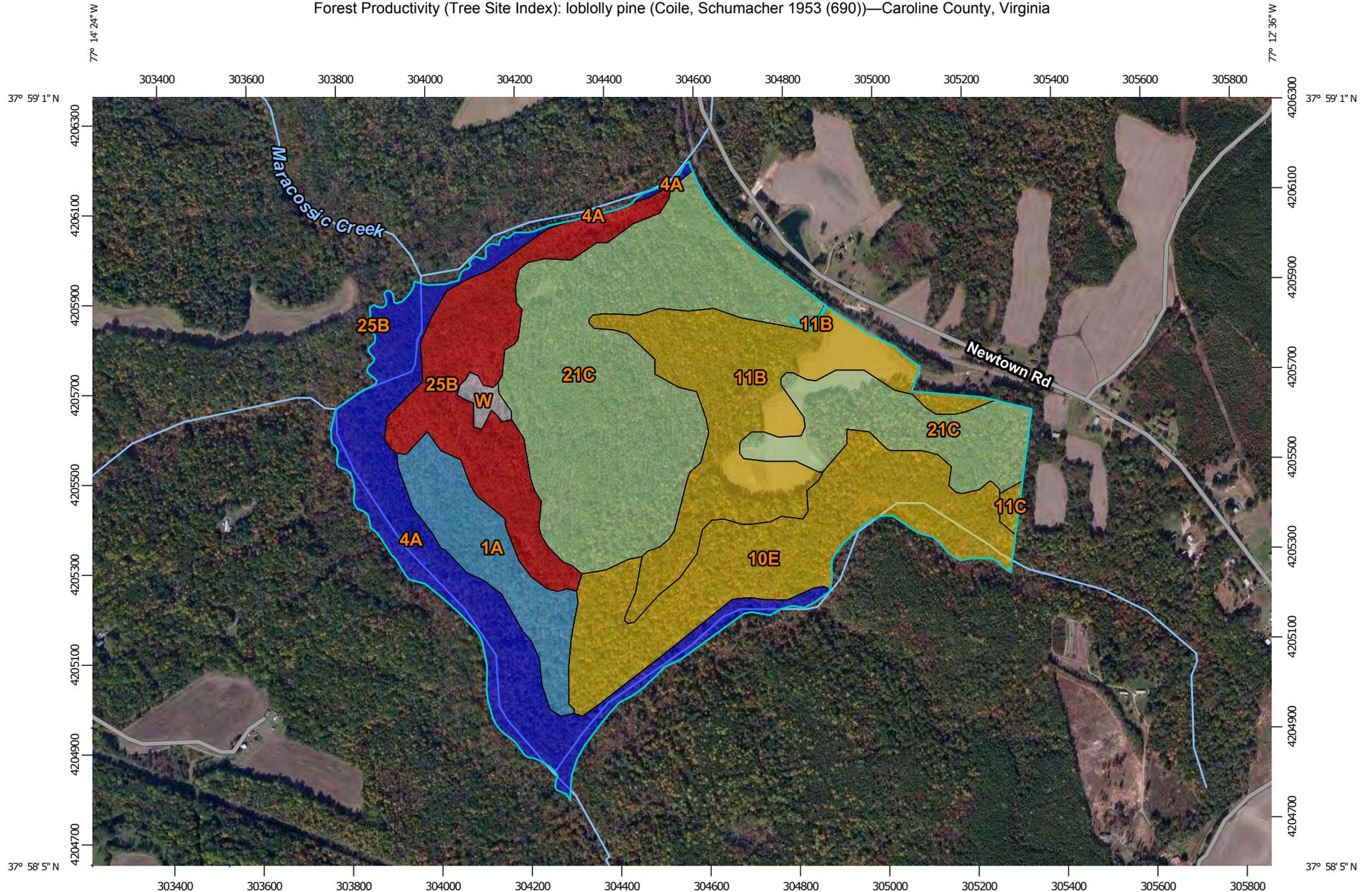
TOPOGRAPHY MAP



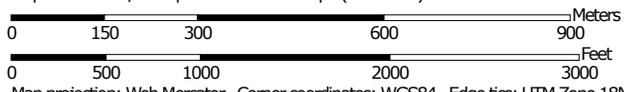
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Caroline County, Virginia



Map Scale: 1:12,100 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 ≤ 72
 > 72 and ≤ 82
 > 82 and ≤ 86
 > 86 and ≤ 91
 > 91 and ≤ 100
 Not rated or not available

Soil Rating Lines

 ≤ 72
 > 72 and ≤ 82
 > 82 and ≤ 86
 > 86 and ≤ 91
 > 91 and ≤ 100
 Not rated or not available

Soil Rating Points

 ≤ 72
 > 72 and ≤ 82
 > 82 and ≤ 86
 > 86 and ≤ 91
 > 91 and ≤ 100
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Caroline County, Virginia
 Survey Area Data: Version 15, Sep 23, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2010—Nov 8, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Caroline County, Virginia (VA033)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded	91	18.3	6.6%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	100	41.1	14.7%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	82	46.7	16.7%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	82	42.4	15.1%
11C	Kempsville-Emporia complex, 6 to 10 percent slopes	82	1.0	0.3%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	86	96.4	34.4%
25B	Tarboro-Bojac complex, 0 to 6 percent slopes, very rarely flooded	72	32.3	11.5%
W	Water		1.9	0.7%
Totals for Area of Interest			280.0	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

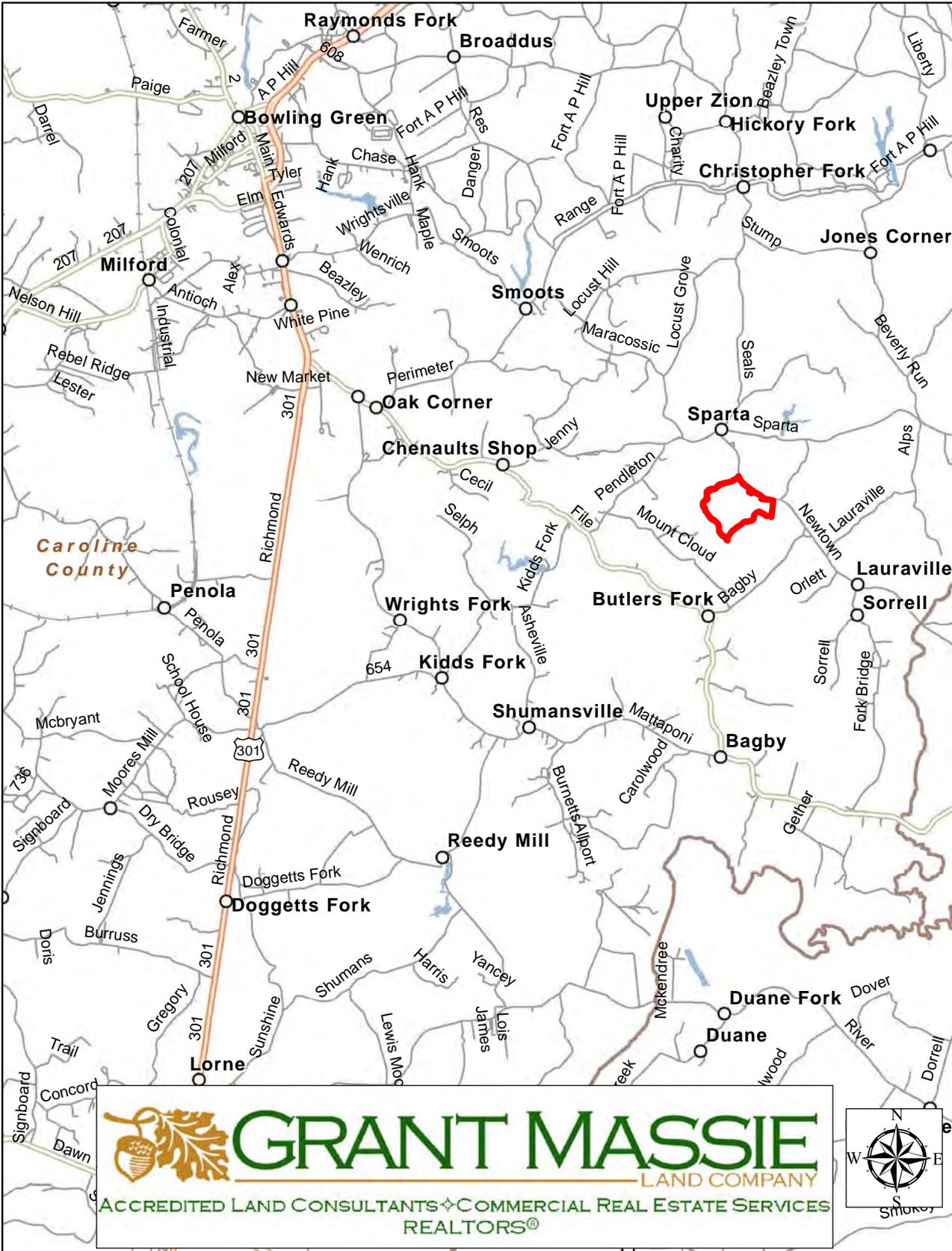
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

LOCATION MAP



267.5 ACRES FOR SALE IN CAROLINE COUNTY



PROPERTY INFORMATION:

- * Wooded Tract With Planted Pines and Mixed Hardwoods
 - * Significant Timber Value
- * Approximately 14 Acres of Open Land
- * Over 2,000 feet of Road Frontage on State Route 721
- * Located at Sparta which is Southeast of Bowling Green, Virginia



PRICE

\$499,000

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