

63.78 ACRES CAROLINE COUNTY, VA

ASKING PRICE - \$194,000



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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 68-1-4. According to the tax records the property contains 63.78 acres. The deed is recorded in Deed Book 1089 on Page 867. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
68-1-4	63.78

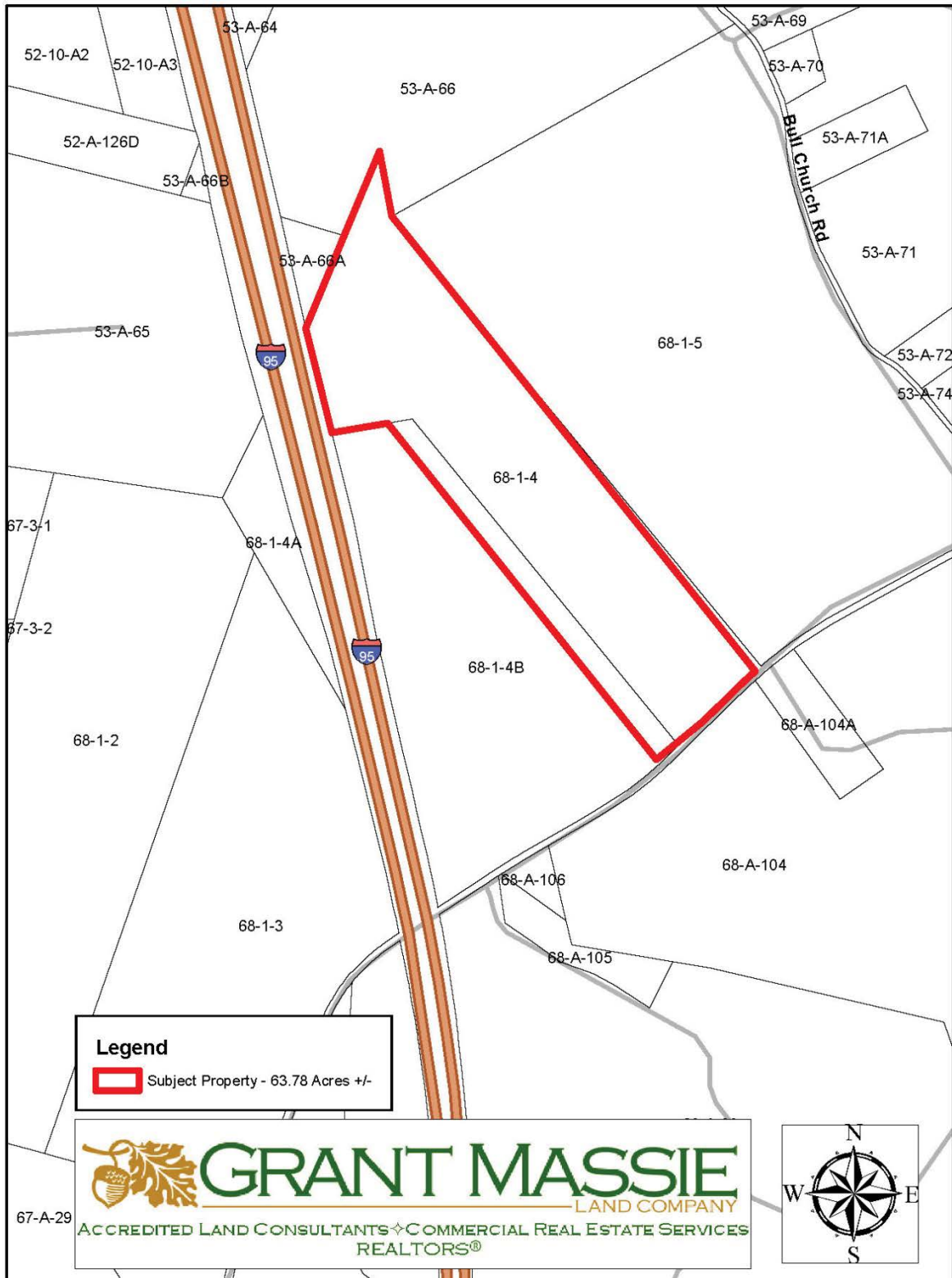
This property is currently zoned Rural Preservation; however all of it falls within the Ladysmith Community Development area and is designated Planned Residential Development on the Future Land Use Plan. It has approximately 780 feet of frontage on Golansville Road. It has short frontage on the northwest side of the property along the northbound lanes of I-95.

Public sewer is located across I-95 from the property and public water is approximately 4,000 feet away.

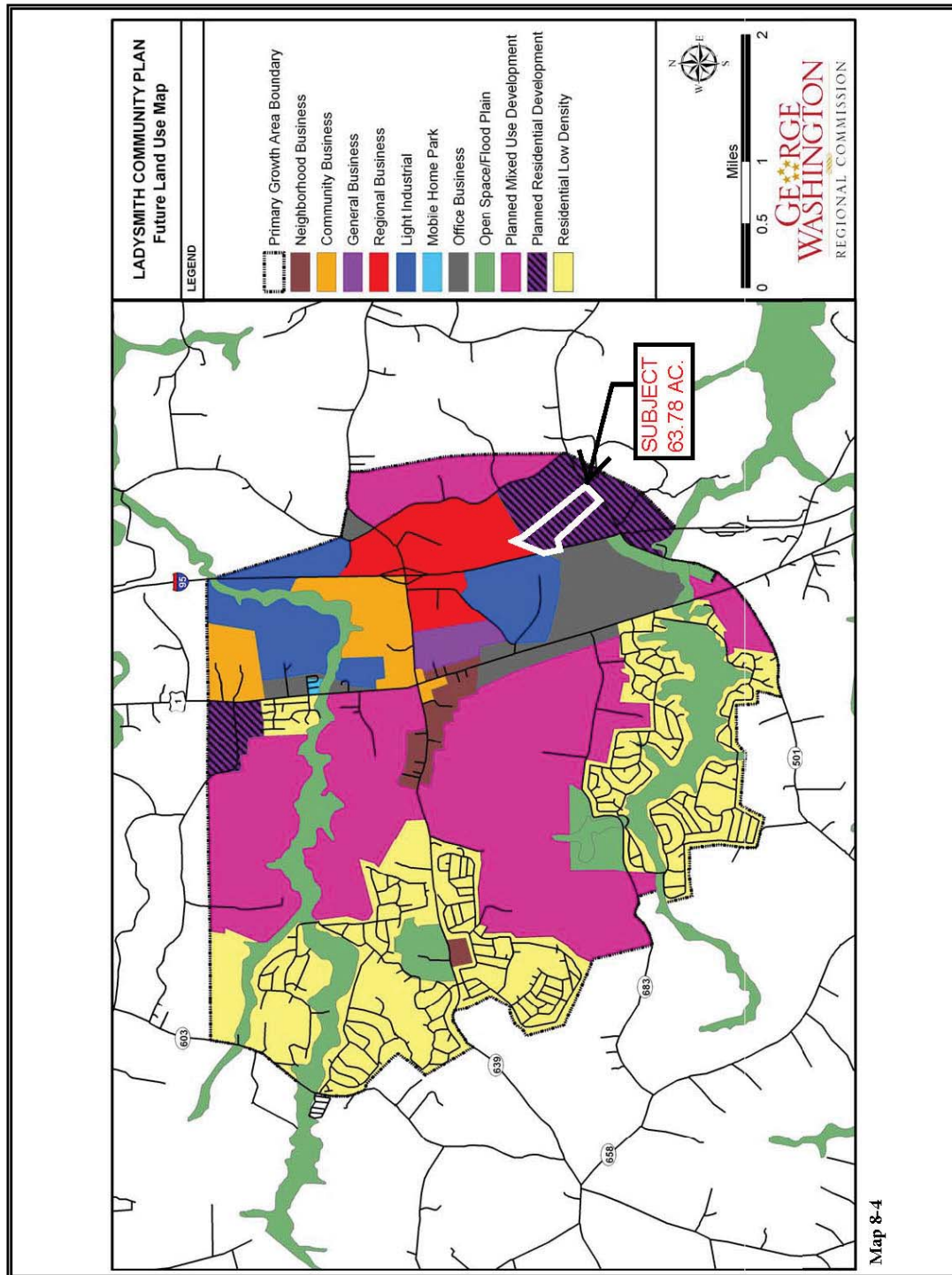
This tract is totally wooded in plantation pine which was thinned in 2006. The age of this stand appears to be 28-30 years old.



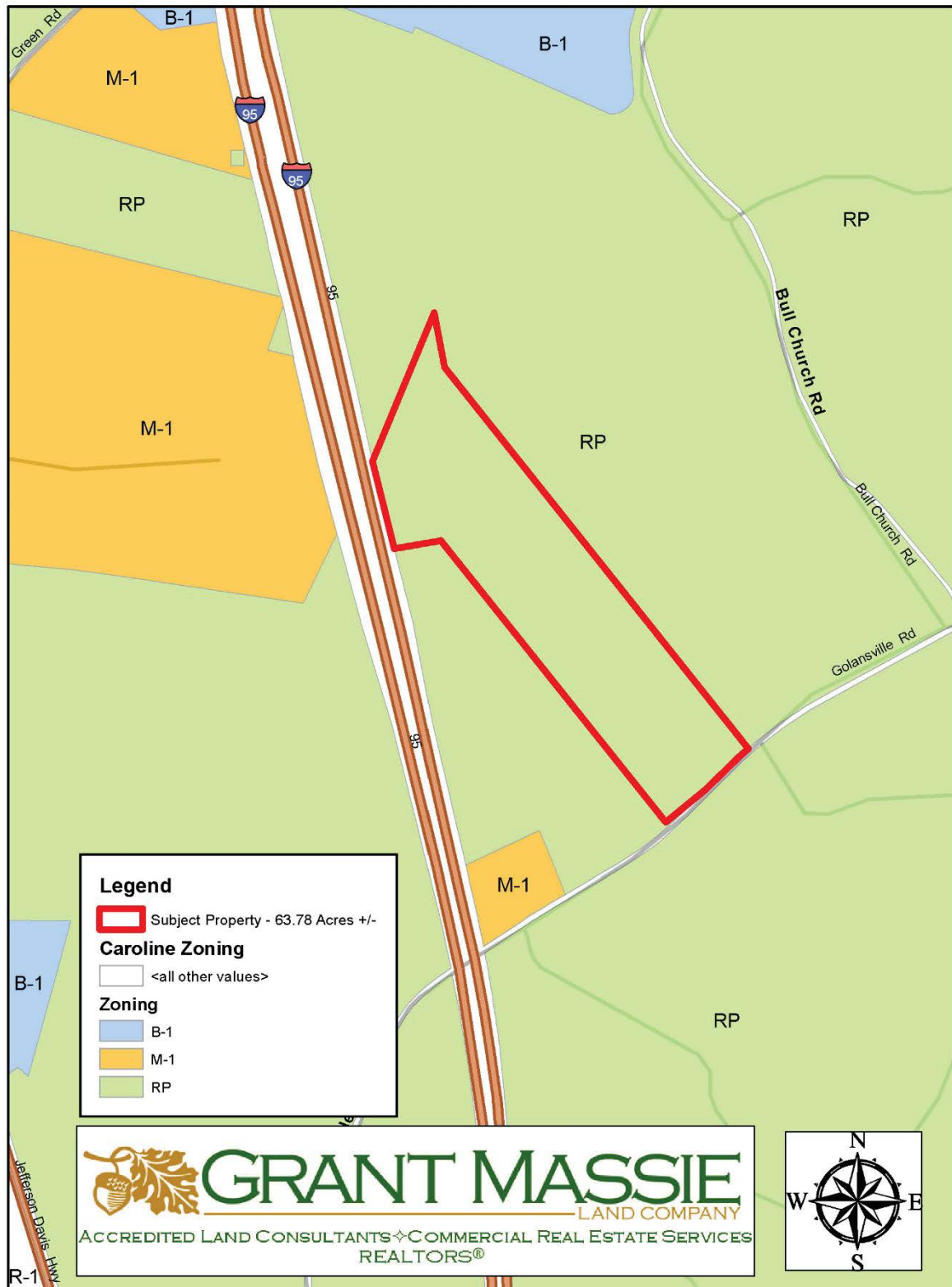
TAX MAP



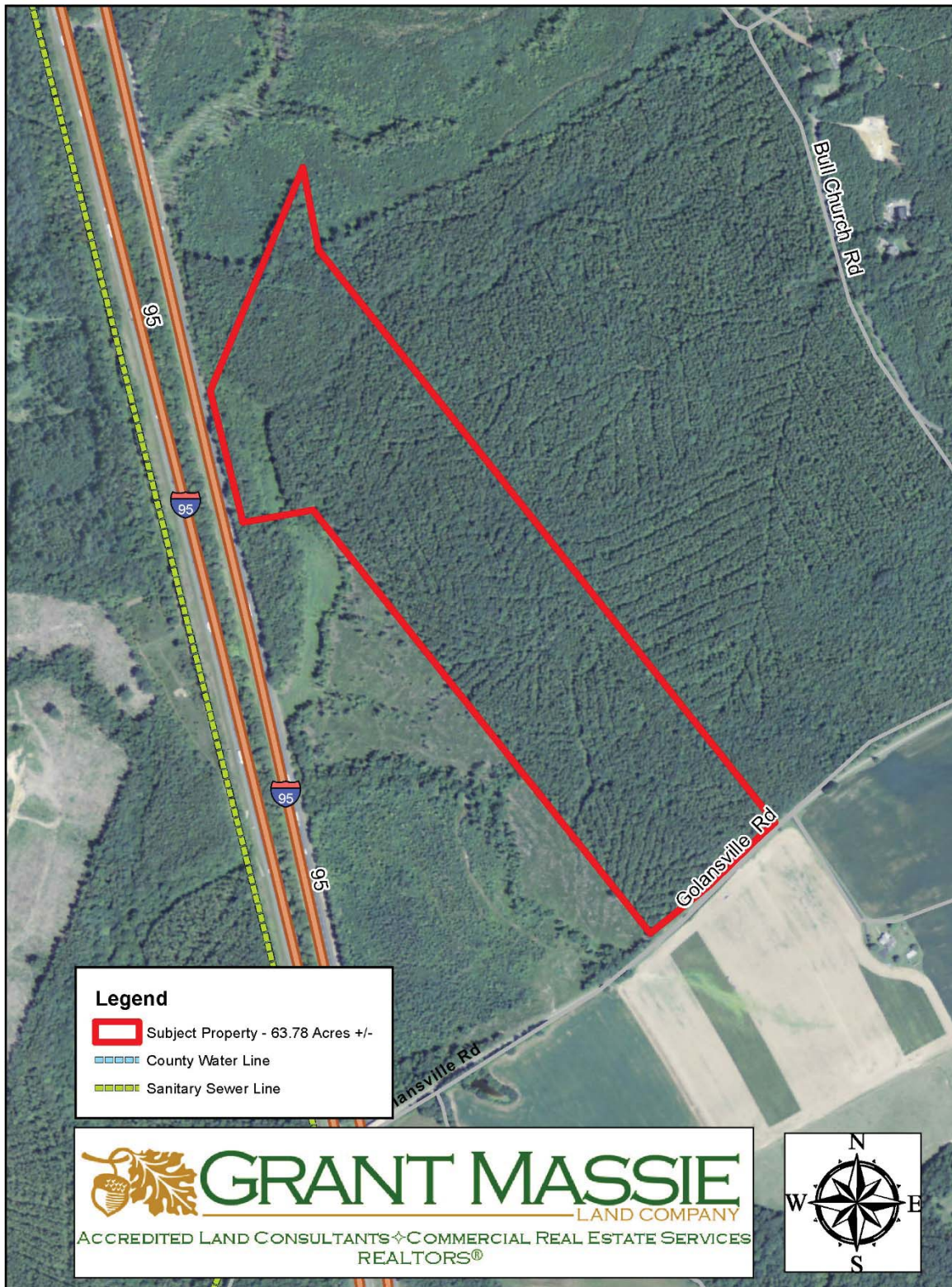
FUTURE LAND USE MAP



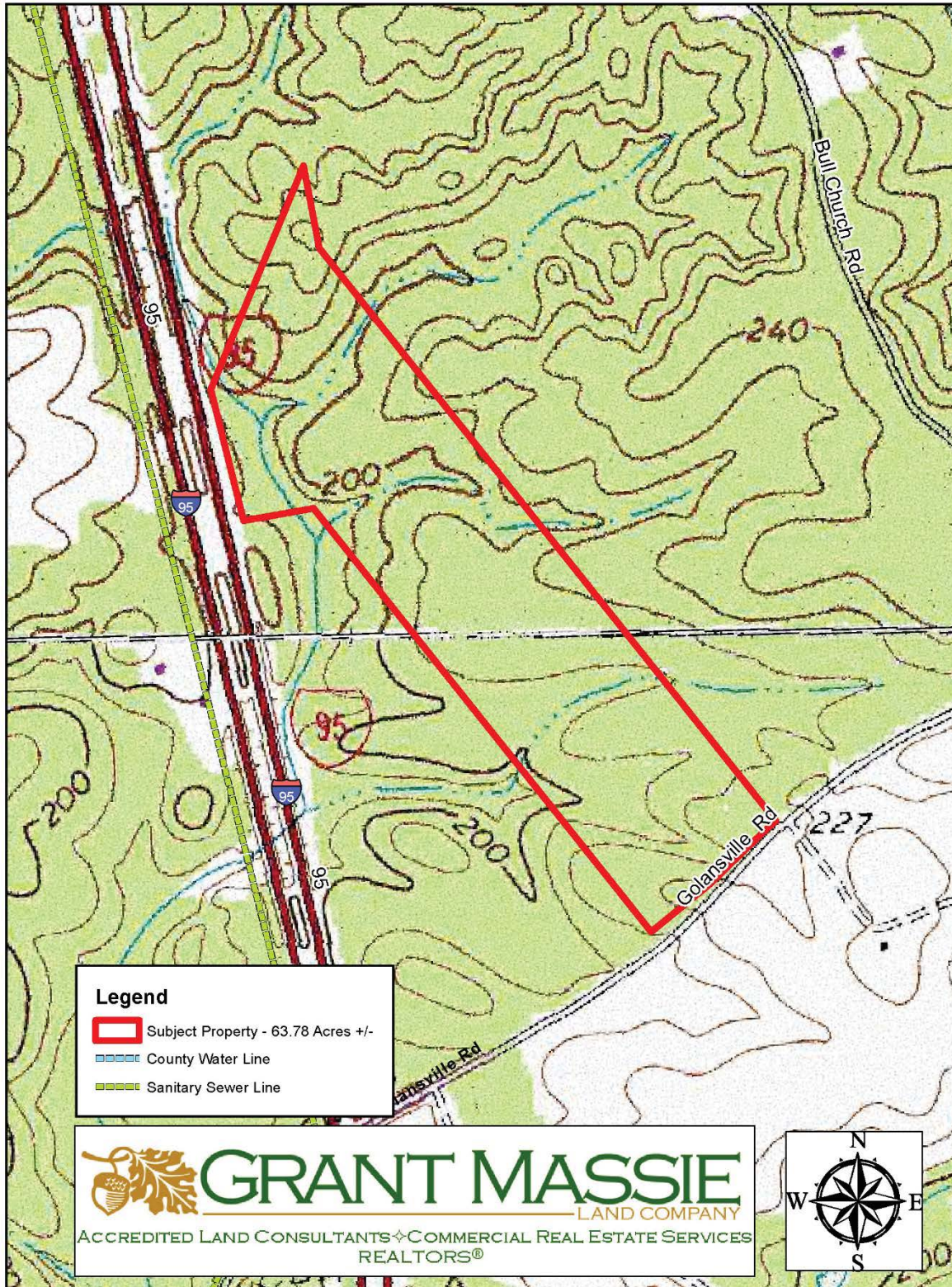
ZONING MAP



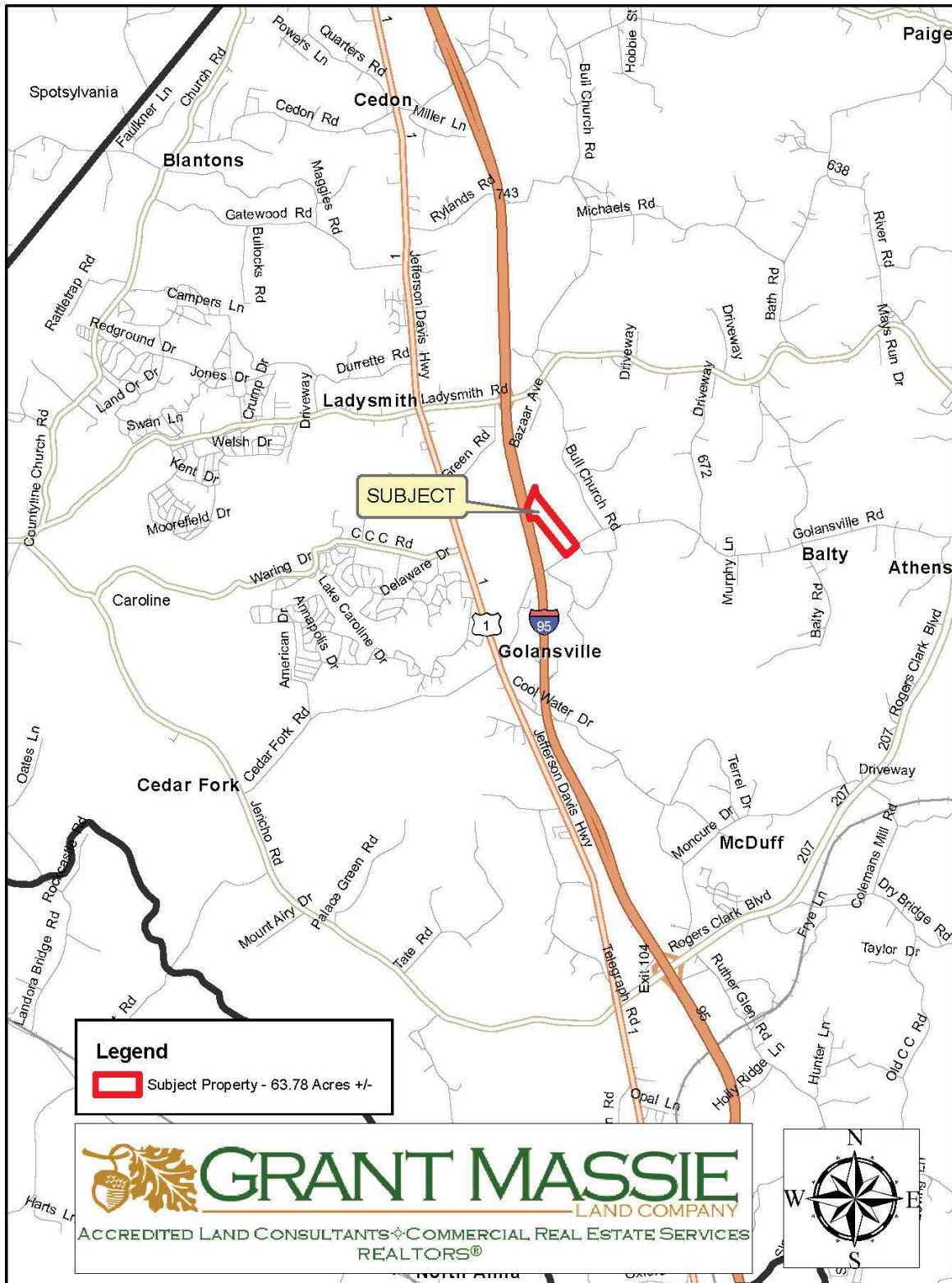
AERIAL PHOTOGRAPH



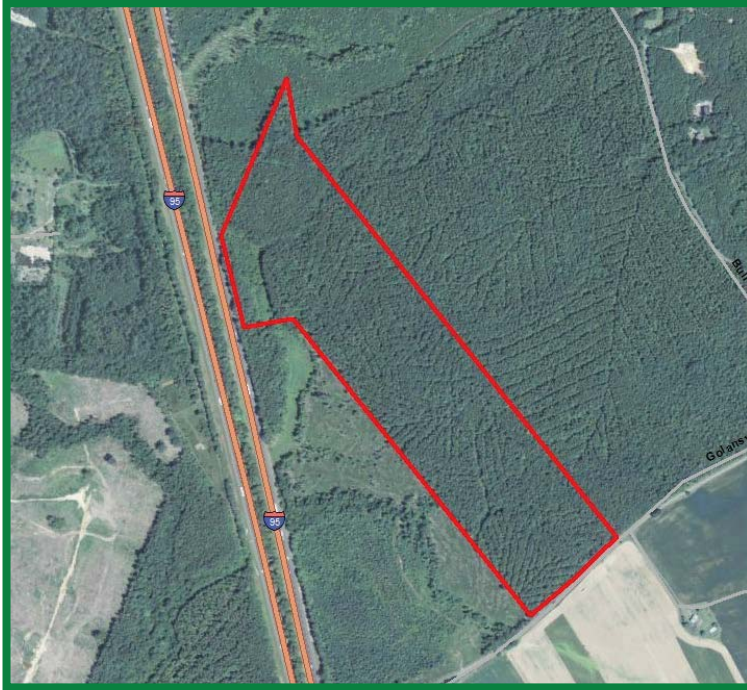
TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 63.78 ACRES IN CAROLINE COUNTY, VIRGINIA



PROPERTY INFORMATION

- *PUBLIC WATER & SEWER NEARBY
- *28-30 YEAR OLD PINE PLANTATION
- *ZONED—RURAL PRESERVATION
- *FRONTAGE ON I-95 & GOLANSVILLE RD.
- *ALL IN LADYSMITH DEVELOPMENT AREA

\$194,000

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.