

32 ACRES +/- CAROLINE COUNTY, VA

ASKING PRICE - \$160,000



REPRESENTED BY:
G. EDMOND MASSIE, IV
ALC, CCIM
804-754-3476

WILLIAM G. GRANT
ALC, VLS
804-754-3476

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 68-A-57. According to the tax records the property contains 32 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-A-57	32

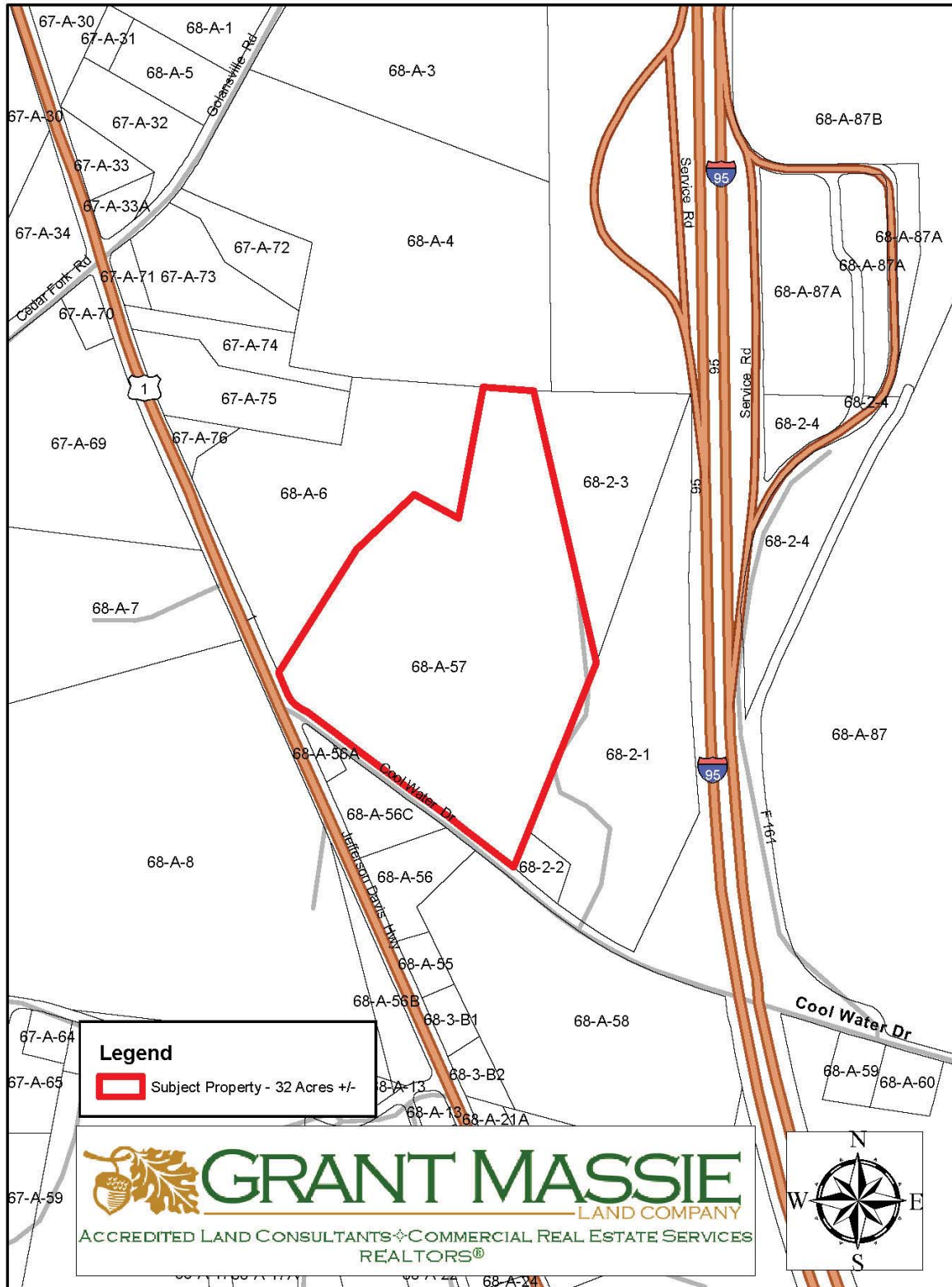
The property is zoned B-1 (Business). It has approximately 140 feet of frontage on Route 1 and 1,080 feet of frontage on Cool Water Road.

Public water is across Route 1 and Cool Water Road from the property; however there is no public sewer available.

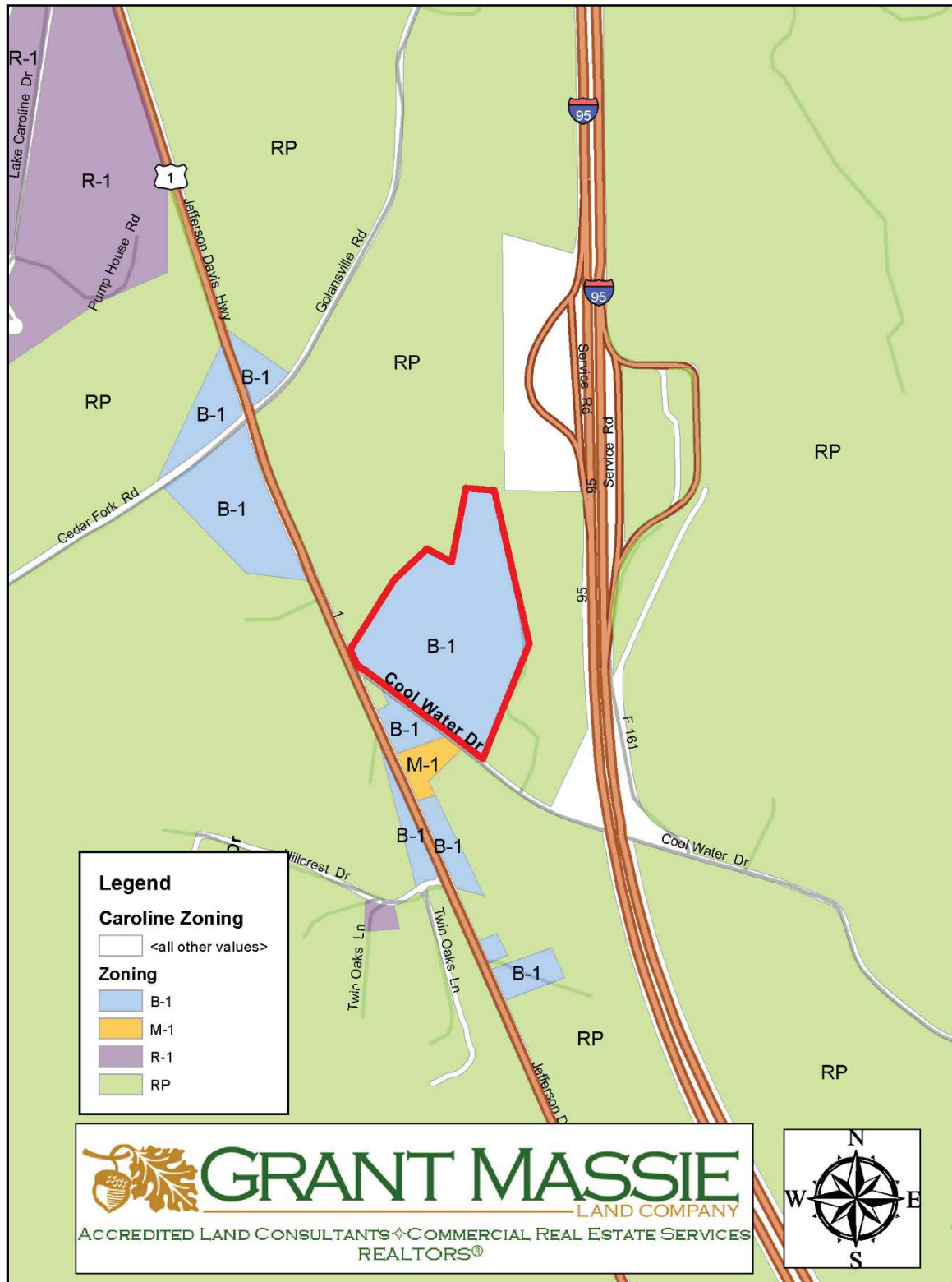
The property was all wooded but was cut-over around 2010 and has only natural regeneration.



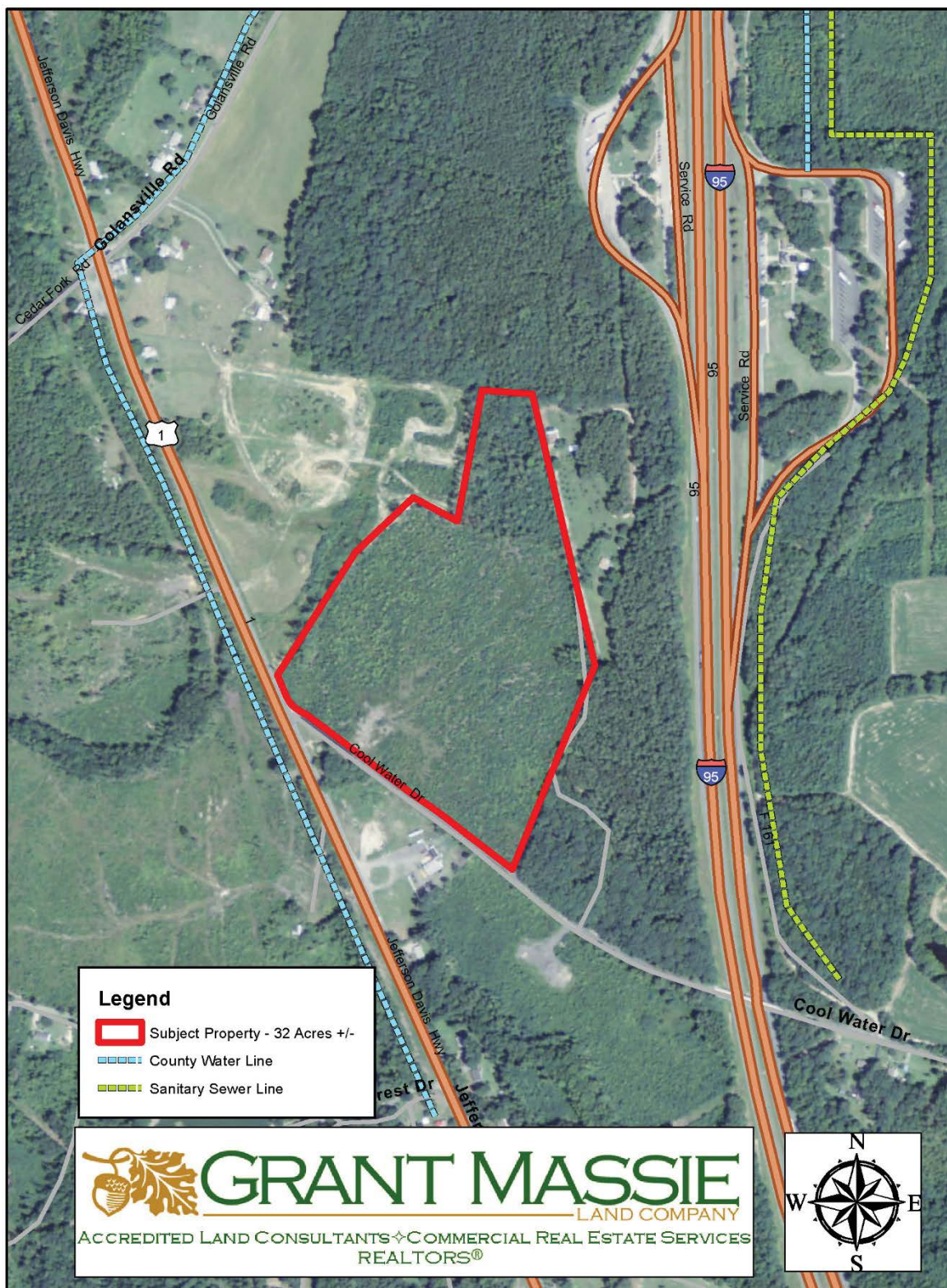
TAX MAP



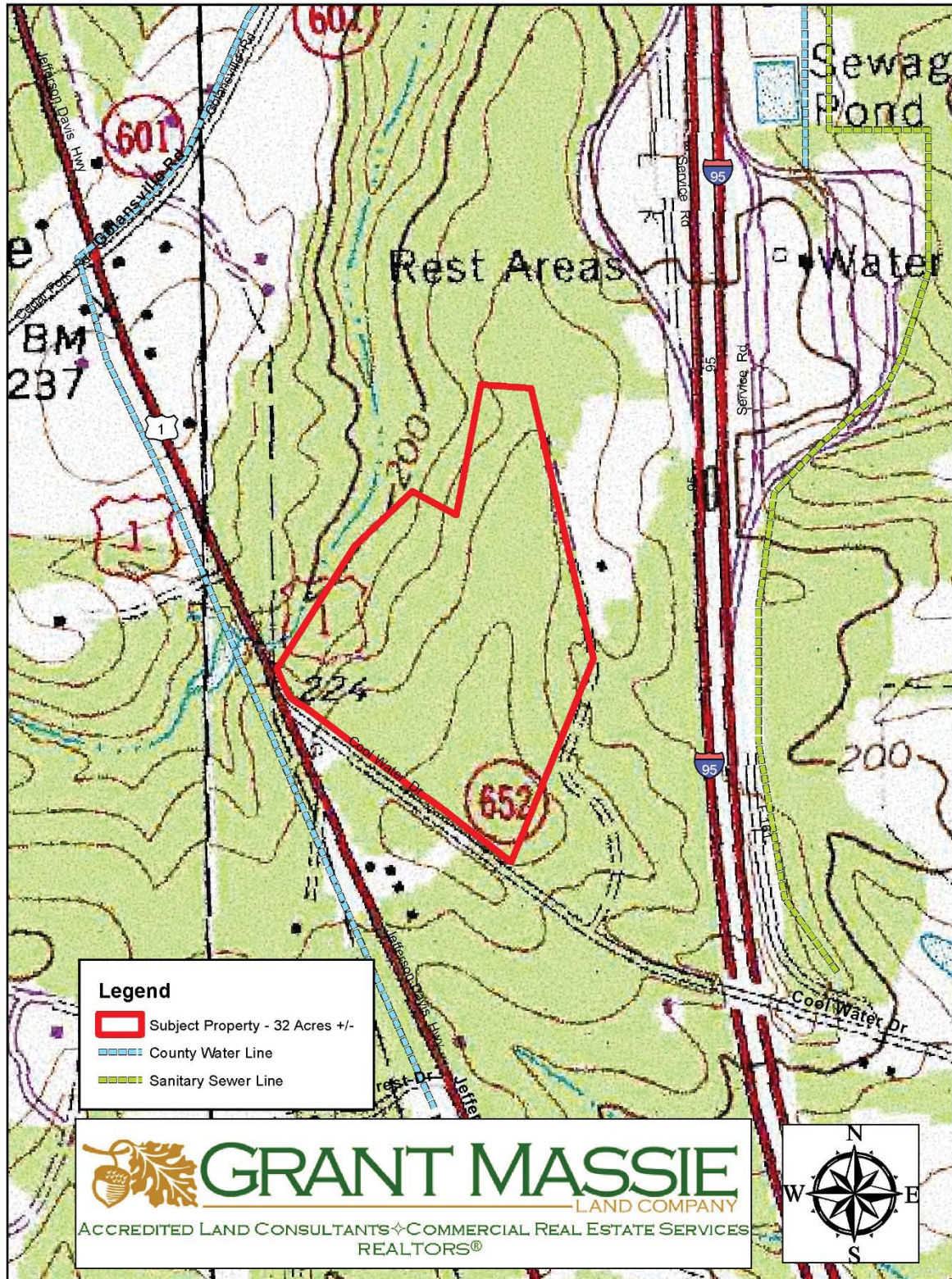
ZONING MAP



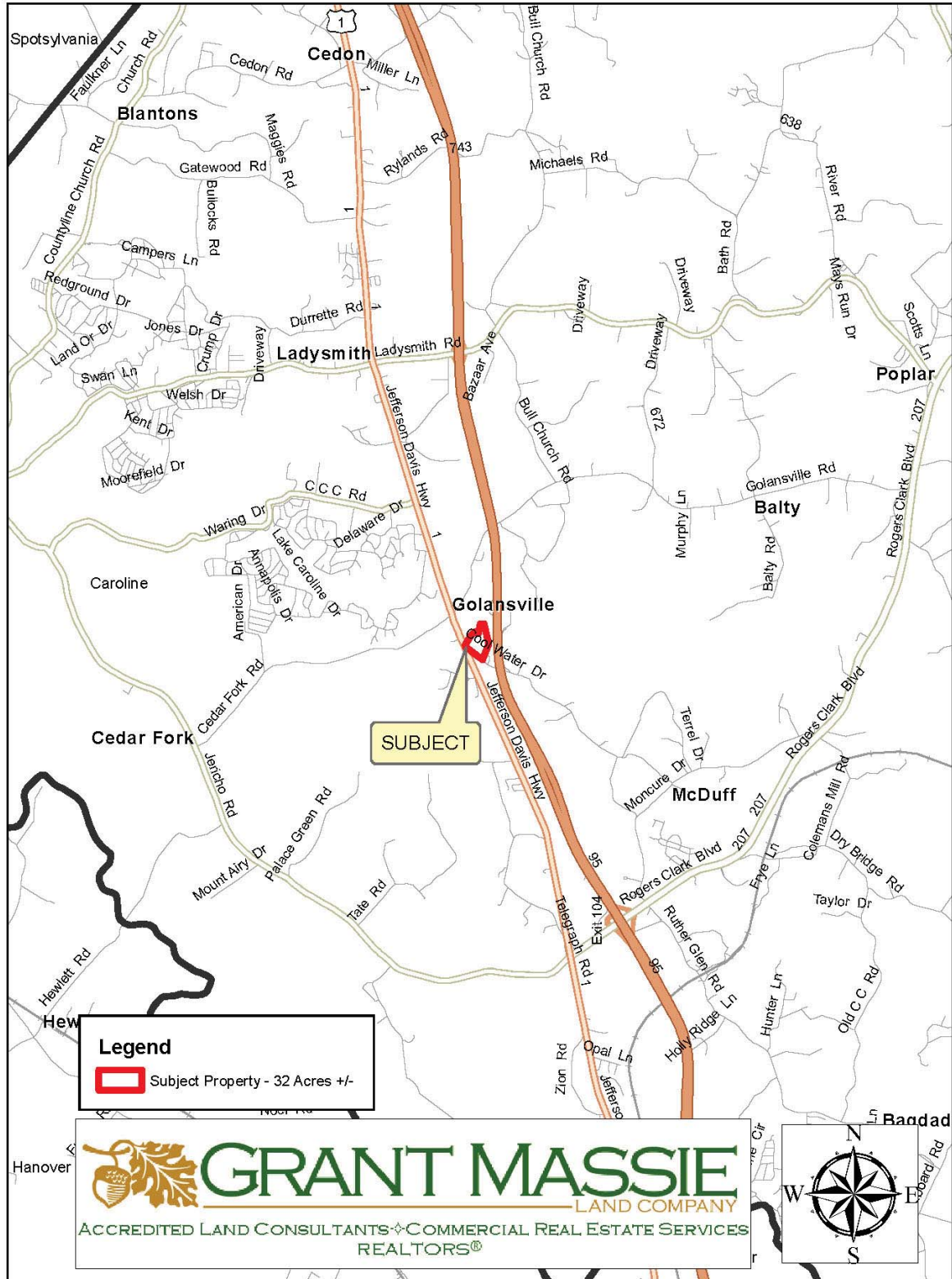
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - 32 ACRES IN CAROLINE COUNTY, VIRGINIA



PROPERTY INFORMATION

- *PUBLIC WATER AVAILABLE
- *TIMBER CUT IN 2010—NATURAL REGENERATION
- *ZONED—B-1 (BUSINESS)
- *FRONTAGE ON ROUTE 1 & COOL WATER RD
- *GREAT INVESTMENT

\$160,000

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LANDLINE 1-888-471-LAND # 2254
OR VISIT OUR WEBSITE AT
WWW.GRANTMASSIE.COM

REPRESENTED BY:

BILL GRANT

ALC, VLS

(804) 754-3476

WGRANT@GRANTMASSIE.COM

NED MASSIE

ALC, CCIM

(804) 754-3474

NMASSIE@GRANTMASSIE.COM

JEFFREY HUFF

ALC, FORESTER

(804) 750-1207

JHUFF@GRANTMASSIE.COM



GRANT MASSIE

—LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

EXPERTISE-CONSULTATION-RESULTS

1403 PEMBERTON ROAD, SUITE 106

RICHMOND, VIRGINIA 23238

(804) 750-1200—FAX: (804) 754-3485

TOLL FREE: 1-800-665-LAND

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.