

# 36.54 ACRES GOOCHLAND COUNTY, VIRGINIA

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REDUCED ASKING PRICE - \$110,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Goochland County Tax Map records as parcel number 9-12-5. According to the tax records the property contains 36.54 acres. The deed is recorded in Instrument # 010003900. The plat is recorded in Plat Cabinet D on Slide 1. A review of the Goochland County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
9-12-5	36.54

The subject property is currently zoned Agricultural. There are approximately 866 feet of road frontage on State Route 651 (Lowry Road).

The subject property is a woodland tract with a 1-acre cleared building site. In addition, about 6.5 acres was clearcut in 2010 and the remainder of the pine plantation was thinned at the same time. That cut-over acreage could easily be converted to pastureland with a little work.

The subject property is located 9.25 miles +/- southwest of the Hadensville Exit # 152 of Interstate 64. It is centrally located between Richmond and Charlottesville.

# PHOTOGRAPHS

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CLEARED BUILDING SITE



FRONTAGE ON LOWRY ROAD



MOWED TRAIL CROSSING PROPERTY



ENTRANCE OFF OF LOWRY ROAD



THINNED PINE PLANTATION

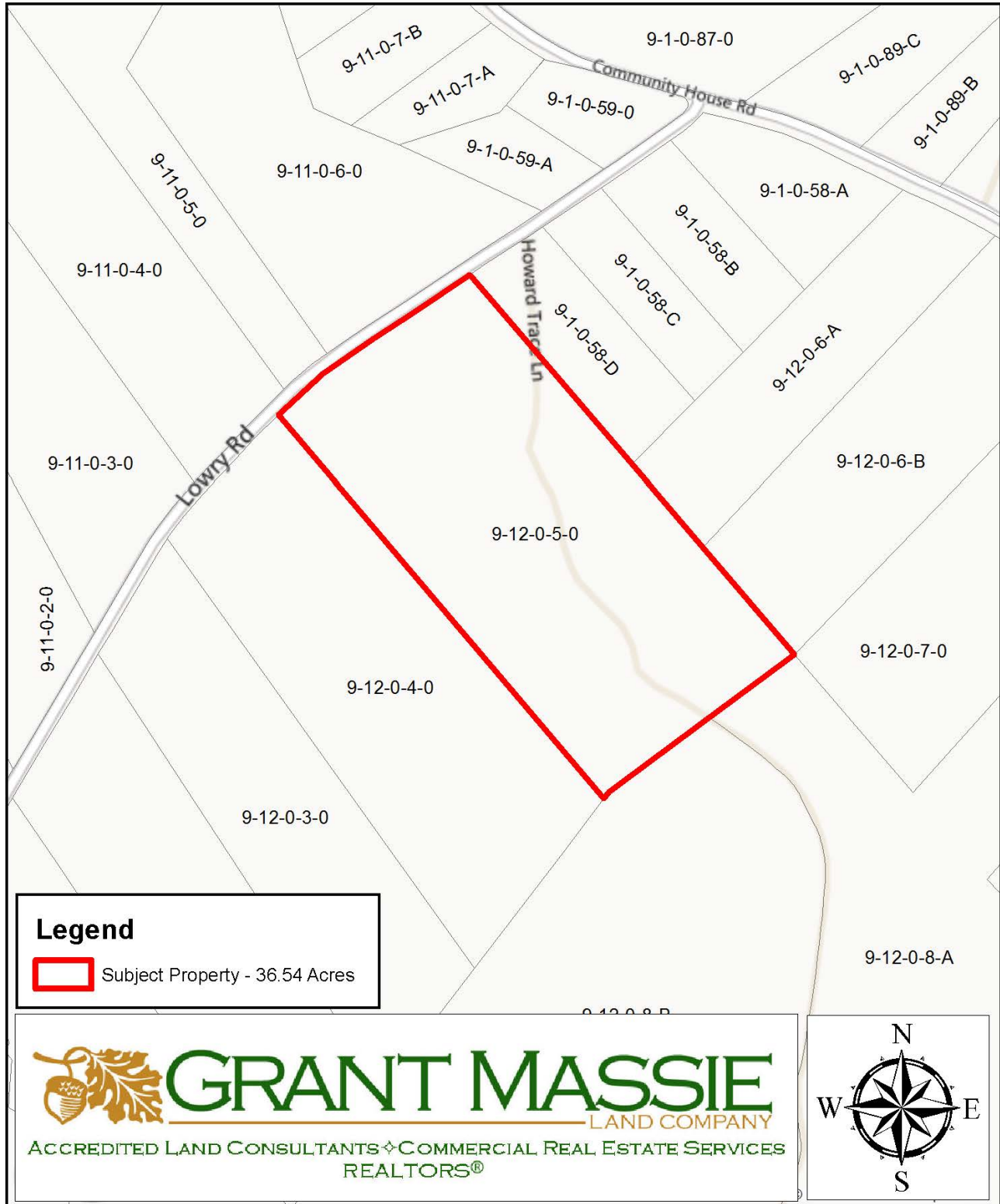


GRAVEL ROAD THROUGH PROPERTY



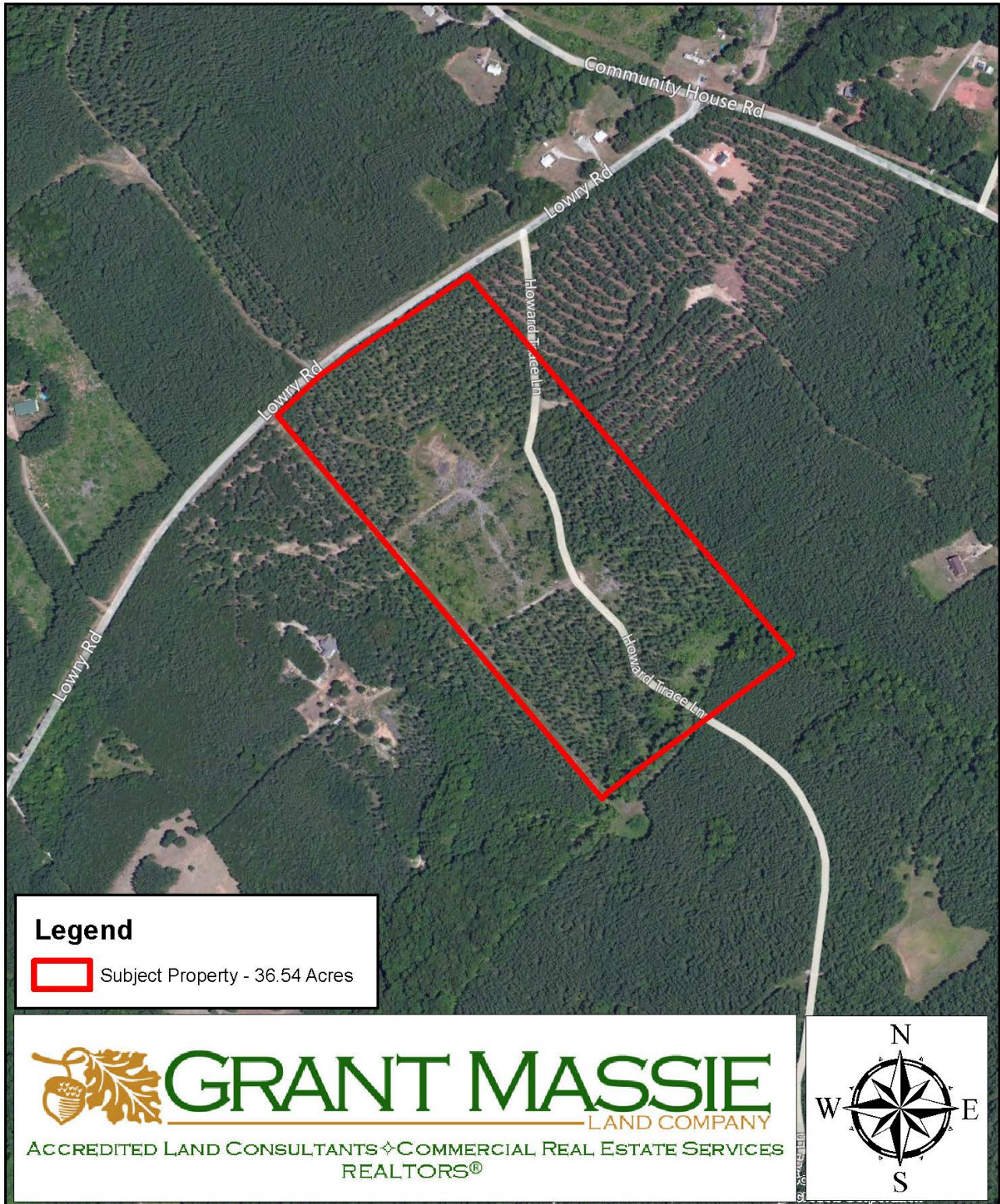
[illegible]

# TAX MAP



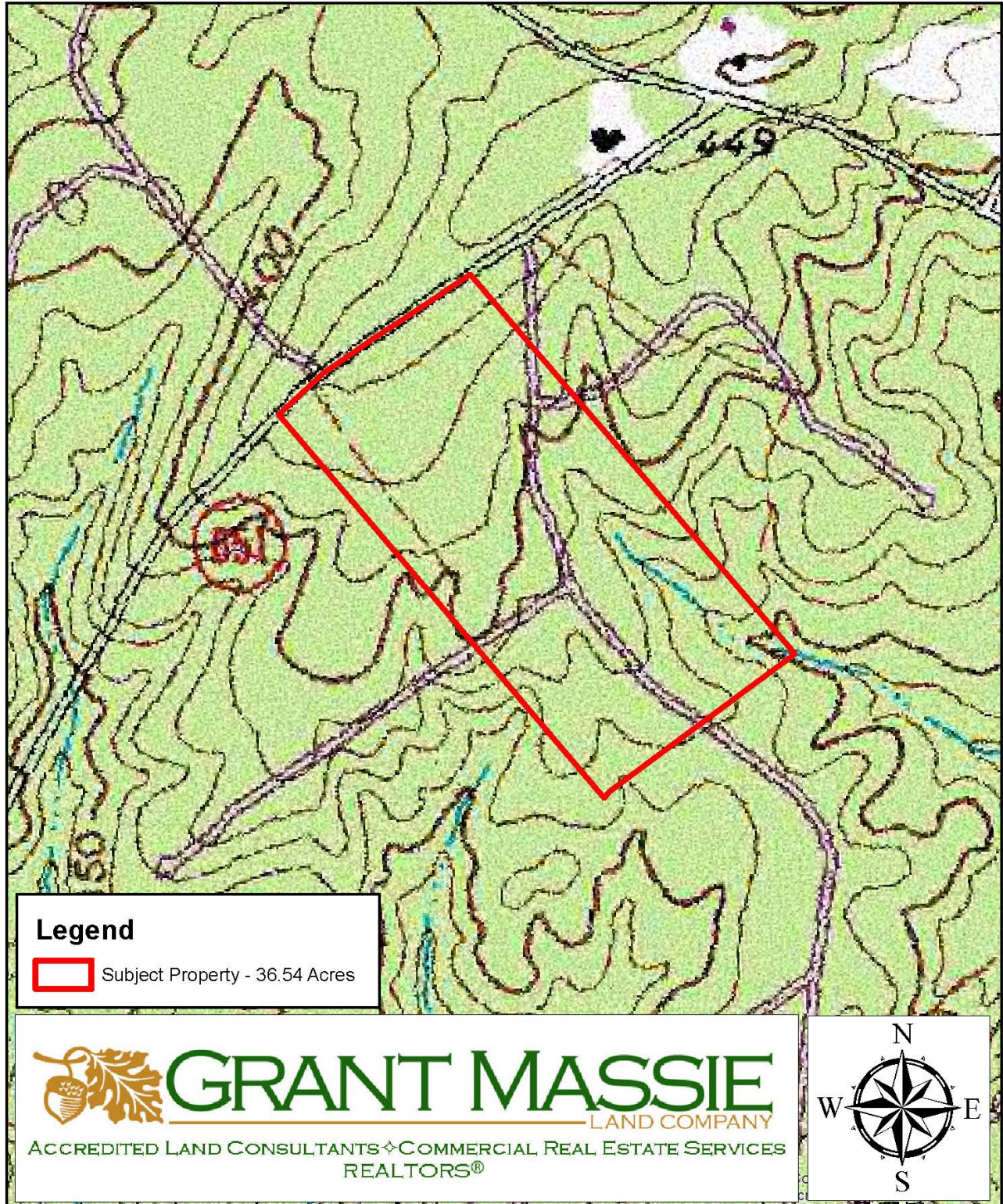


# AERIAL PHOTOGRAPH



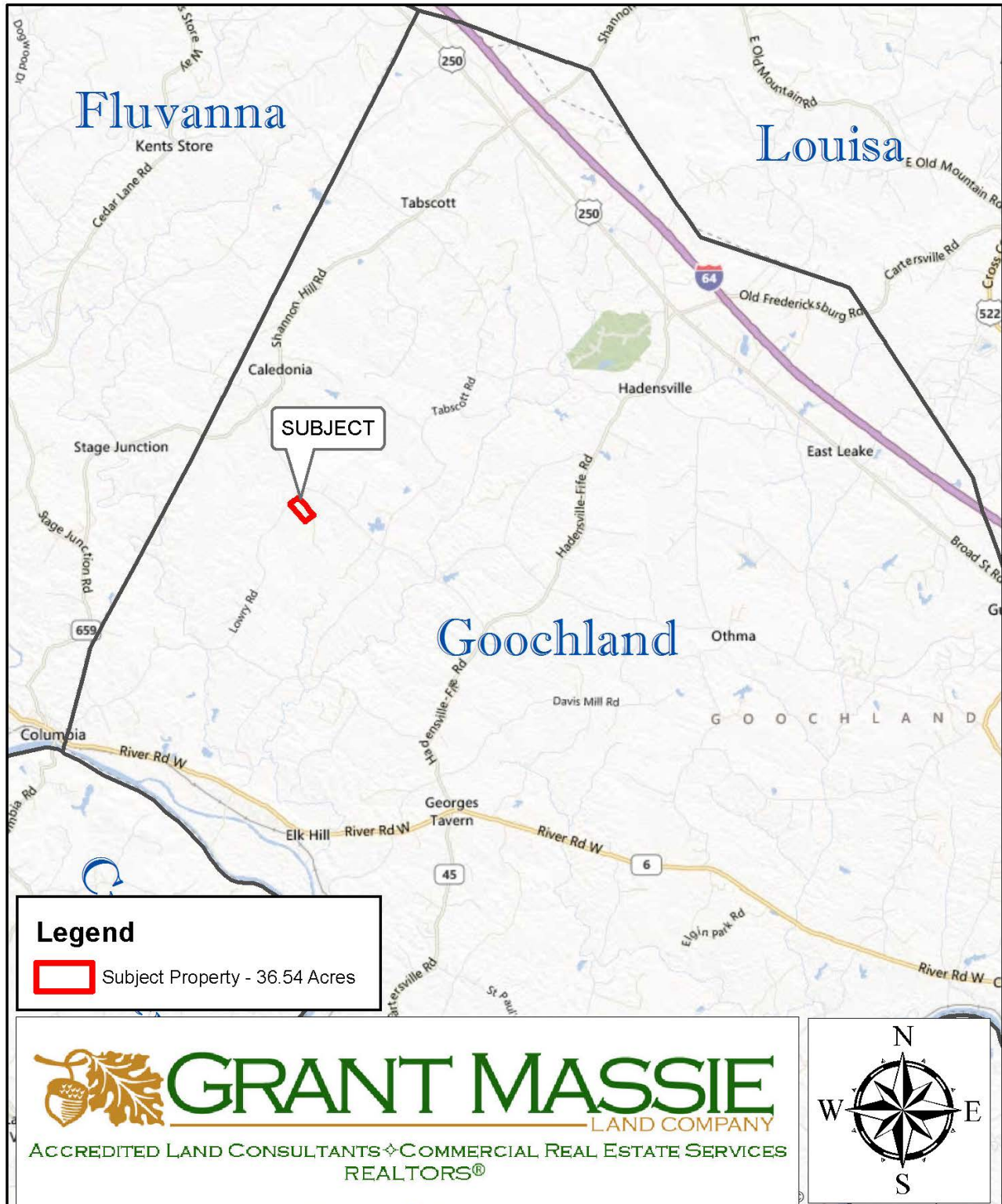


# TOPOGRAPHIC MAP





# LOCATION MAP



# 36.54-ACRE RURAL LOT FOR SALE IN GOOCHLAND COUNTY, VA



## PROPERTY INFORMATION:

- \* Wooded Building Lot in Western Goochland
- \* 1-acre Cleared Homesite
- \* 6.5 Acres +/- of Cut-over in 2010 with Conversion Potential to Pastureland for Horses
- \* Balance of Acreage in Thinned Pine Plantation
- \* 866 Feet of Frontage on Lowry Rd (Rt 651)
- \* Centrally Located between Richmond's West End and Charlottesville



**Reduced Price:  
\$110,000**

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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