

91.106 ACRES & IMPROVEMENTS KING & QUEEN COUNTY, VIRGINIA

ASKING PRICE - \$895,000



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM
804-754-3474

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

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. PLAT
- V. AERIAL PHOTO
- VI. TOPOGRAPHIC MAP
- VII. LOCATION MAP
- VIII. FLYER

PROPERTY DESCRIPTION

The subject property is shown on King & Queen County Tax Map records as parcel number 24 31L 3. According to the tax records the property contains 91 acres. The deed is recorded in Deed Instrument# 060001329. A review of the King & Queen County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
24-31L-3	91

Property Address: 20206 The Trail, Little Plymouth, VA 23091

The subject property is currently zoned Agricultural. There are approximately 1,100 feet of road frontage on Route 14 and 1,700 feet frontage on Route 602.

General Features:

- Improvements built in 1990
- Main house and guest quarters attached by breezeway (enclosed & heated)
- Approximately 3,266 square feet in main house and 938 square feet in guest quarters
- Large pond with sand bottom, spring fed
- Anderson windows
- 2 zone heat/ AC in main house, guest house with separate zone
- 25kw generator powered by propane –automatic start if power goes out–will run most of main and guest house
- Water softener unit for both houses
- Approx. 45 acres open land in crops and pasture and 45 acres wooded
- Architectural shingles, copper flashing

Main House Room Features:

- Over-sized Dining Room with chair-rail and wainscoting
- Eat-in Kitchen with Jenn-air range, pantry with sliding drawers, microwave, side-by-side refrigerator, Maytag dishwasher, Center Island, - Large breakfast area
- 5 year old Wilsonart tile floor in Kitchen and Laundry room
- Family room with natural wood beam ceiling, wood floors and doors leading to backyard patio
- Sunroom also has doors leading to backyard patio
- Satellite conveys, with converter
- First Floor office/ computer room or sitting room with built-in shelves and cabinets
- Two bedrooms, full bath, and powder room on first level
- Master suite on 2nd level with private bath and spare room (could be exercise room or huge walk-in closet), pearl jetted garden tub, window seats with storage underneath, access to 3 large attic storage spaces, separate linen closet
- Laundry room with laundry tub, shelves & built-in ironing board
- Breezeway between main and guest houses with ceramic floor & ceiling fans

Guest House features:

- Large living room with attached kitchenette
- Large Bedroom upstairs with vaulted ceiling
- Full bath with shower downstairs; half bath upstairs
- Separate hot water heating
- Separate heat/ AC system

Barn Features:

- Metal Barn - 42 feet by 96 feet
- Numerous electrical outlets
- Phone and water available
- Well-drained barn with french drains added for additional moisture control

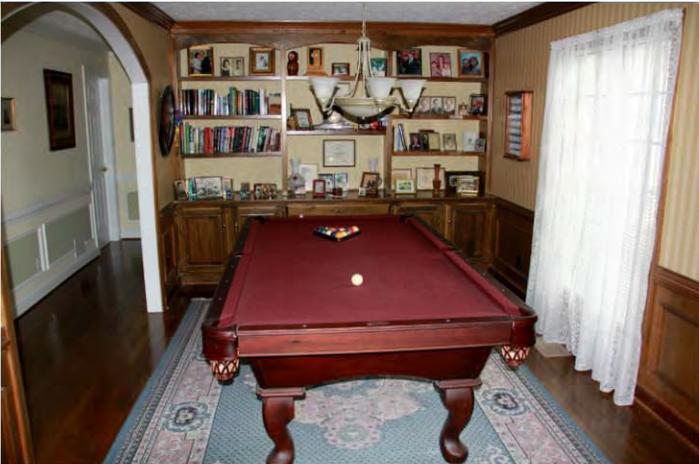
Other buildings and Features:

- 3 fenced pastures (largest one 14 acres)
 - 1 car attached garage with automatic door opener at guest house
 - Over-sized 2 car detached garage with workshop space, half bath, office area with phone line, water
 - Indoor/outdoor dog kennels with grooming area, sink, storage,
 - large closed-door shed with electricity plus covered open shed for storage of lawn equipment
 - Access to Melrose Landing and Pier on Mattaponi River (good fishing – Rockfish, Croakers, Catfish and others)
 - Two Deep Wells, Three Septic Tanks
-
- Hardwood timber on river side of the property and planted pine plantation along Route 14.
 - Equipment to maintain the property included with sale
 - Furnishings along with many antiques may transfer with property
 - Owner financing available

PHOTOGRAPHS



MAIN HOUSE



MAIN HOUSE



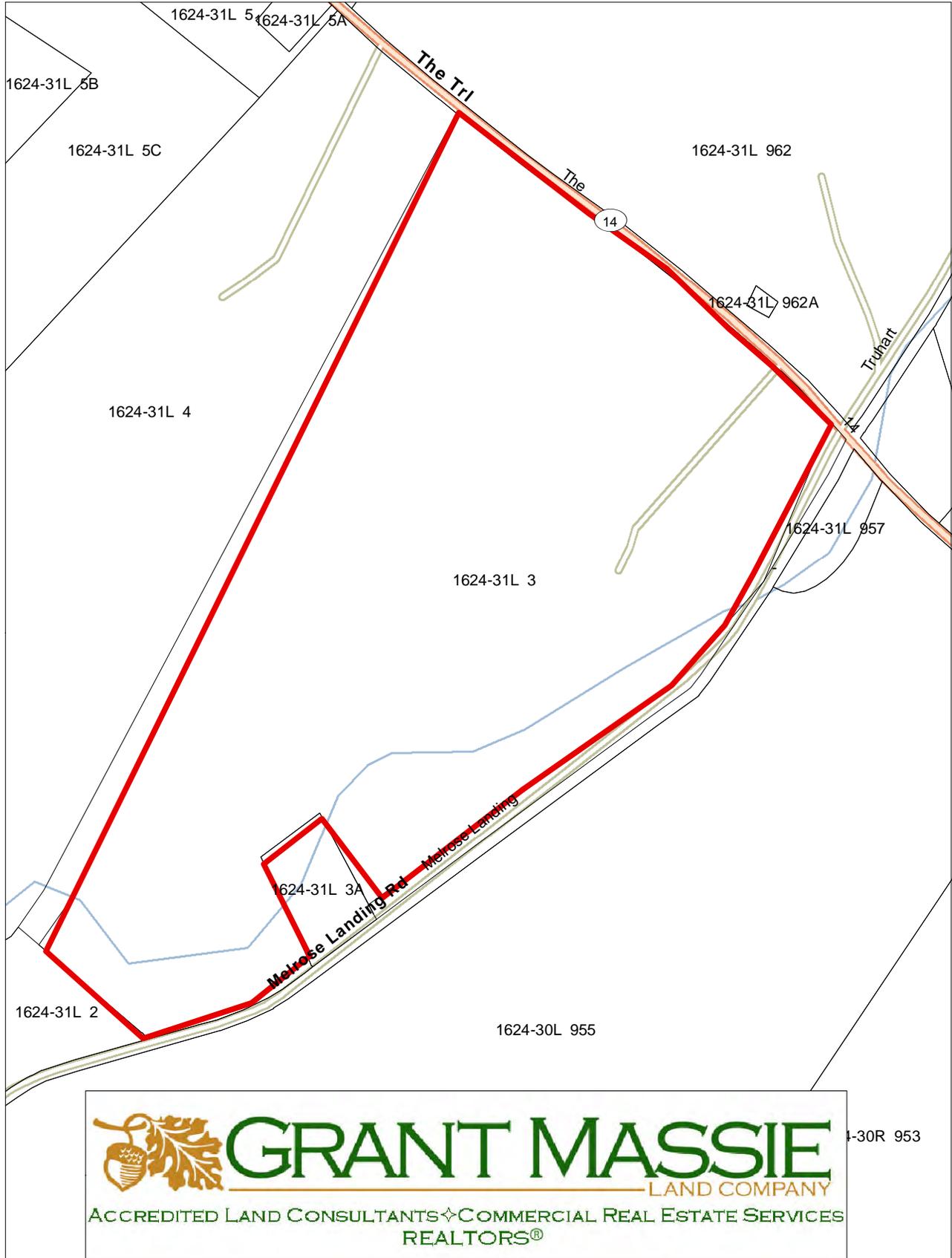
MOTHER-IN-LAW SUITE



ENTRANCE & RIVER PIER



TAX MAP

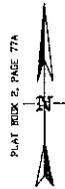


GRANT MASSIE
LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

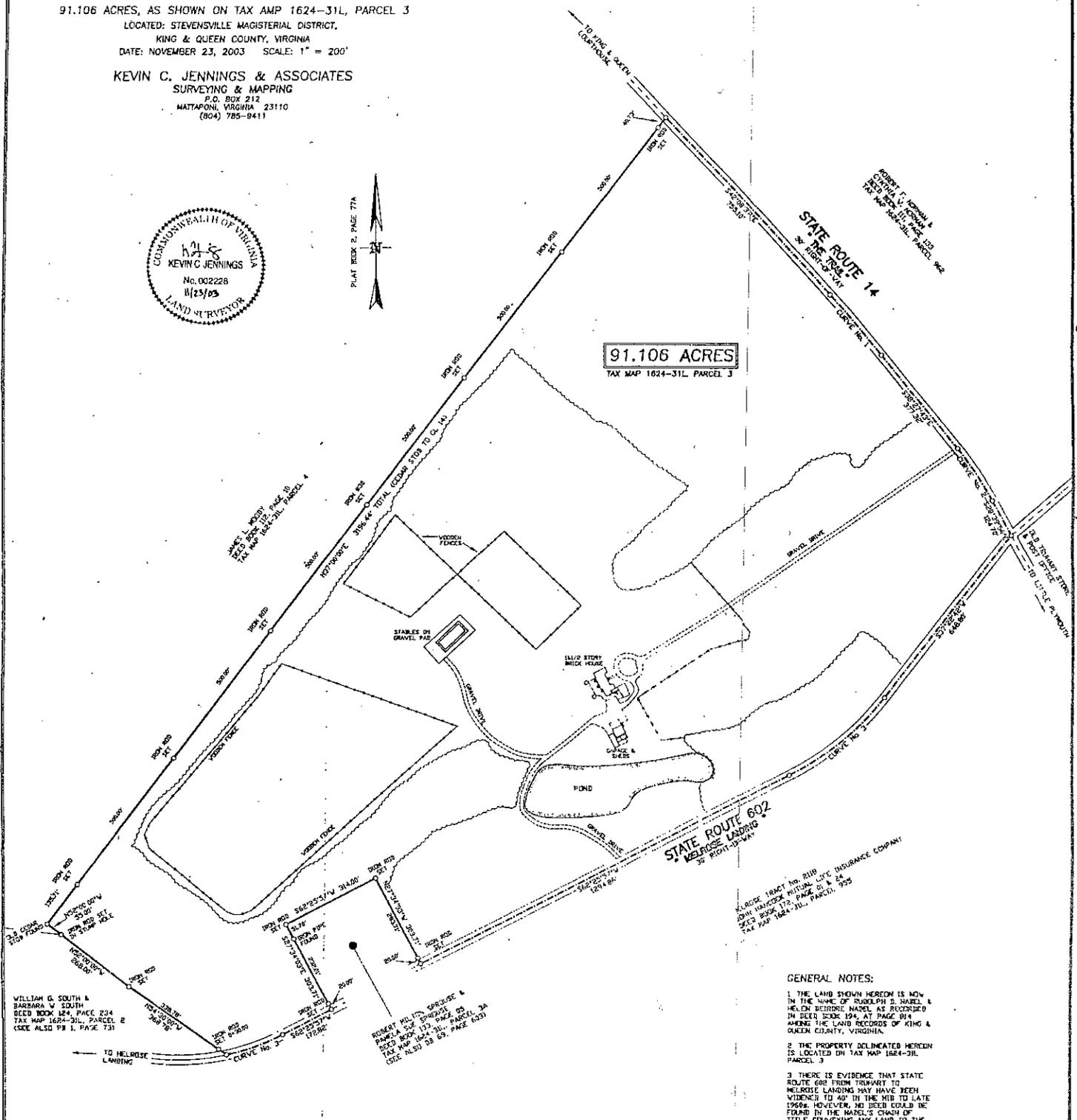
BOUNDARY SURVEY
 OF PROPERTY STANDING IN THE NAME OF
H. D. NABEL & HELEN DEIRDRE NABEL

BEING
 91.106 ACRES, AS SHOWN ON TAX MAP 1624-31L, PARCEL 3
 LOCATED: STEVENSVILLE MAGISTERIAL DISTRICT,
 KING & QUEEN COUNTY, VIRGINIA
 DATE: NOVEMBER 23, 2003 SCALE: 1" = 200'

KEVIN C. JENNINGS & ASSOCIATES
 SURVEYING & MAPPING
 P.O. BOX 212
 MATTAPONI, VIRGINIA 23110
 (804) 785-9411



91.106 ACRES
 TAX MAP 1624-31L, PARCEL 3



GENERAL NOTES:

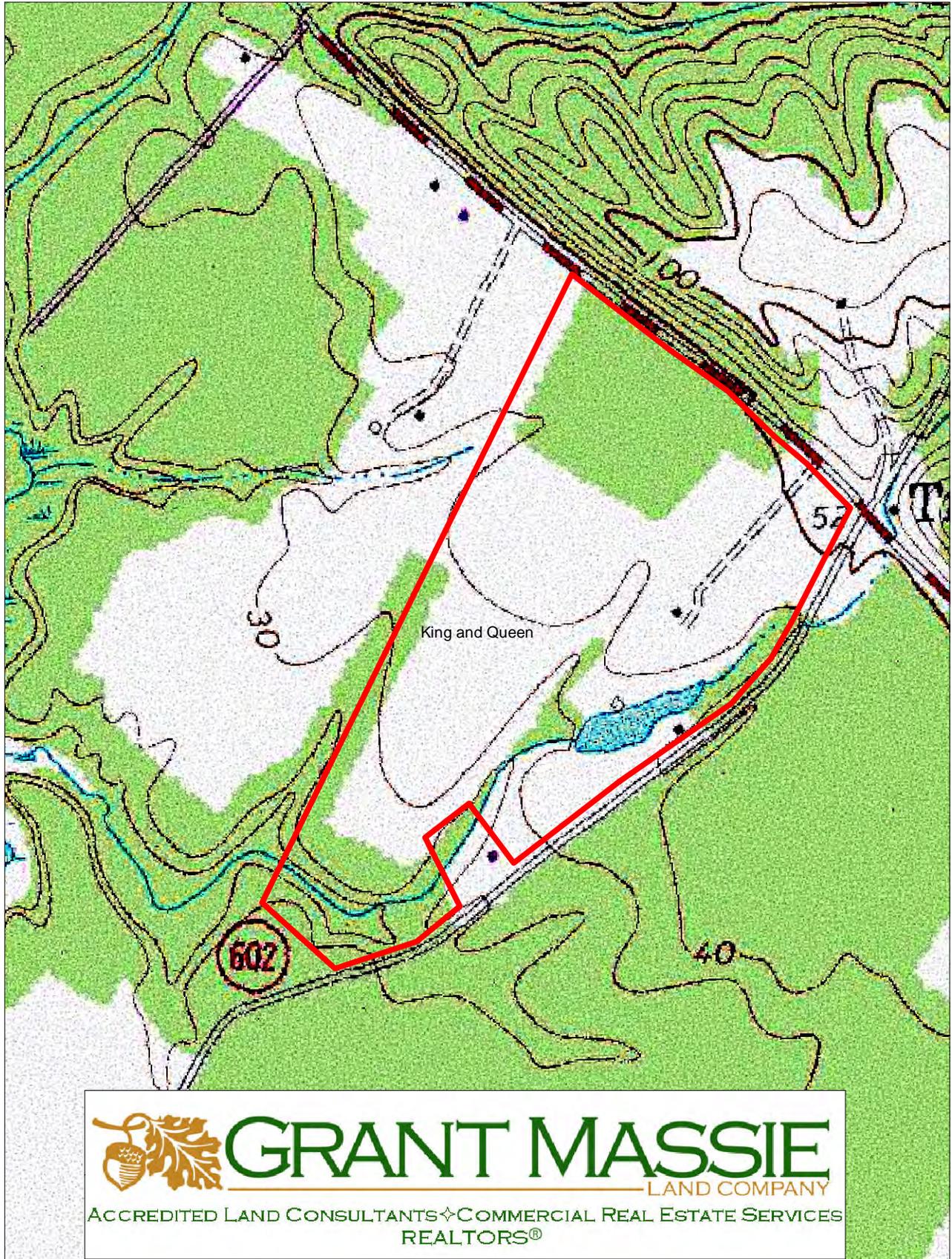
1. THE LAND SHOWN HEREON IS NOW IN THE NAME OF RUSSELL B. NABEL & HELEN DEIRDRE NABEL AS RECORDED IN DEED BOOK 104, AT PAGE 814. WHEREIN THE LAND RECORDS OF KING & QUEEN COUNTY, VIRGINIA.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 1624-31L, PARCEL 3.
3. THERE IS EVIDENCE THAT STATE ROUTE 602 FROM TRUWANT TO HELWISSE LANDINGS MAY HAVE BEEN VIGNETED TO 40' IN THE MID TO LATE 1960s. HOWEVER, NO DEED COULD BE FOUND IN THE NABELS' CHAIN OF TITLE CONVEYING ANY LAND TO THE COMMONWEALTH. RESEARCH IN THE HANCOCK ARCHIVES, CORP'S PARCEL PRODUCED NO DEED OF RECORD EITHER.
4. THEREFORE, IT IS PRESUMED THAT ROUTE 602 ADJACENT TO NABEL IS STILL A 30' PRESCRIPTIVE ROW PER THE 1907 ACT.
5. THE INFORMATION SHOWN ON THIS PLAT WAS BASED ON A CURRENT FIELD SURVEY.
6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

NO.	RADIUS	DELTA	ARC LENGTH	TAN	CHORD BEARING	CHORD DIST.
1	3856.20'	03°40'34"	247.79'	123.94'	S40°18'11"E	247.79'
2	1147.50'	09°47'48"	196.28'	98.24'	S33°33'53"E	193.96'
3	3811.2'	25°03'15"	284.18'	195.21'	S49°54'19"W	381.12'
4	791.36'	15°09'26"	163.55'	93.32'	S78°08'43"W	163.01'

AERIAL PHOTO



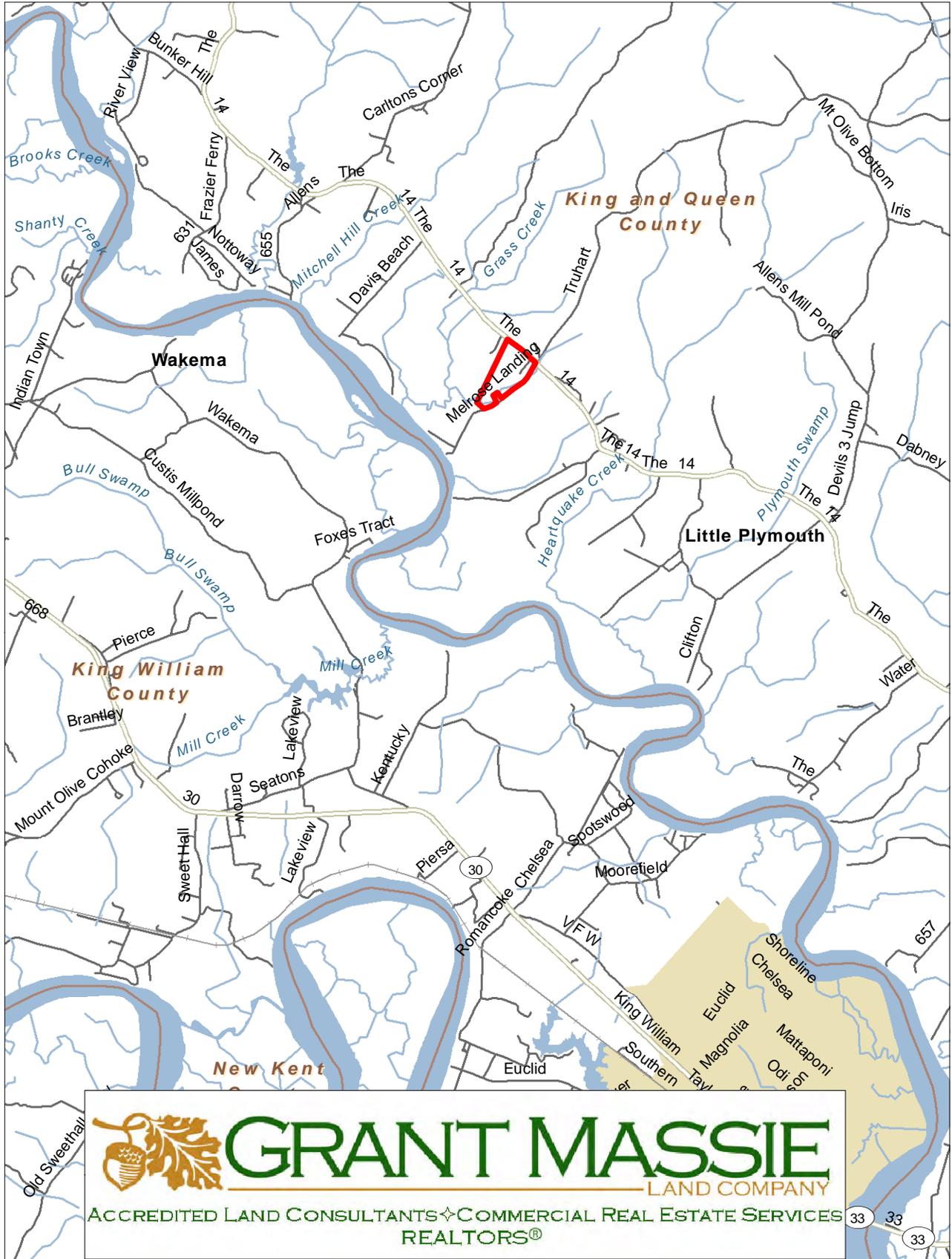
TOPOGRAPHY MAP



GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

LOCATION MAP



BEAUTIFUL ESTATE ON 91.1 ACRES FOR SALE IN KING & QUEEN COUNTY



PROPERTY INFORMATION:

- * Brick 3,266 sqft Home with 938 sqft Guest House, Garage & More
- * 4,032 sqft Metal Horse Barn with Water, Electricity & Phone Service
- * Approximately 45 Acres of Open Land
 - * Road Frontage on Two Roads
 - * Mattaponi River Access
- * Locate on Route 14—13 mi to West Point



ASKING PRICE

\$895,000

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE
1-888-471-LAND #2244
OR VISIT OUR WEBSITE
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

 **GRANT MASSIE**
LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON RD., SUITE 106, RICHMOND, VA 23238
804-750-1200—TOLL FREE: 1-800-665-LAND

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED