

# 1 22.75 ACRES CAROLINE COUNTY, VIRGINIA

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ASKING PRICE ~ \$283,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 51-A-71. According to the tax records the property contains 122.75 acres. The deed is recorded in Will Book 47 on Page 314. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
51-A-71	122.75

The subject property is currently zoned Rural Preservation (RP). There are approximately 775 feet of road frontage on State Route 603 (Countyline Church Road).

The subject property borders South River. It is located adjacent to the Lake Land'Or Subdivision.

A portion of the subject property is located in the Primary Growth Area - Ladysmith Sub-Area under the designation of a PUD - Rural Hamlet (See Land Use Map).

The subject property is completely wooded, except for a very small area near the cemetery that is open. The property's woodland consists of the following:

- 1) 30 Acres +/- of pines established in the early 1990s (25 years old +/-);
- 2) 17 Acres +/- of pines established around 1995 (20 years old +/-);
- 3) 45 Acres +/- of young pines established around 2007 (8 years old +/-); and
- 4) 30 Acres +/- of natural mixed hardwoods/pines along South River.

The subject property is located 5.8 miles West of the Ladysmith Exit # 110 of Interstate 95.

# PHOTOGRAPHS

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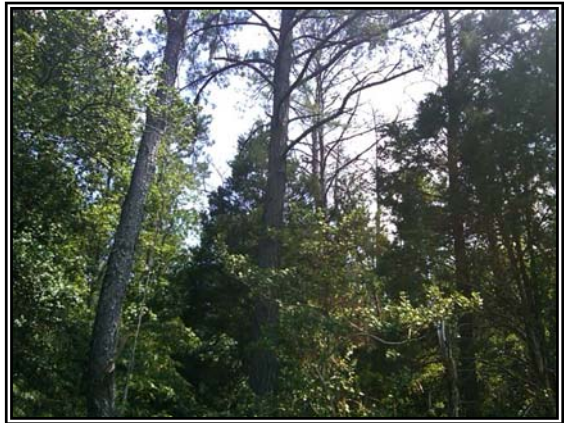
MIXED WOODS



INTERIOR WOODS ROAD



20 YR OLD +/- PINES



25 YR OLD +/- PINES

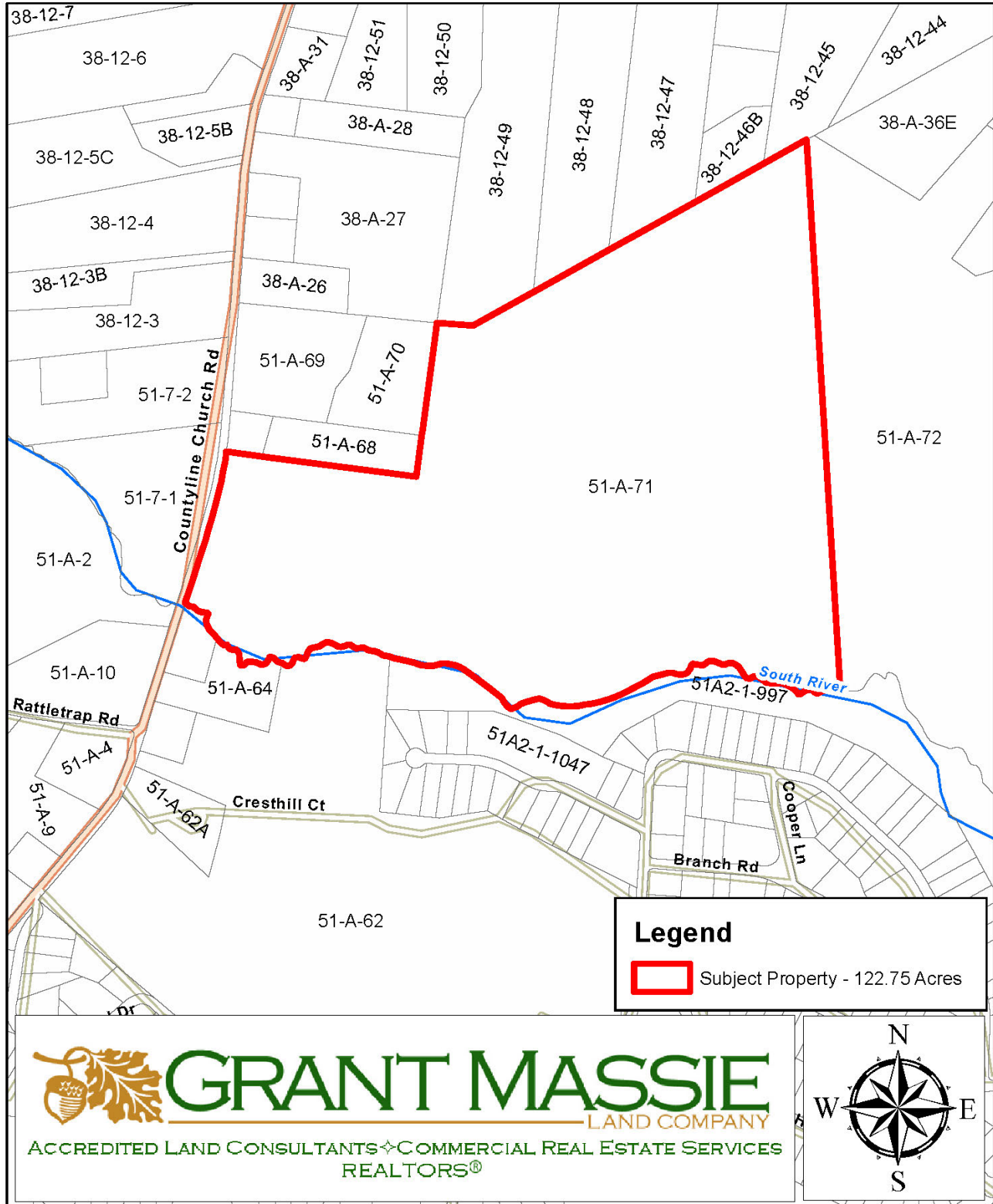


8 YR OLD +/- PINES



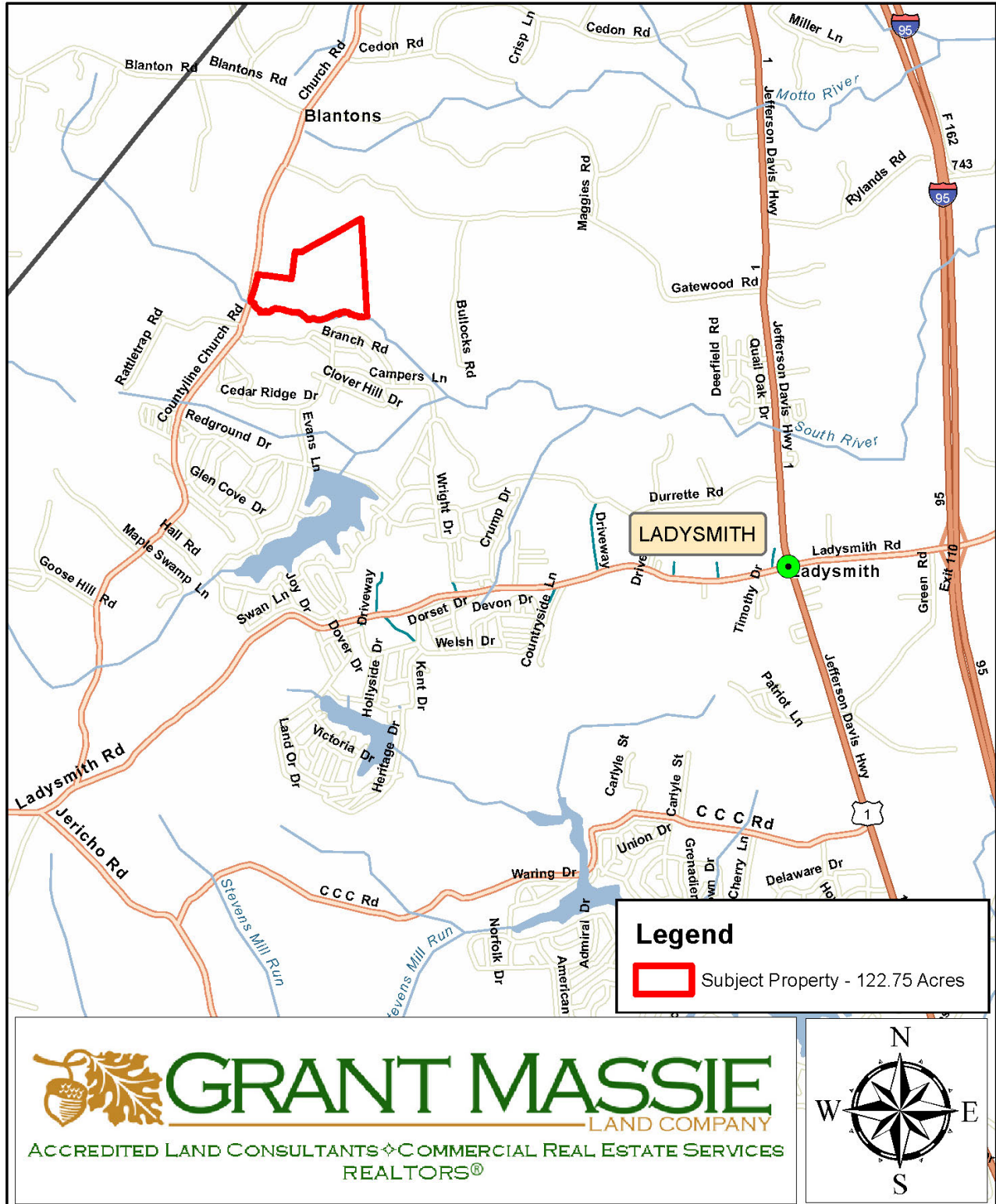
CLEARED AREA NEAR YOUNG PINES

# TAX MAP



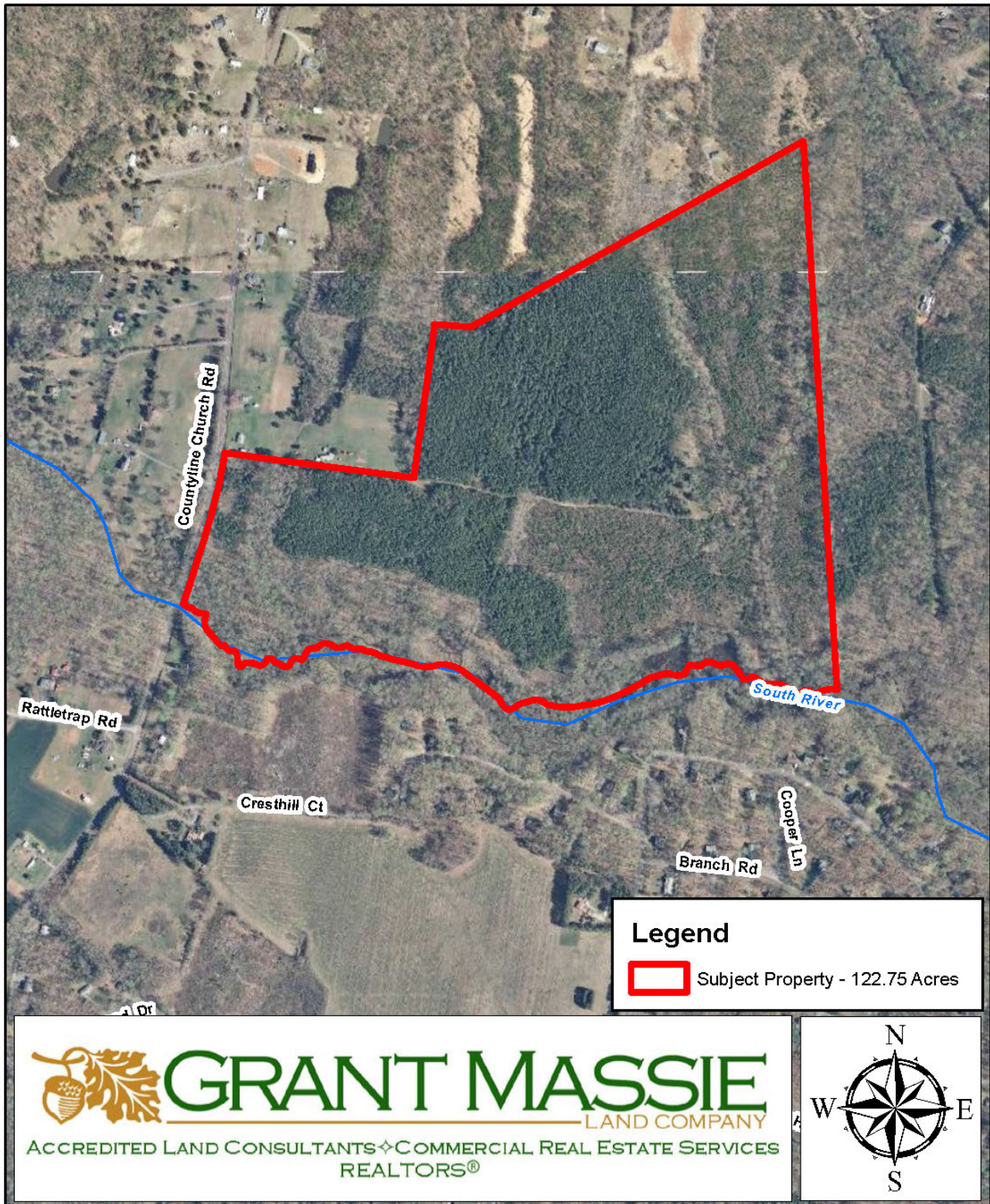


# LOCATION MAP



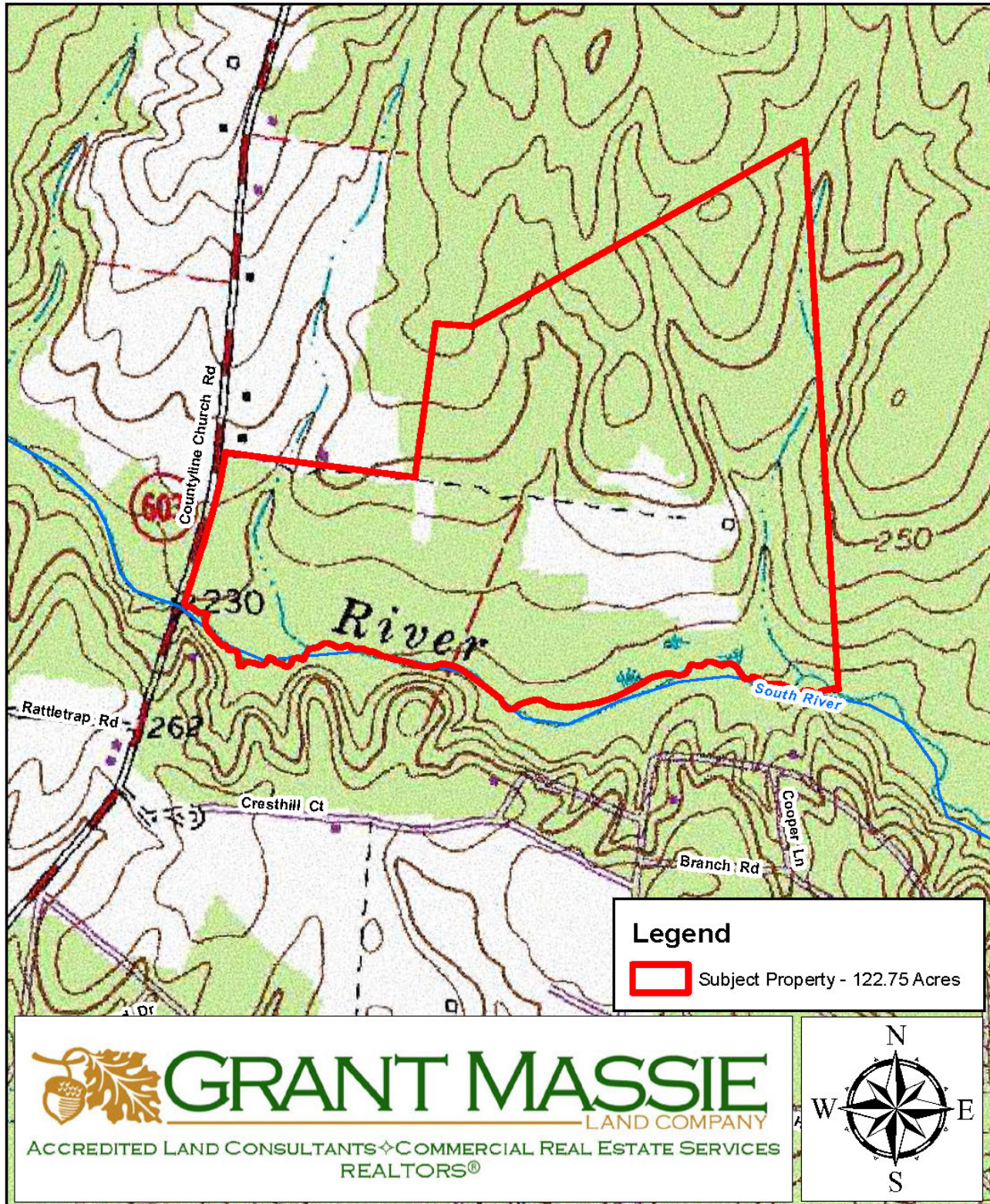


# AERIAL PHOTOGRAPH



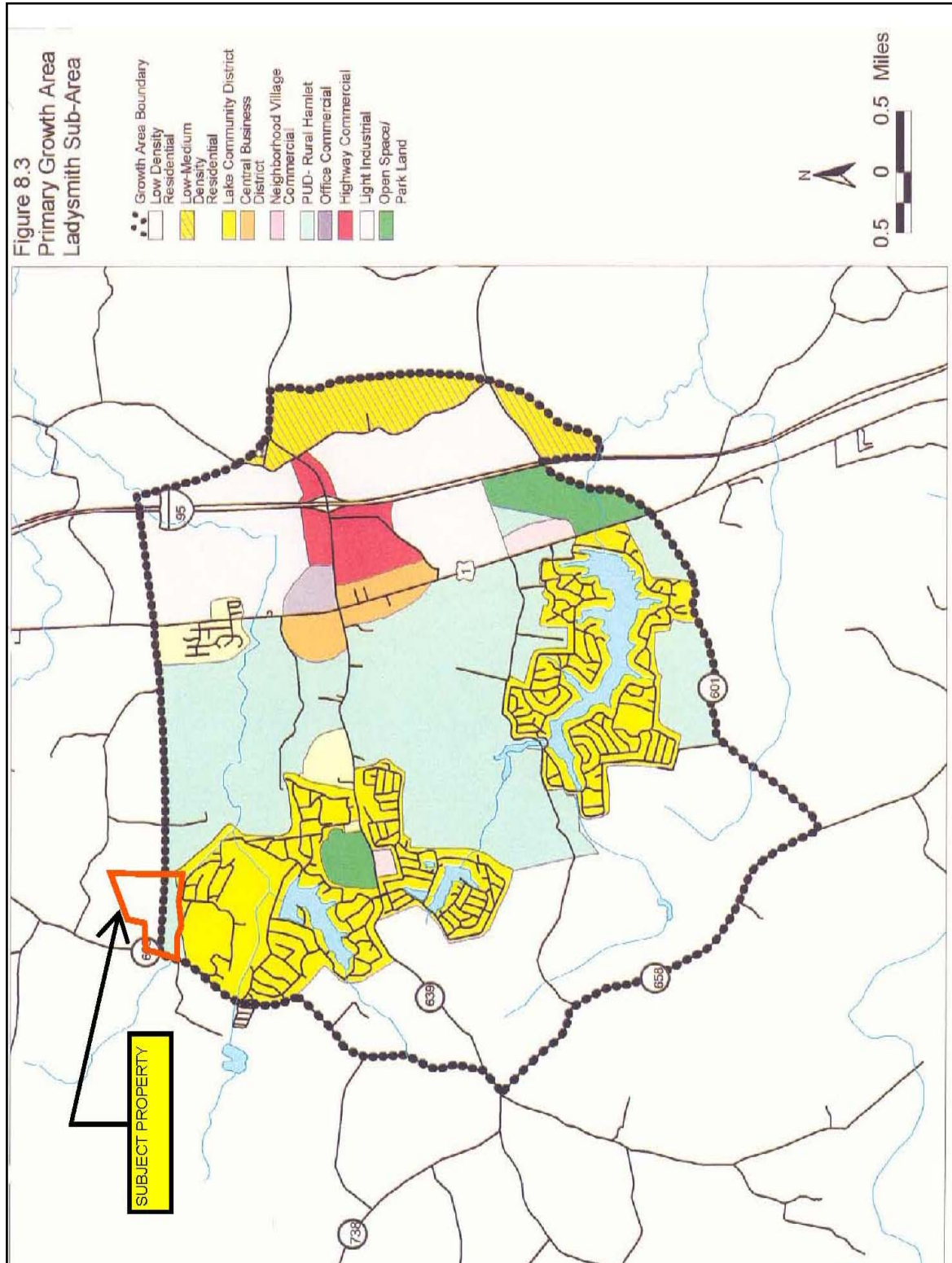


# TOPOGRAPHIC MAP





# LAND USE MAP



# LAND FOR SALE

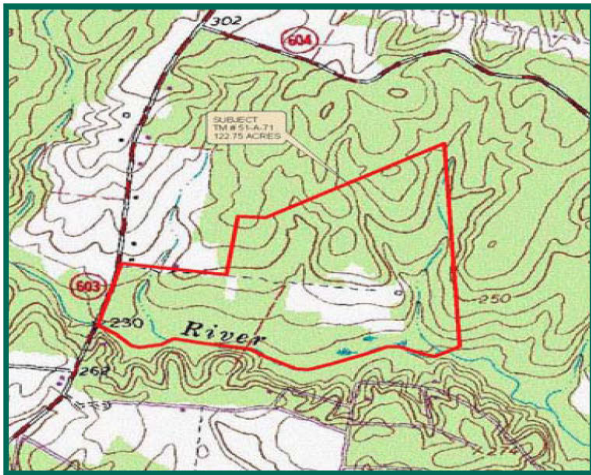
## 122.75 ACRES IN CAROLINE COUNTY

### PROPERTY INFORMATION:

Approximately 775 ft. of road frontage on State Route 603  
(Countyline Church Road)

The property borders the South River

Located adjacent to the Lake Land'Or Subdivision



# \$283,000

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All information deemed reliable, but not guaranteed.



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