

134.46 ACRES CAROLINE COUNTY, VA

ASKING PRICE - \$350,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 55-A-116 and 55-A-116B. According to the tax records the property contains 134.46 acres +/- . The deed is recorded in Deed Book 787 on Page 813. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
55-A-116	130
<u>55-A-116B</u>	<u>4.46</u>
TOTALS:	134.46

The subject property is currently zoned Rural Preservation (RP). There is no road frontage. The property is accessed by an easement over Sycamore Hill Lane about 0.7 miles off of Route 207 (Rogers Clark Blvd).

The tract has approximately 1,440 feet +/- of frontage on the South River and 2,300 feet +/- frontage on the Mattaponi River.

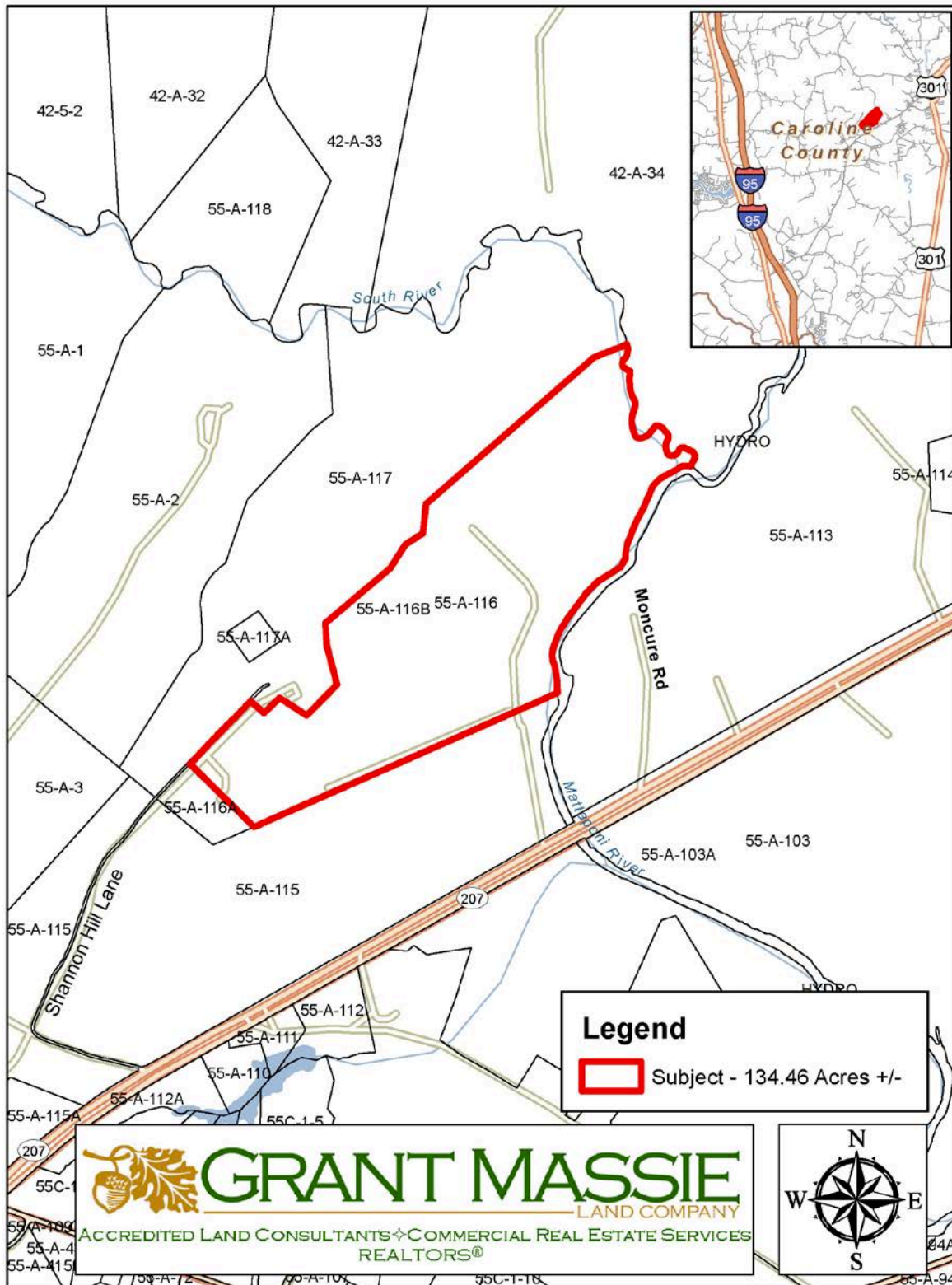
There is approximately 50.5 acres +/- in cultivation. The remaining 83.96 acres +/- is wooded with mixed pine and hardwood timber with some timber value in portions of this woodland. The county tax records indicate approximately 35 acres +/- of the wooded acreage is in marshland/SMZs.

The subject property is located about 3.5 miles +/- southwest of Bowling Green and around 8 miles +/- to the Carmel Church Exit # 104 of Interstate 95.

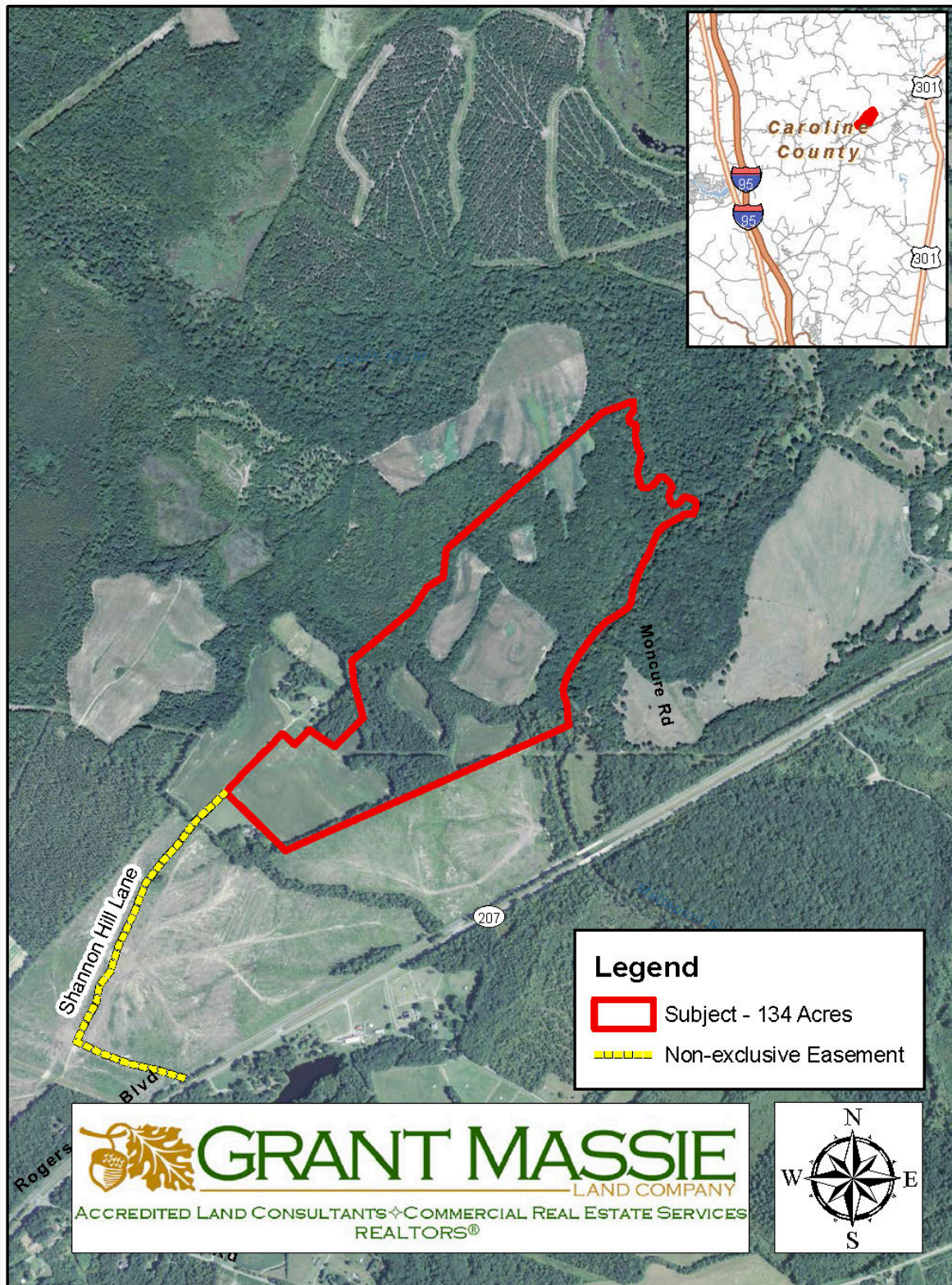
PHOTOGRAPHS



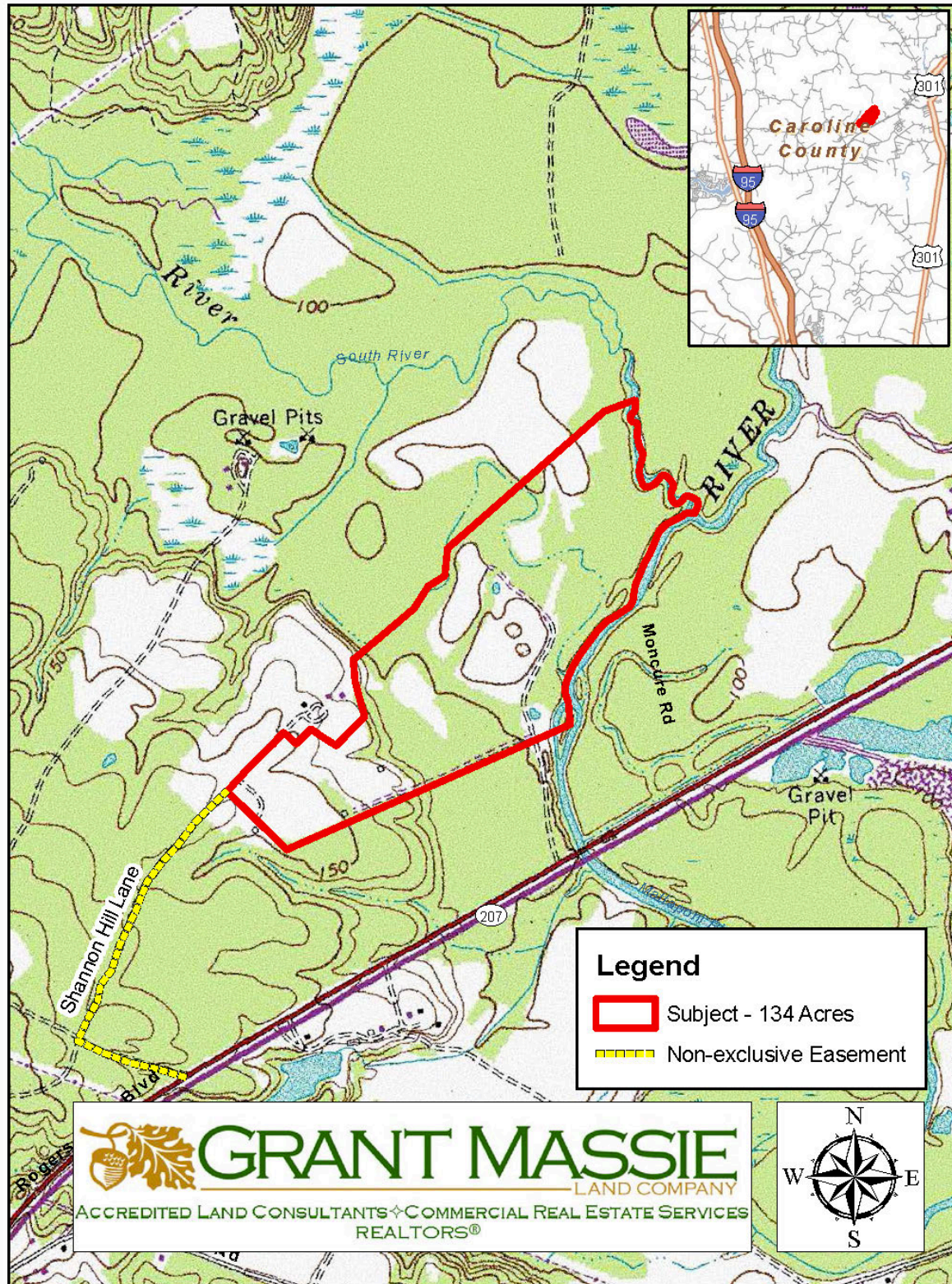
TAX MAP



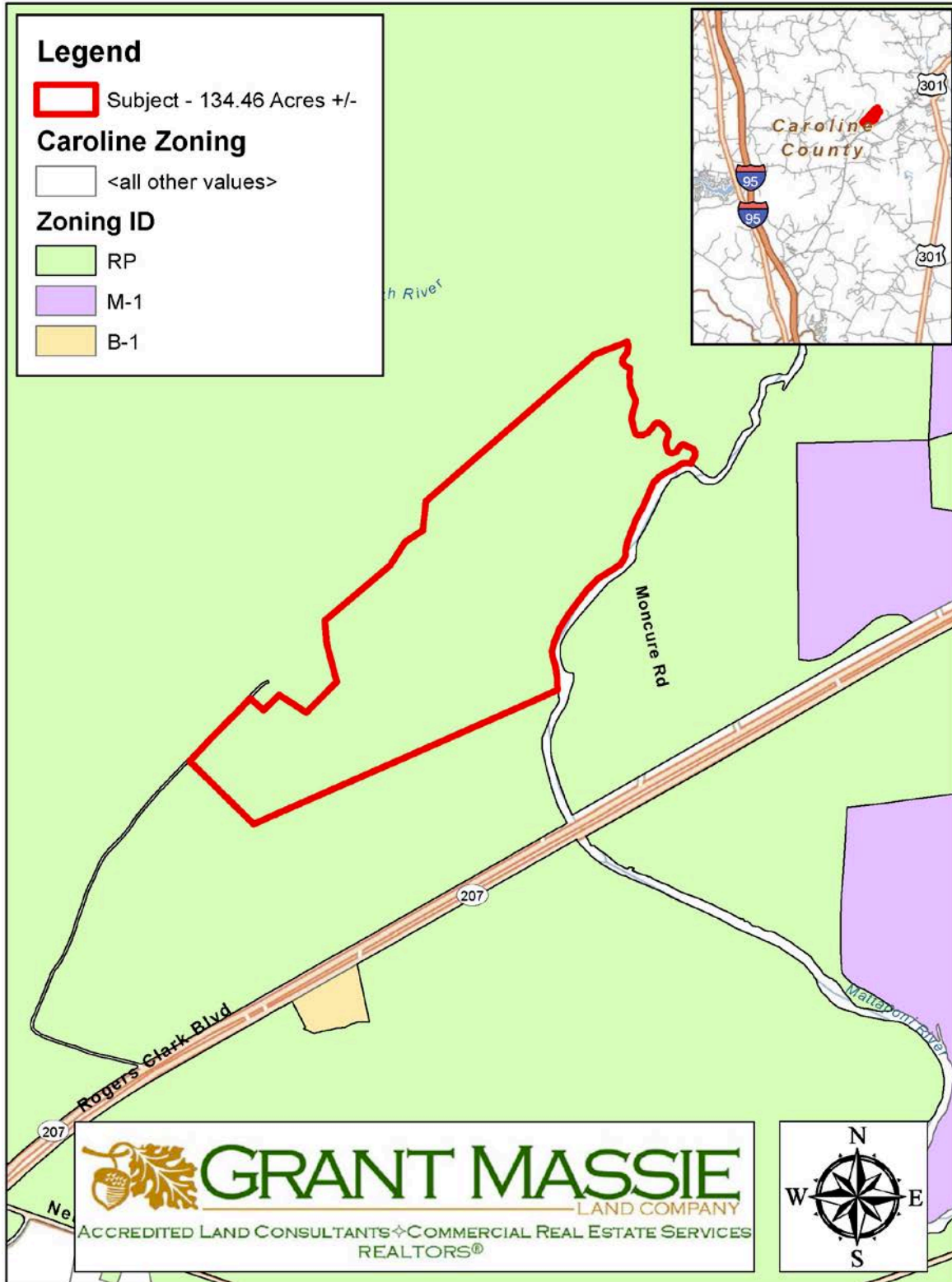
AERIAL PHOTOGRAPH



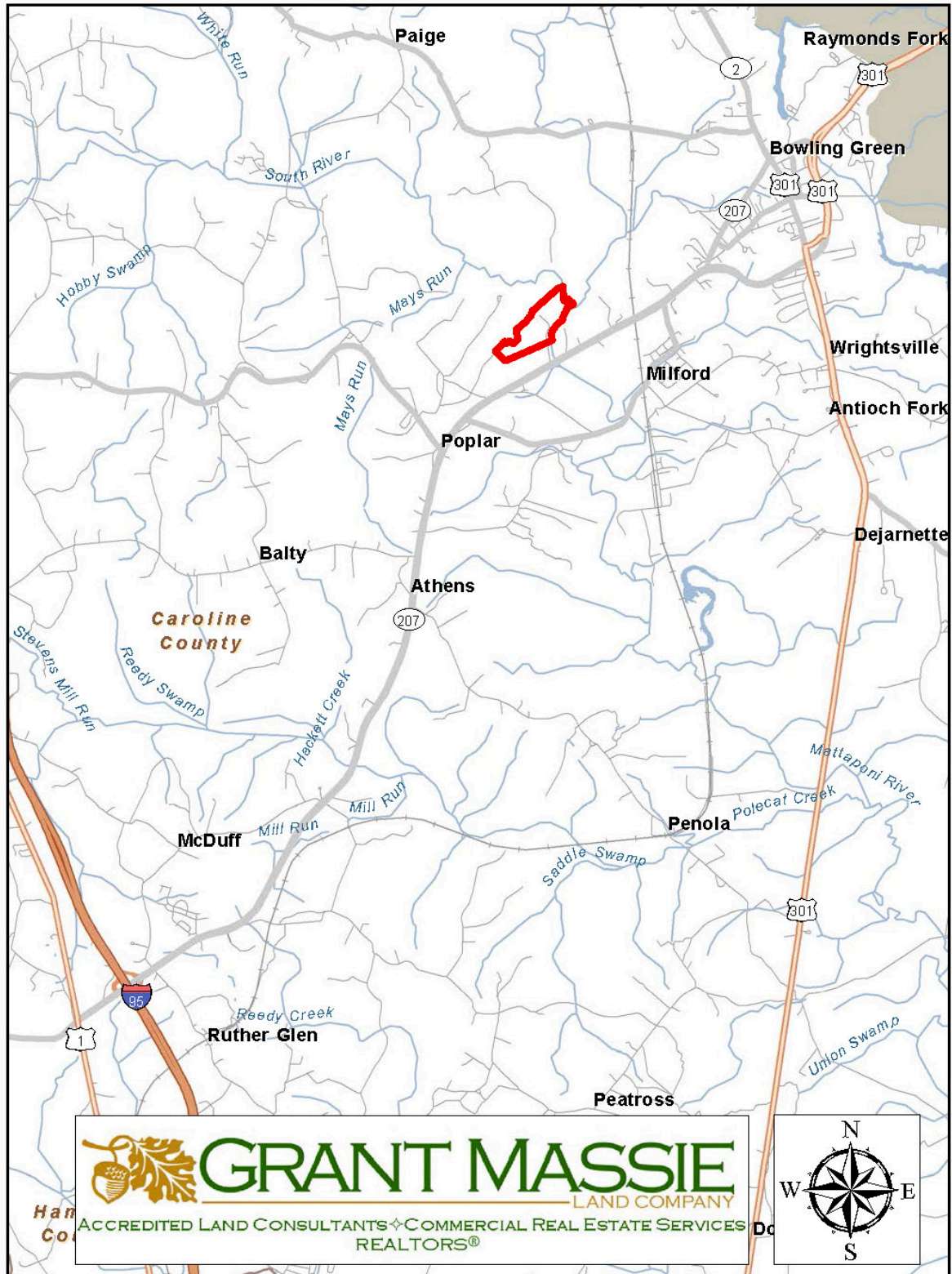
TOPOGRAPHIC MAP



ZONING MAP



LOCATION MAP



134.46-ACRE RIVERFRONT OASIS IN CAROLINE COUNTY, VA



PROPERTY INFORMATION:

- * Ideal Farm, Hunting, Single-family Homesite, and/or Conservation Investment.
- * Long frontage on Mattaponi River & South River.
- * 50.5 Ac. +/- in Cropland in Numerous Fields.
- * Balance in Mixed Hardwood & Pine Woods.
- * Easement over Sycamore Hill Lane to Rt. 207.
- * Located 3.5 miles +/- to Bowling Green & about 8 miles +/- to Exit # 104 of Interstate 95.



\$350,000

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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