

125.345 ACRES LOUISA COUNTY, VA

ASKING PRICE - \$330,000



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PROPERTY DESCRIPTION

The subject property is shown on Louisa County Tax Map records as parcel number 13-87. According to the tax records the property contains 125.345 acres. The deed is recorded in Deed Book 236 on Page 173. A review of the Louisa County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
13-87	125.345

The subject property is currently zoned Agricultural. There is no state road frontage. It is located on a prescriptive easement over the private road called Fox Branch Run.

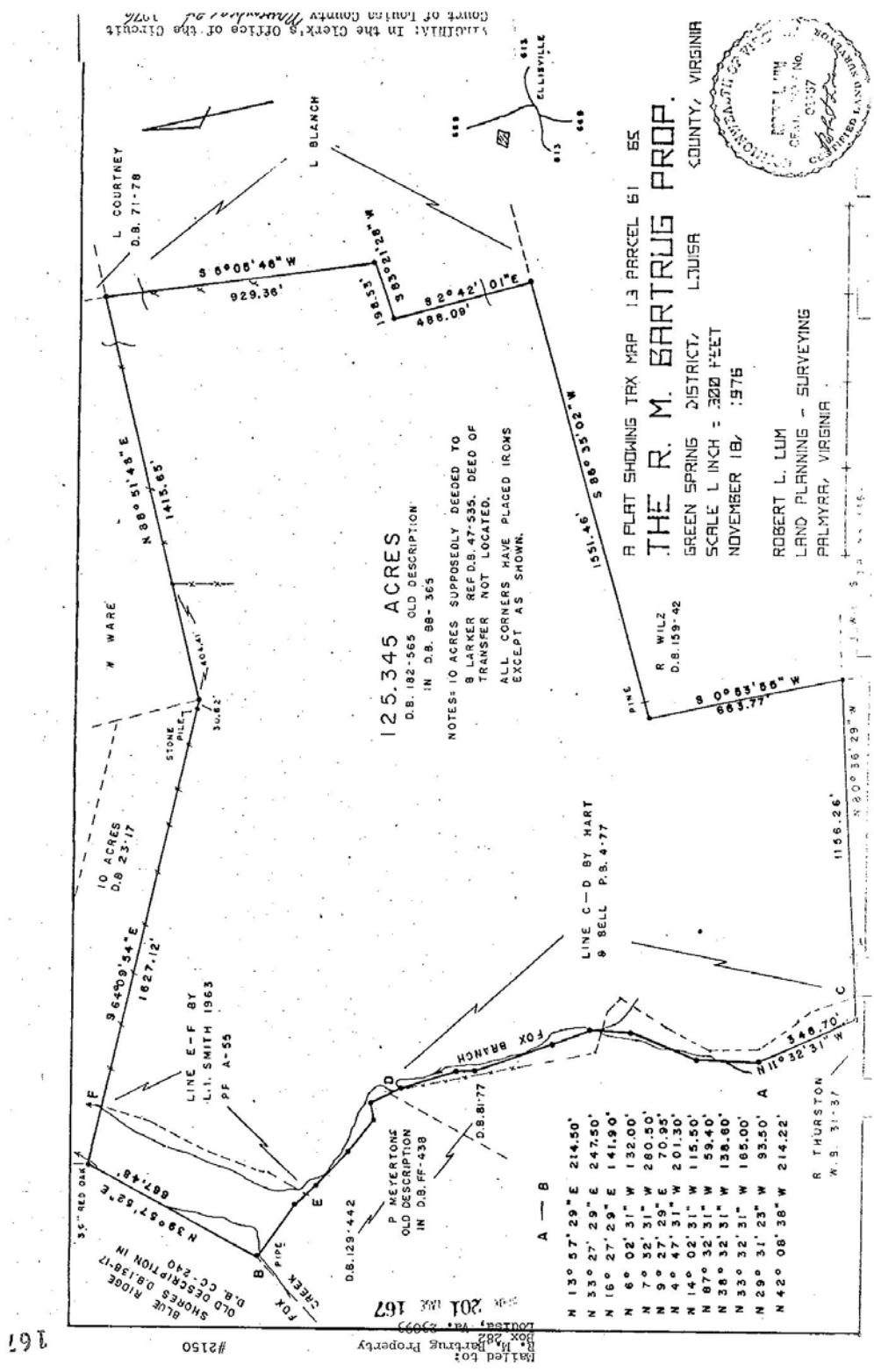
There is a small frame one story dwelling with very little value on the property along with a small quarter-acre pond. There is approximately 4.5 acres +/- of open land around the house.

There are approximately 23.5 acres +/- of 25- to 30-year old pine plantation that were thinned in 2004. In that same year, about 17.5 acres was replanted in Loblolly pines (current age- 10 years old). The balance of the subject property is in mixed hardwoods that were selectively harvested in the same time frame.

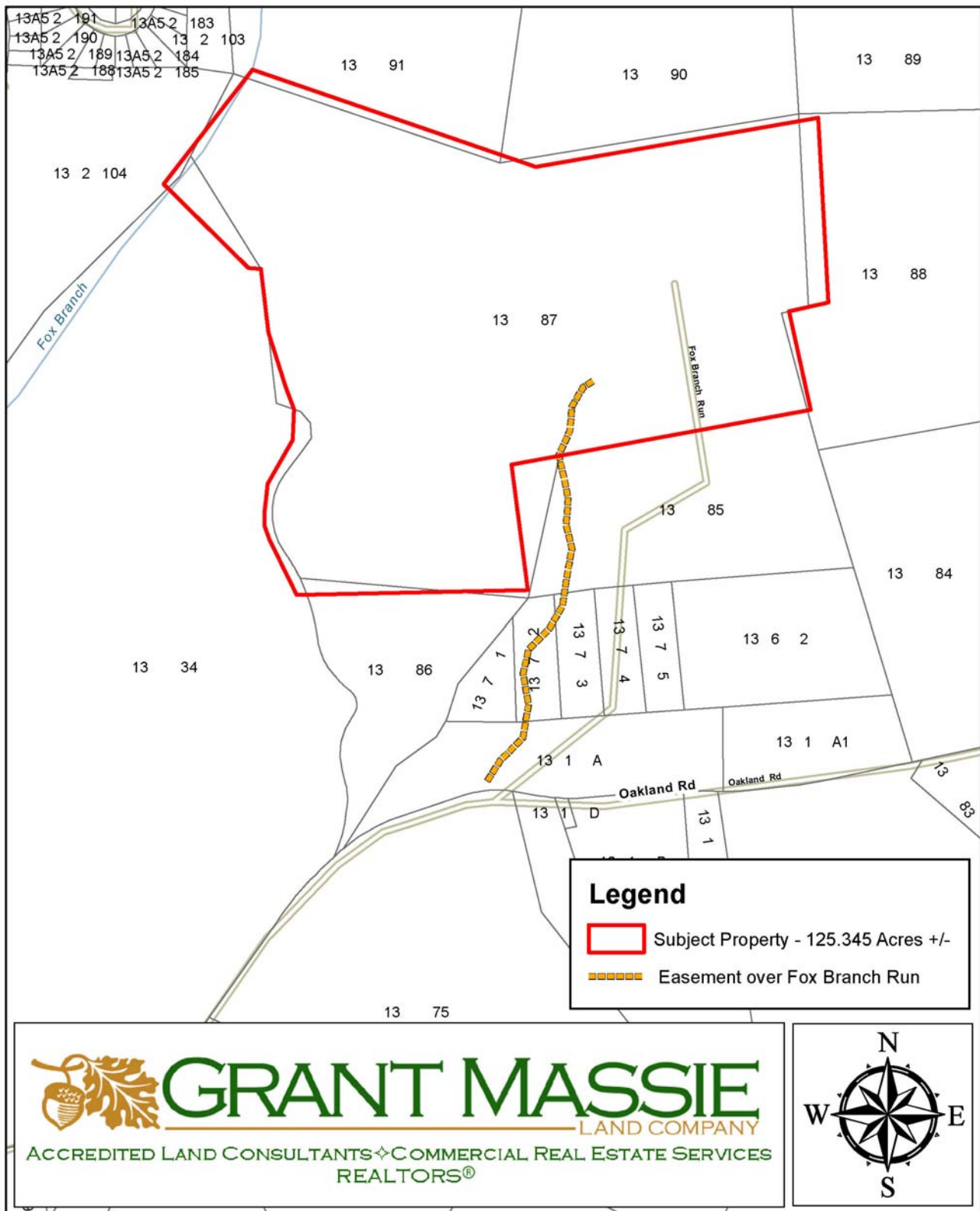
PHOTOGRAPHS



PLAT



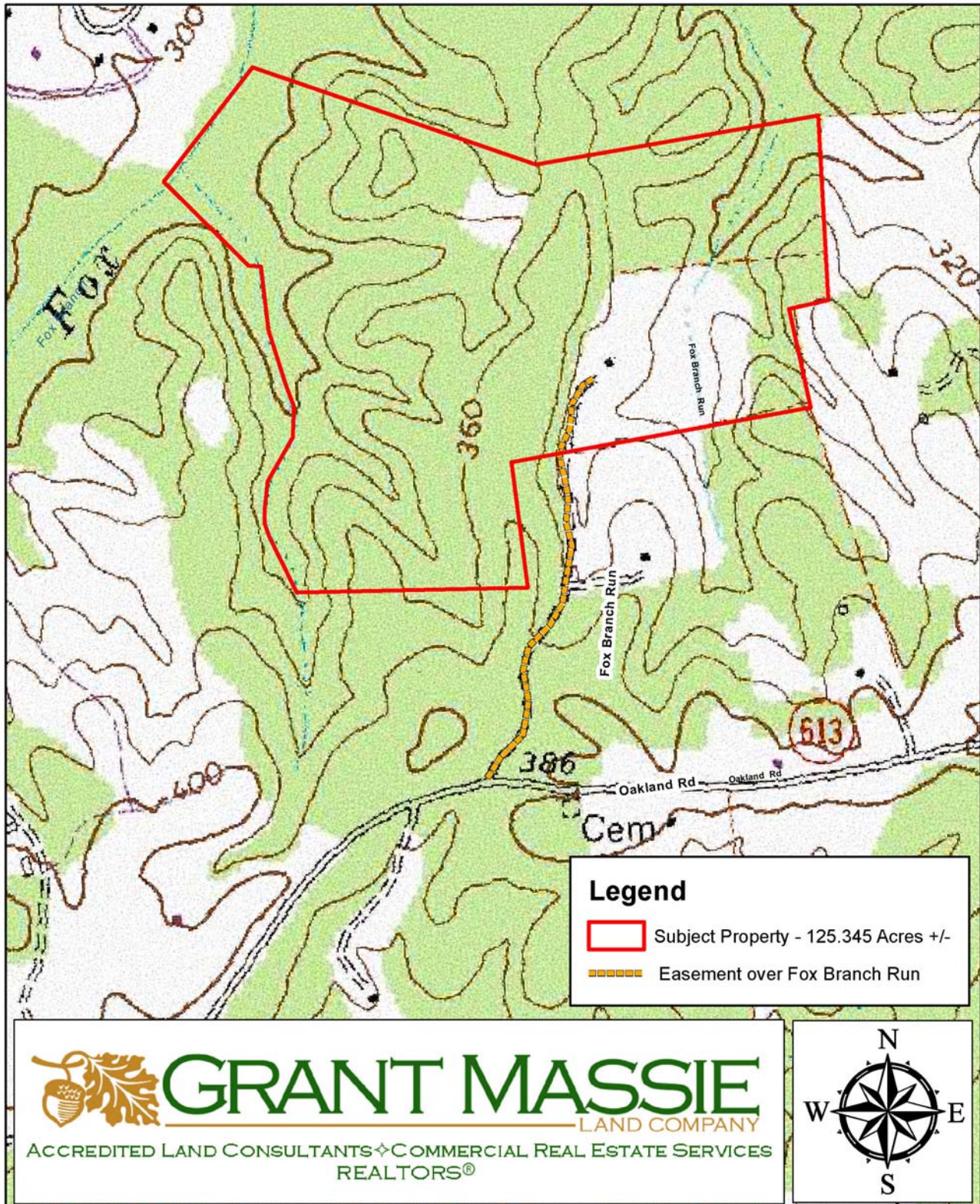
TAX MAP



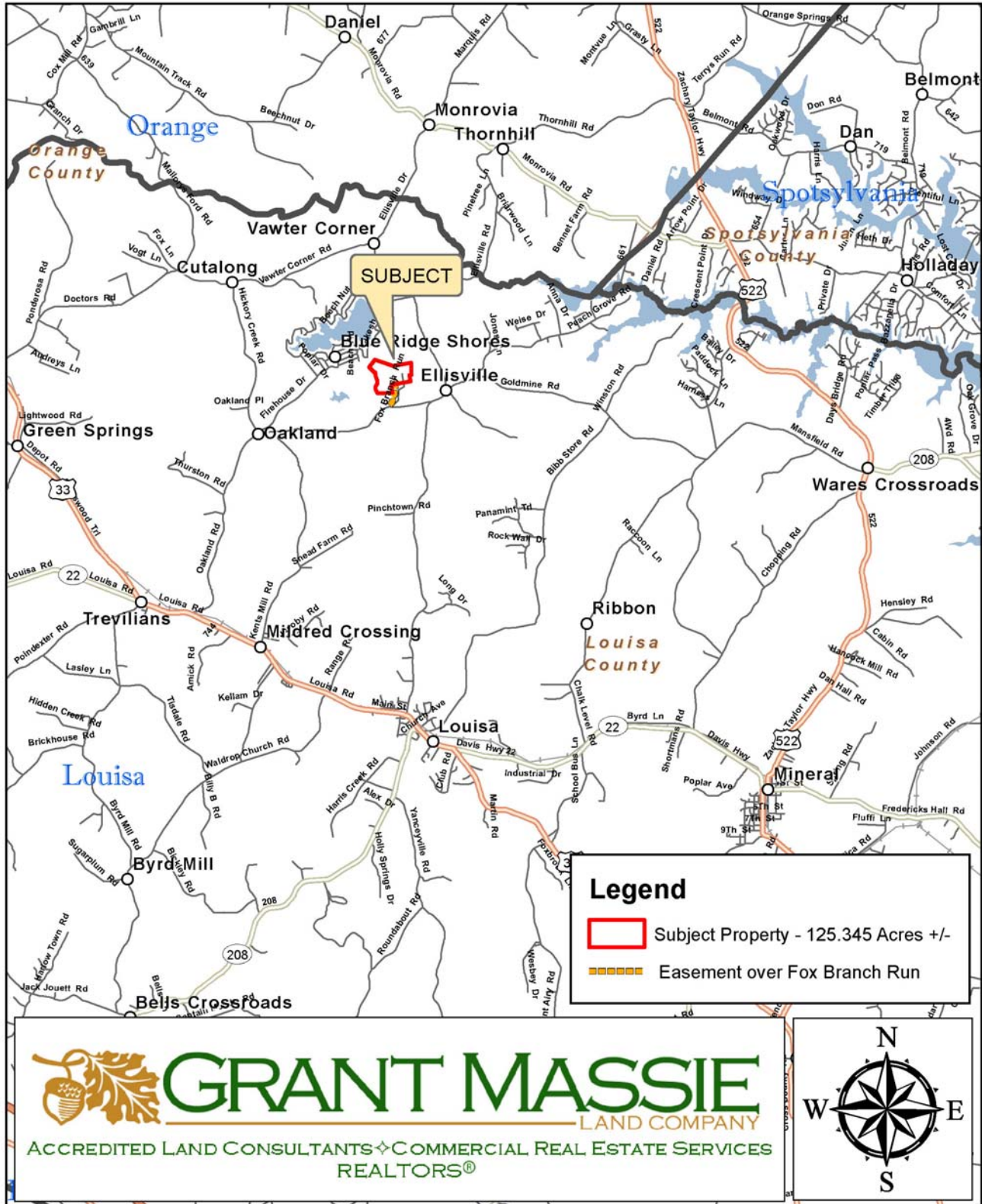
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



RURAL RETREAT FOR SALE

125.345 ACRES IN LOUISA COUNTY, VA



\$330,000

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www.GrantMassie.com

PROPERTY INFORMATION:

- ✧ Ideal Recreational and Timberland Investment and/or Secluded Paradise
- ✧ Approx. 4.5 Acres of Openland surrounding a 1-story dwelling (Offered "As-Is")
- ✧ 23.5 Ac. +/- of 25- to 30-yr Thinned Pines and 17.5 Ac. +/- of 10-yr Old Pines.
- ✧ Balance in Select-cut Mixed Hardwoods
- ✧ Non-exclusive Easement to Route 613 (Oakland Road) over Fox Branch Run.



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All information is deemed reliable, but not guaranteed.

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