

12.618 ACRES GOOCHLAND COUNTY, VA

ASKING PRICE - \$40,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Goochland County Tax Map records as parcel number 26-1-34. According to the tax records the property contains 12.618 acres. The deed is recorded in Instrument # 070005137. The plat is recorded in Plat Cabinet E, Slide 45. A review of the Goochland County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
26-1-34	12.618	\$73,200 Land Only

The subject property is currently zoned Agricultural (A1). The subject property has a 50 foot easement to the private road extension of Hackney Road, just off and to the west of Route 45 (Cartersville Road). A driveway will have to be installed over this easement to reach the subject property.

The lot is completely wooded with mixed hardwoods.

The subject property is located about 13 miles west of Goochland Courthouse for groceries, etc and around 28.5 miles +/- to Short Pump and Richmond's West End.



PLAT

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Certified Landscape Architects.



NOTES:

1. This Parcel is not located in a special flood hazard area as designated by HUD. (This parcel is in ZONE C.)
2. This Survey was performed without the benefit of a current title report.
3. Old Property lines A to B will be vacated upon recordation of this plat. The 3.838 Acres will be added to and become part of TMS 26-1-34.
4. Metes and Bounds on the 12.618 Acres taken from Two Parrish & Associates plate recorded in PC B-323 & PC D-86.

SOURCE OF TITLE

TMS 26-1-34
YVETTE JOHNSON
DB 334-187
DB 339-667
PC B-323

SEE ALSO DEED OF 3.838 AC.
FROM WALTER D. JOHNSON JR.
TO YVETTE L. MORRIS TO BE
RECORDED WITH THIS PLAT

TMS 26-1-335
JAMES F. & JUDY C.
BREWER
DB 194-693 PP 695

TMS 26-1-34A
LEWIS
DB 194-764
PP 767

TMS 38-1-4A
ROBERT S. & MARTHA C.
FALCONER
DB 334-184
PC B-306

12.618 ACRES

LINE	BEARING	DISTANCE
L1	S 40°22'33" E	57.99'
L2	S 86°48'25" E	39.77'
L3	N 55°03'00" E	32.95'
L4	S 59°10'41" E	41.40'
L5	S 69°27'38" E	97.41'
L6	S 13°39'49" E	70.93'
L7	S 79°14'35" E	91.61'
L8	S 22°38'48" W	37.68'
L9	S 50°55'00" E	136.71'
L10	N 40°22'33" W	93.67'
L11	S 34°21'35" E	10.10'

PLAT CABINET # E-45
RECORDED ON 10-12-07
INSTRUMENT NO. 070005137

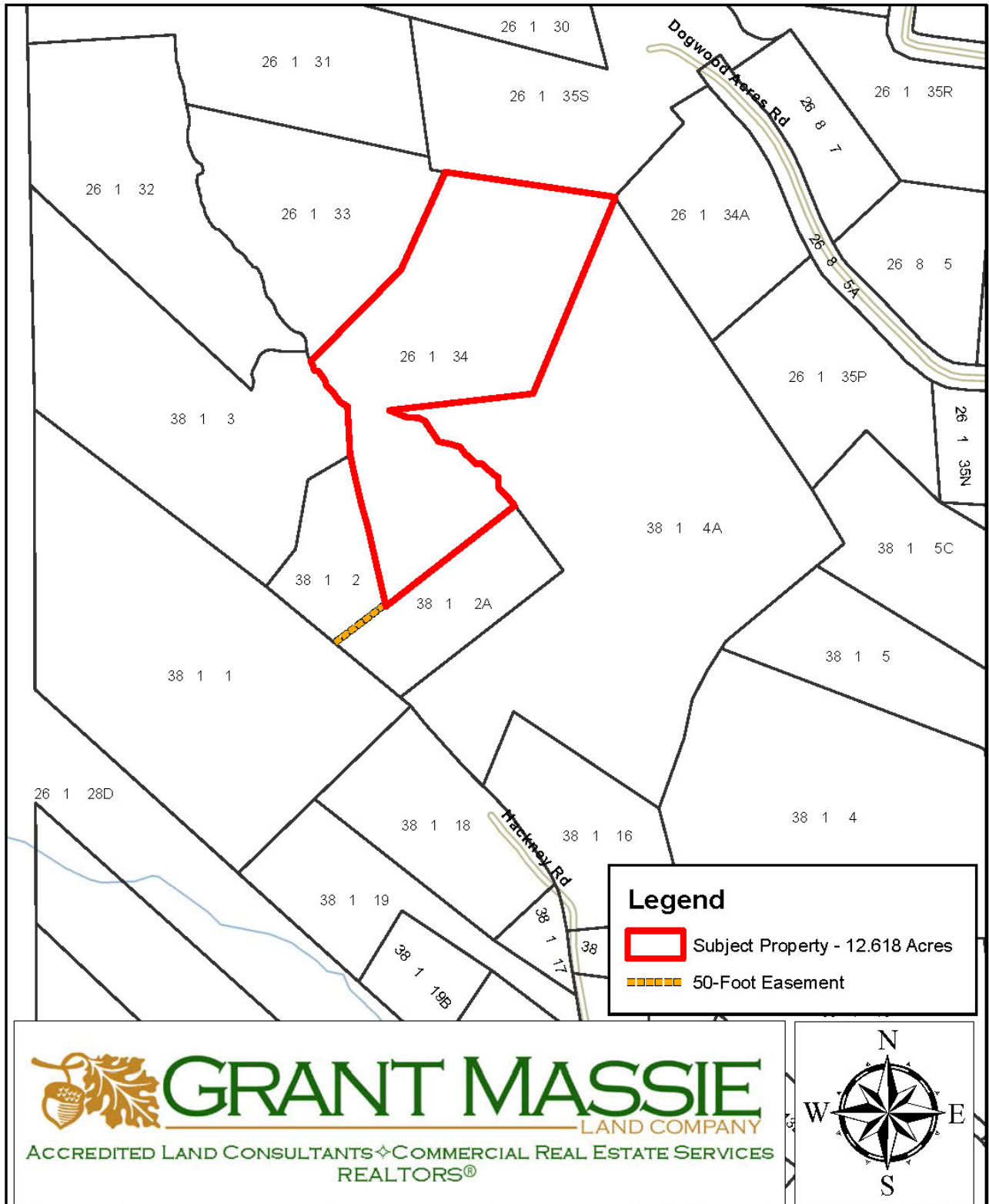
APPROVED BY GOOCHLAND
COUNTY PLATS OFFICER

PLAT OFFICER
DATE OF APPROVAL

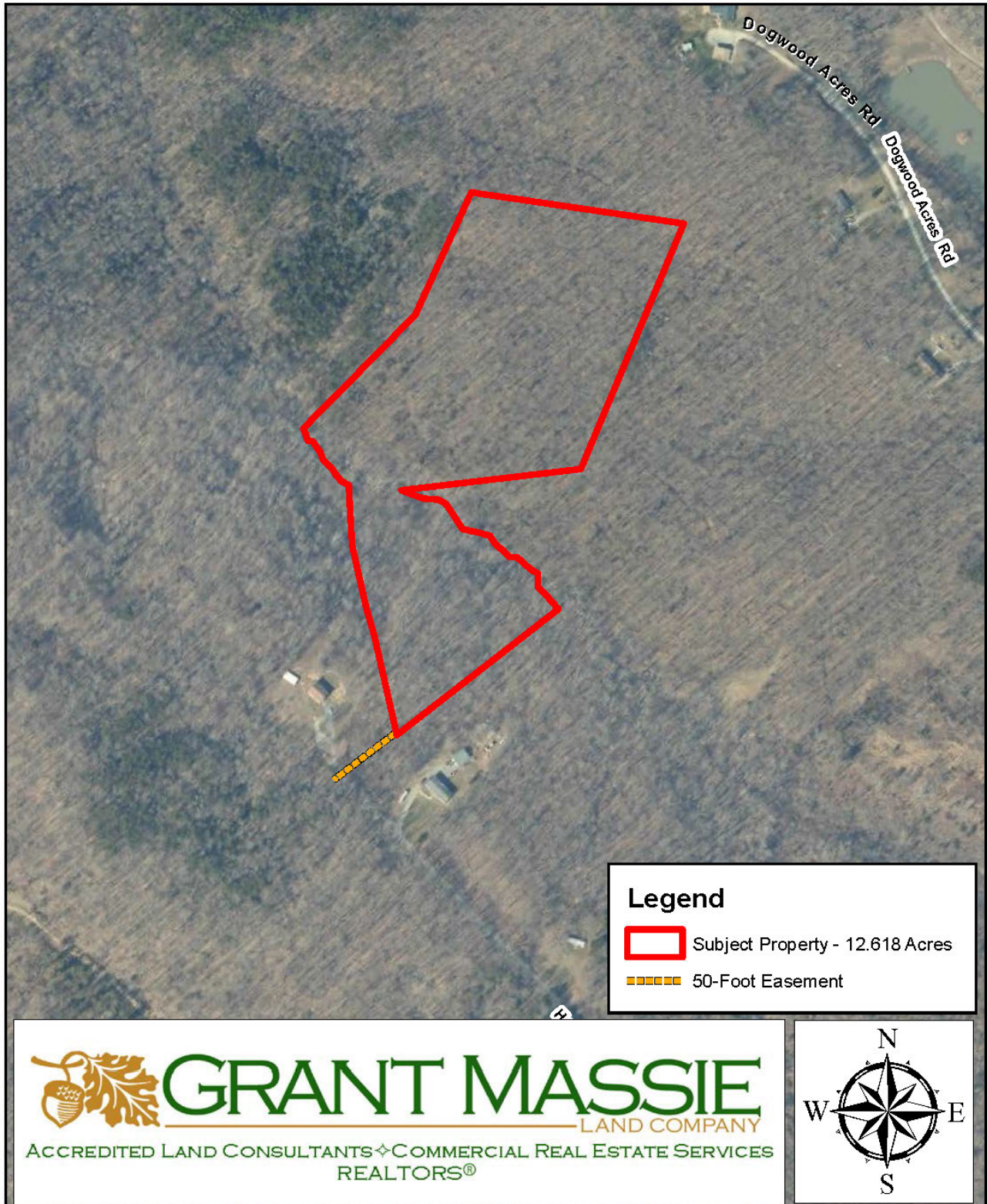
THE APPROVAL OF THIS
PLAT IS VALID FOR ONLY
60 DAYS.

Plat of Survey of 12.618 Acres

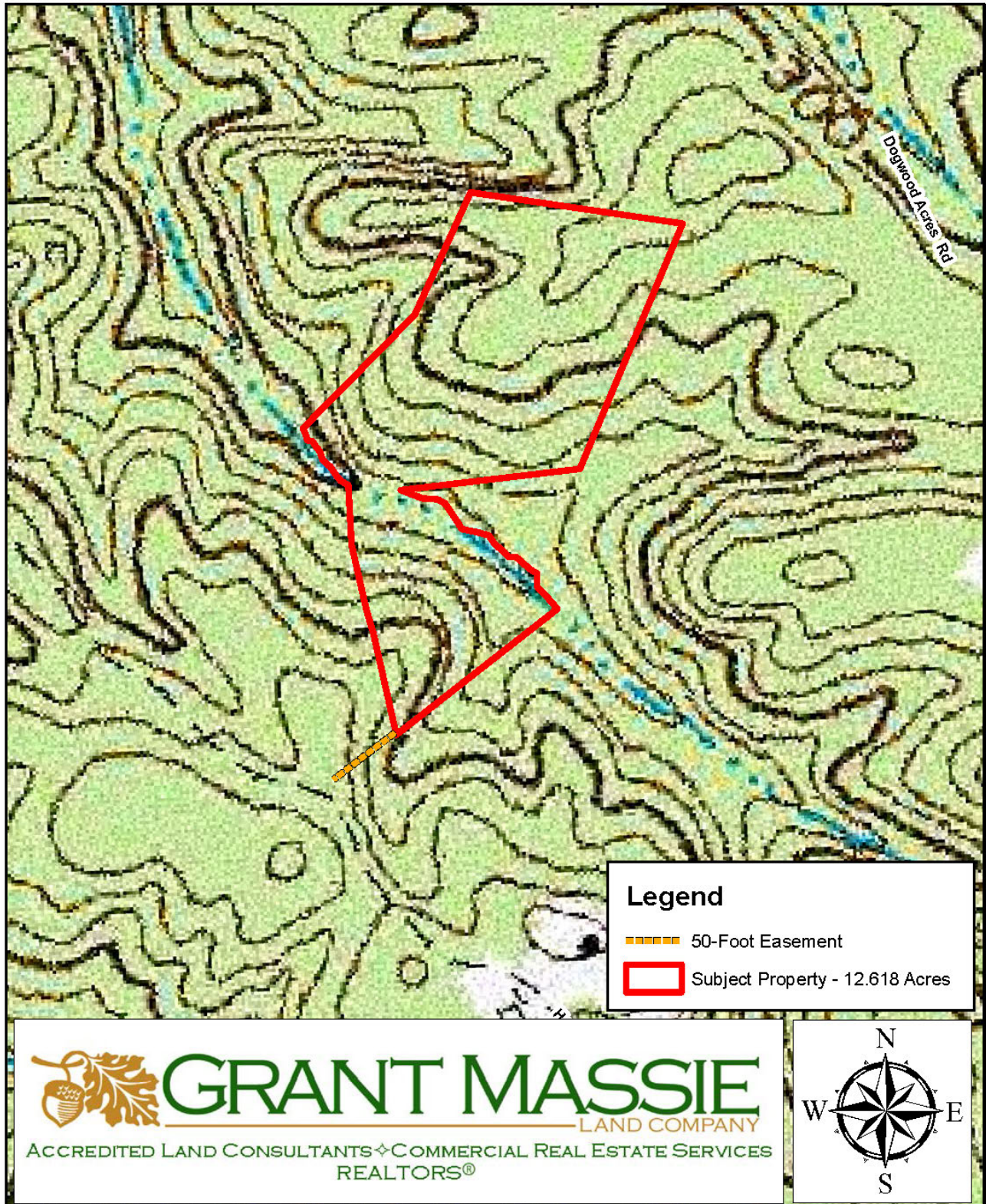
TAX MAP



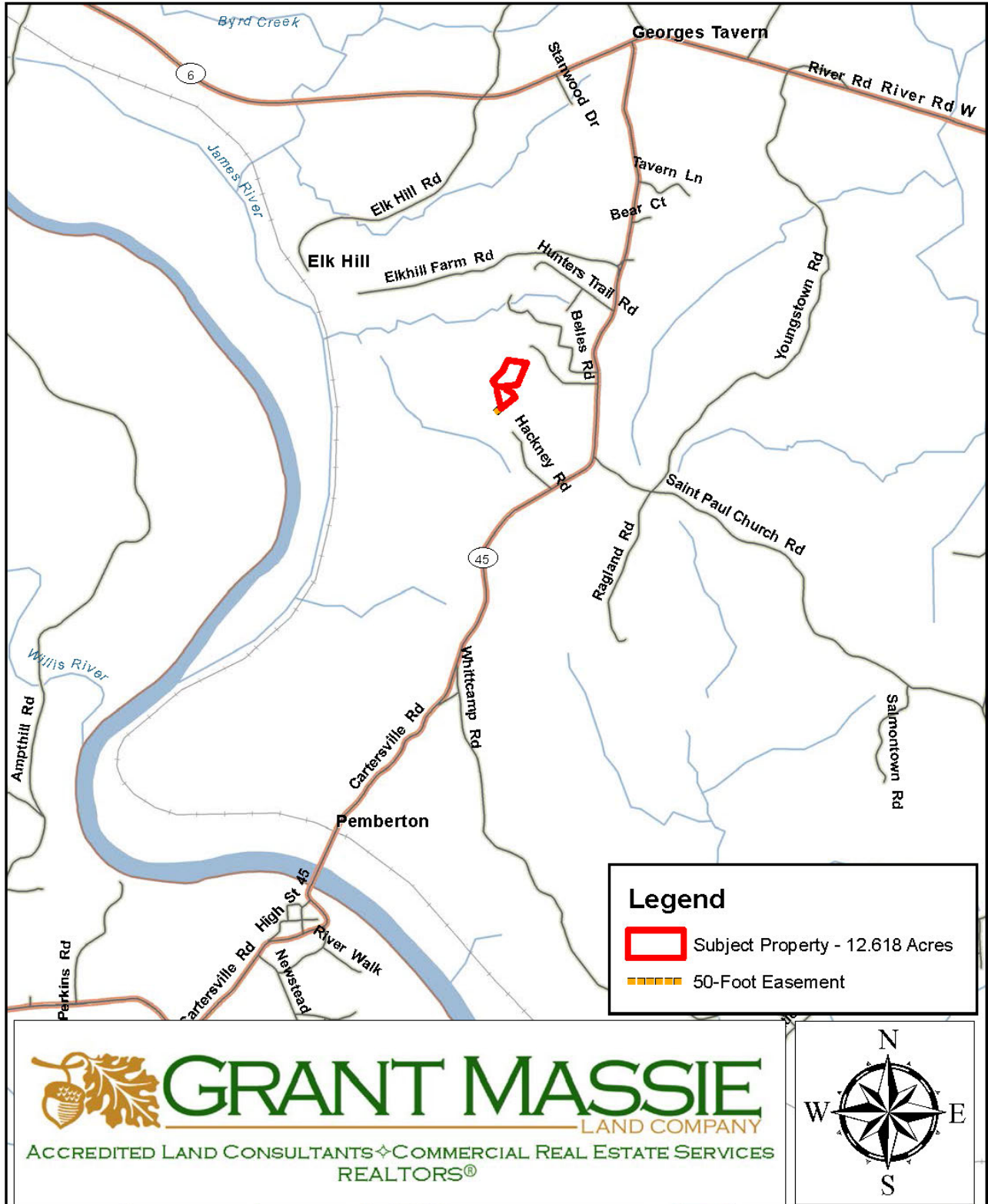
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

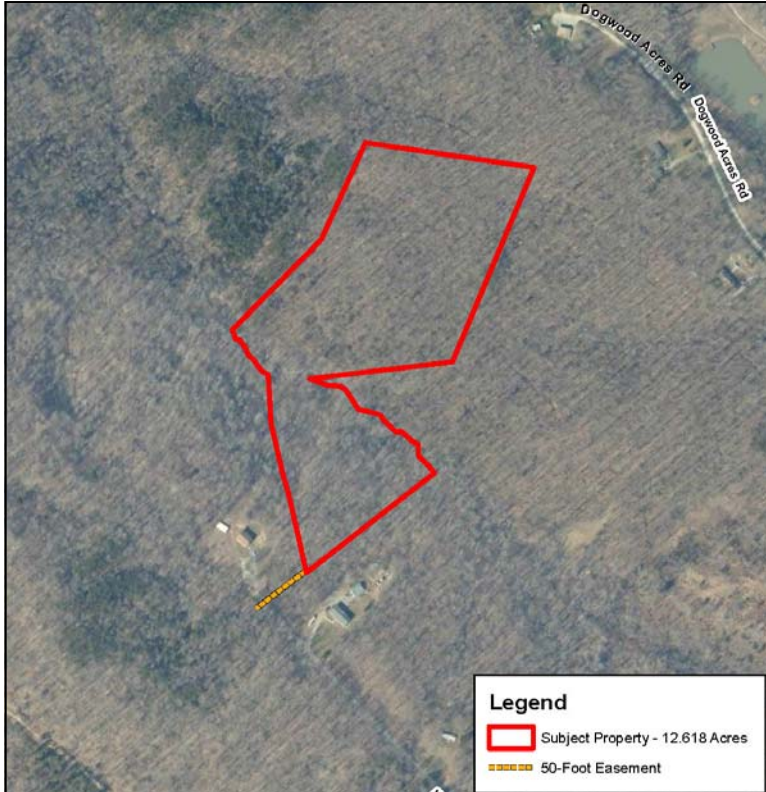


LOCATION MAP



LAND FOR SALE

12.618 ACRES +/- IN GOOCHLAND COUNTY, VA



PROPERTY INFORMATION:

- ✧ Ideal Secluded Homesite, Recreational and/or Timberland Investment
- ✧ Mixed Hardwood Woodland
- ✧ 50-ft Easement to Hackney Road
- ✧ Located centrally between Georges Tavern and Cartersville, off of Route 45
- ✧ Driving Distance to Goochland Court-house (13 Miles +/-) & to Richmond's West End/Short Pump (28.5 Miles +/-)
- ✧ **Priced over \$30,000 below Goochland County's current tax assessment**

\$40,000

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All information is deemed reliable, but not guaranteed.

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