

513.631 +/- ACRES CAROLINE COUNTY, VIRGINIA

PRICE - \$1,050,000

OR

246.131 ACRES W/IMPROVEMENTS - \$535,000

267.5 ACRES - \$520,000



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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 74-A-3, 29, 29C, 34 & 35 . According to the tax records the property contains 513.631 acres. The deed is recorded in Deed Book 912 on Page 533 and Will Book 63 Page 762. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
74-A-3	5.00
74-A-29	239.931
74-A29C	1.20 (with Improvements)
74-A-34	266.75
74-A-35	<u>0.75</u>
	513.631

The subject property is currently zoned Rural Preservation (RP). There are approximately 8,145' of road frontage on Route 721. There is approximately 100 acres of open land on Tax Parcel 74-A-3 and 74-A-29 and 14.25 acres on Tax Parcel 74-A-34. Maracossic Creek runs along the back side of the property.

There is a 2,696 sqft frame two story house thought to be built around 1800. There is a 721 sqft unfinished basement, 128 sqft enclosed porch and 216 sqft of other porches. A portion of the house was added on at a later date. There is a 544 sqft frame garage, a 288 sqft frame shed and another small frame building. These improvements sit on a 1.2 acre parcel which is undefined.

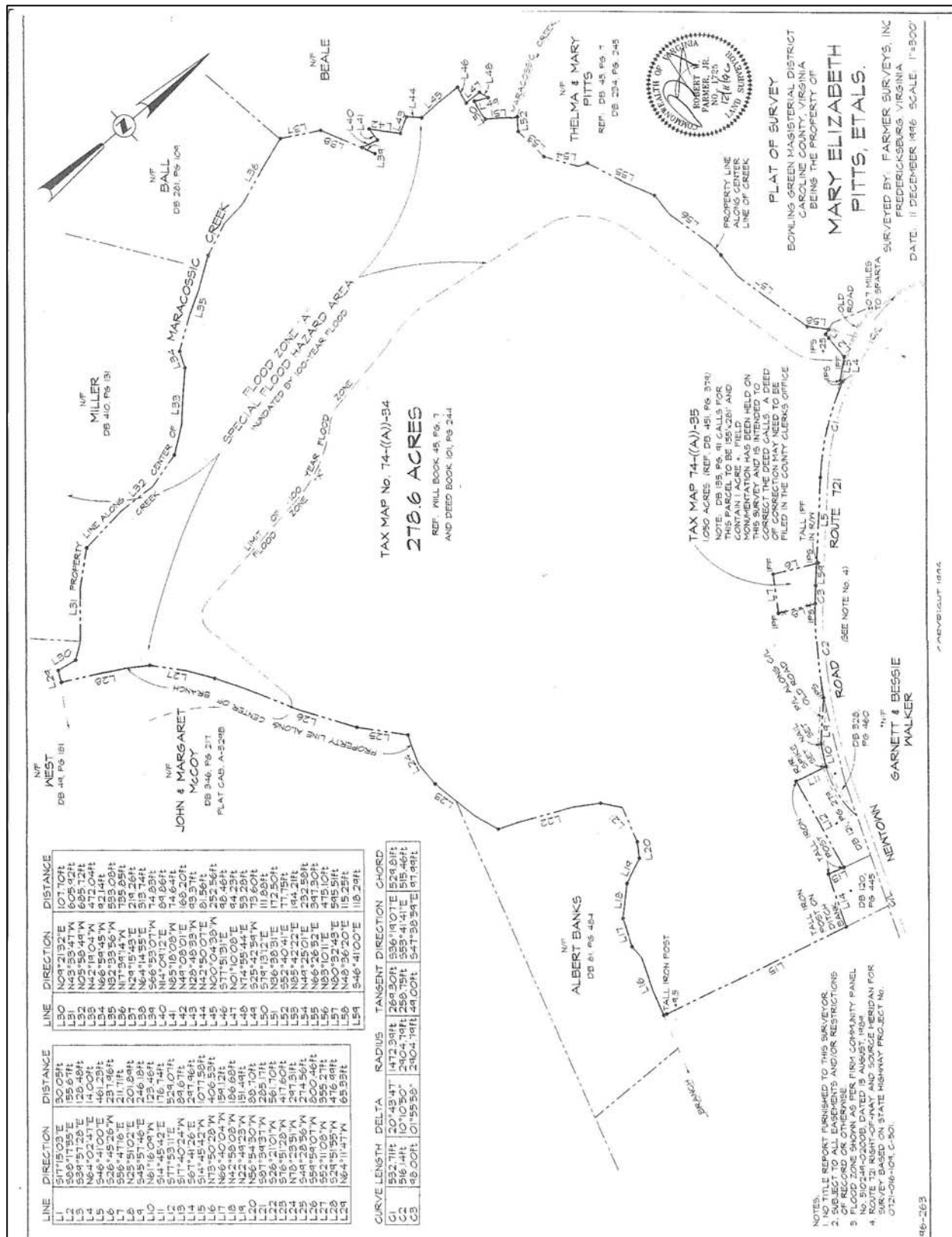
The wood areas are made up of several mature stands of mixed pine and hardwood timber and other stands of pine plantation most of which has been thinned and appears to be 25 + years of age. It has significant timber value.

PHOTOGRAPHS

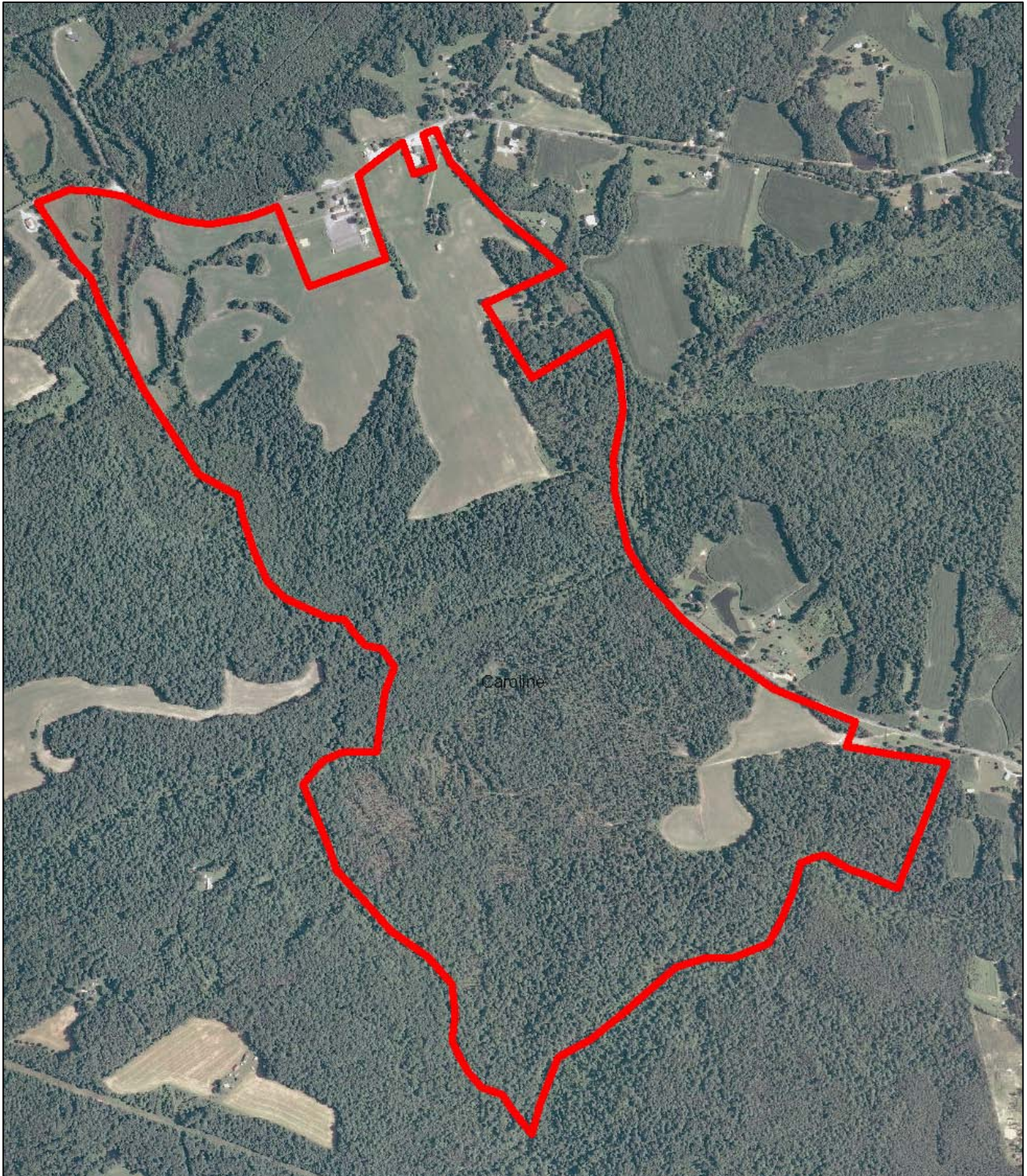


This is a detailed topographic map of a rural area in North Carolina. A prominent red boundary line traces a path through the landscape, starting near the top left, passing through a cluster of buildings labeled 'SPARTA', and then winding south and east towards a 'Jerusalem Church'. The map is filled with numerous numbered plots, some of which are labeled with letters like 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z'. Roads are shown as solid lines, with some labeled 'Rt. 608', 'Rt. 630', 'Rt. 721', and 'Rt. 644'. A creek, labeled 'Creek', flows through the area. Other landmarks include 'Sparta', 'Jerusalem Church', and 'Brookside'. The map also shows various elevation points, such as 'B.M. 91' and 'B.M. 92', and numerous other numerical data points, including '29C', '29D', '29E', '29F', '29G', '29H', '29I', '29J', '29K', '29L', '29M', '29N', '29O', '29P', '29Q', '29R', '29S', '29T', '29U', '29V', '29W', '29X', '29Y', '29Z'. The map is a black and white line drawing with a red boundary line.

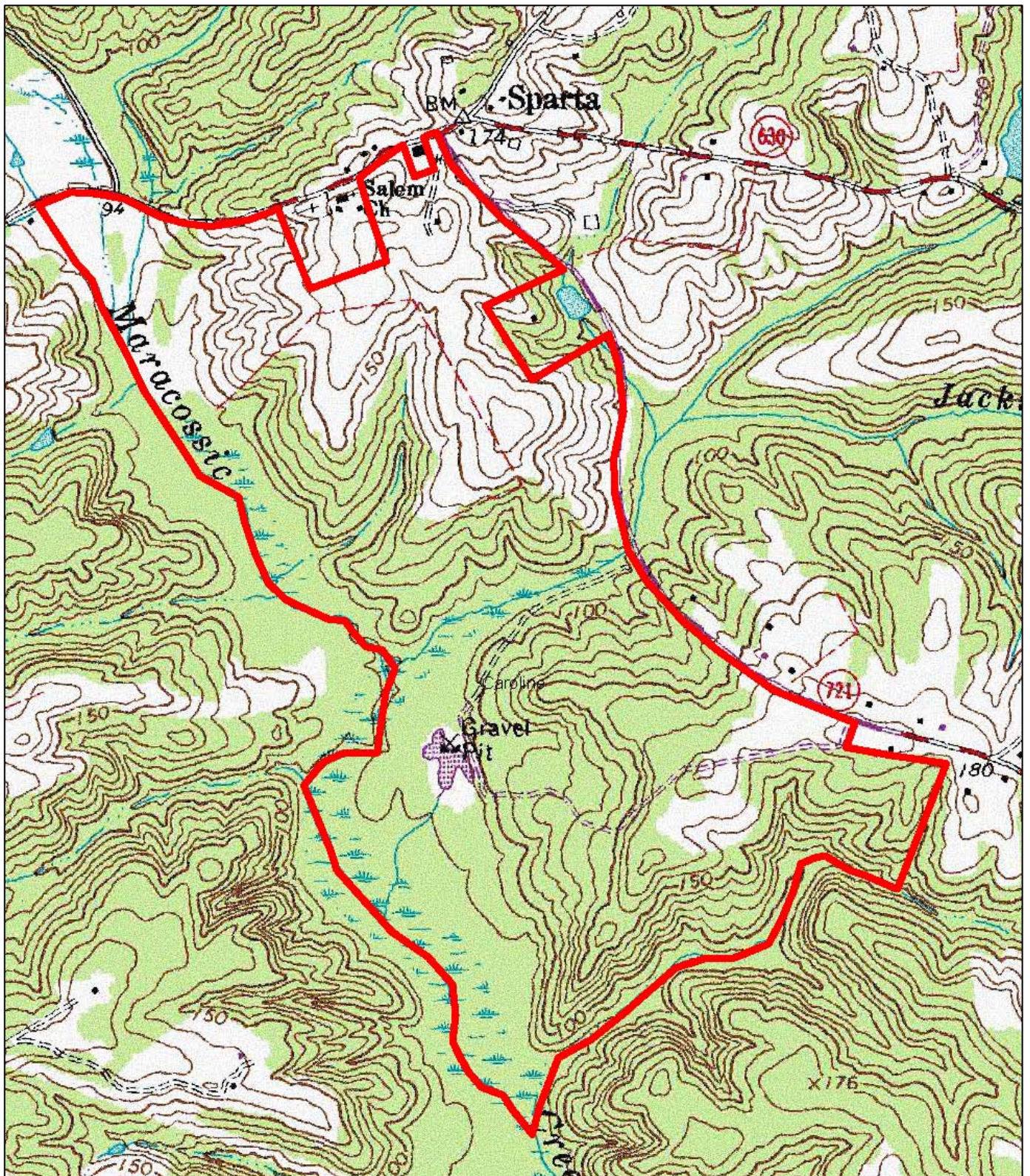
PLAT (278.6 ACRE PORTION)



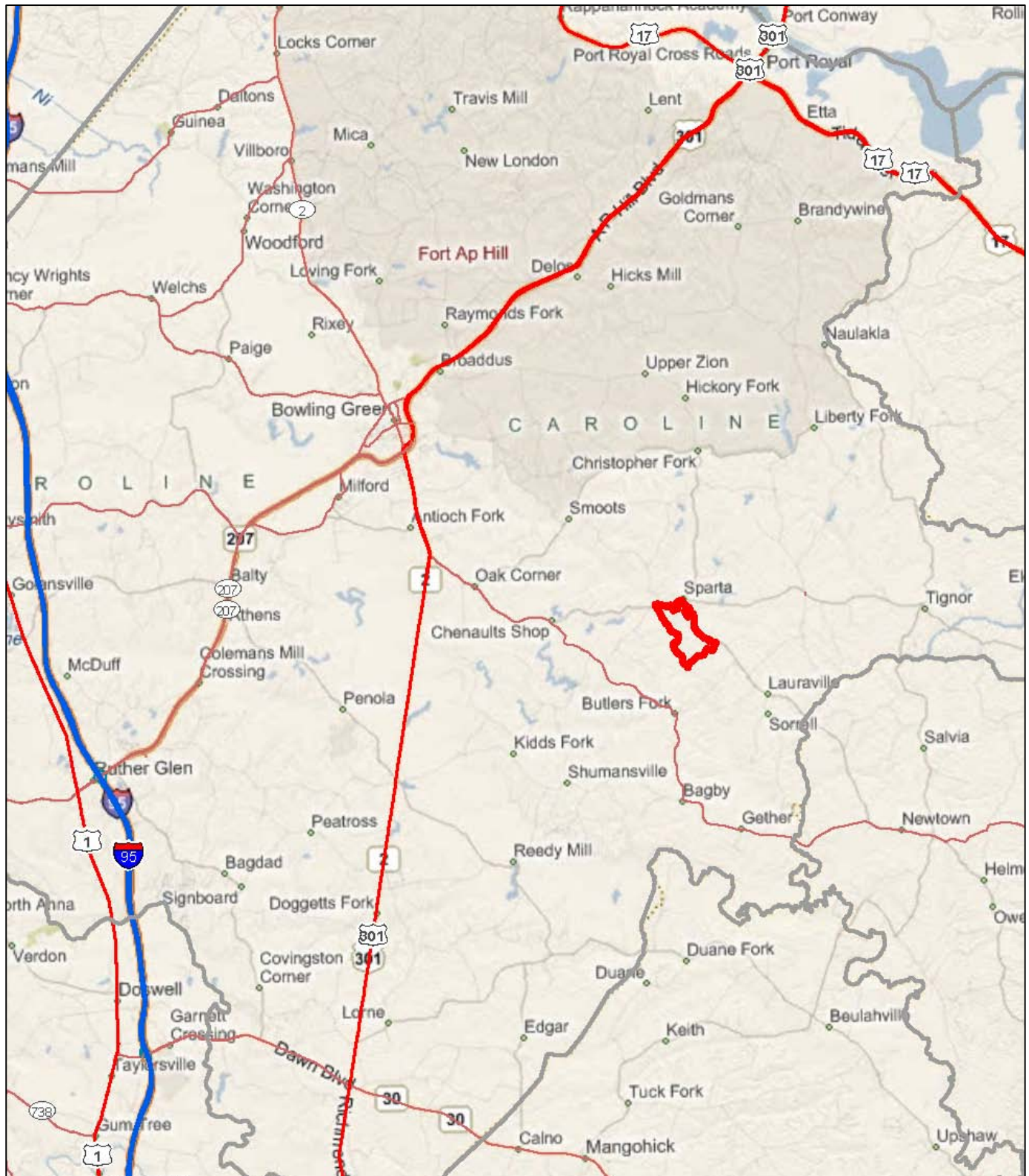
AERIAL PHOTOGRAPH



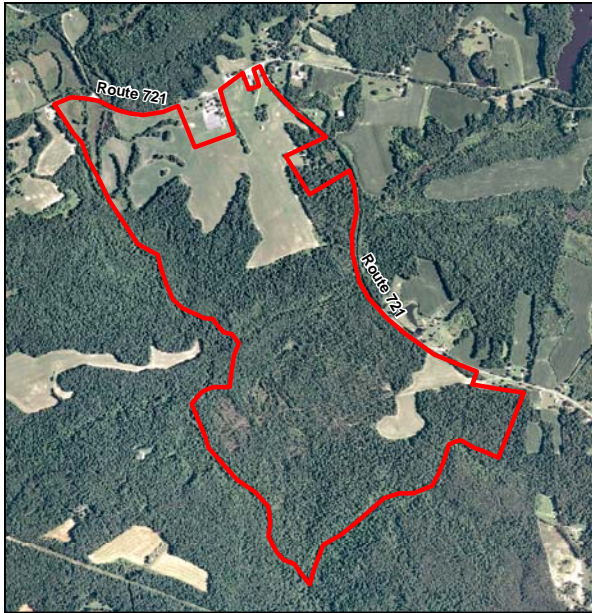
TOPOGRAPHIC MAP



LOCATION MAP



513.631 ACRES FOR SALE IN CAROLINE COUNTY



\$1,050,000

Or As Separate Parcels

246.131 Acres with House - \$535,000

267.5 Acres - \$520,000

PROPERTY INFORMATION:

- * 2,696 SQFT Frame 2-Story House Built around 1800 along with Other Outbuildings
- * Wooded Tract With Planted Pines and Mixed Hardwoods
 - * Significant Timber Value
 - * Approximately 114 Acres of Open Land
- * Over 8,000 feet of Road Frontage on State Route 721
- * Located at Sparta which is Southeast of Bowling Green, Virginia
 - * May Be Sold as Two Separate Parcels



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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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