

1 98 ACRES +/-
KING & QUEEN COUNTY, VIRGINIA

PRICE - \$560,000



REPRESENTED BY:

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TABLE OF CONTENTS

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

PROPERTY DESCRIPTION

The subject property is shown on King & Queen County Tax Map records as parcel # 24-52L-553, # 24-52R-554, and # 24-52R-552A. According to the tax records, the subject property contains 198 acres +/- collectively. The deed is recorded in Deed Book 168 on Page 773 and in Deed Book 168 on Page 771. A review of the King & Queen County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
24-52L-553	136
24-52R-554	59
<u>24-52R-552A</u>	<u>3</u>
TOTALS:	198

The subject property is currently zoned Agricultural. There are approximately 3,875 feet (or 0.73 miles +/-) of road frontage on State Route 659 (Mantapike Landing Road).

The subject property's physical address is 1436 Mantapike Landing Road, King & Queen Courthouse, VA 23085. It is known historically as "Woodville."

Mantapike Creek meanders through a portion of the subject property's northern boundary.

There is approximately 3.5 acres +/- of openland surrounding the homesite. In addition, there are open strips (about 10 yards wide) surrounding most boundaries of the pine plantations which serves as shooting lanes for multiple tree stand sites.

There is approximately 38.6 acres of 26+/- year old pine plantations which have nicely manicured understories. The balance of the property is wooded with a mix of hardwood pulpwood and sawtimber.

Improvements include a cinderblock Ranch-style house measuring 1,058 square feet per the county tax records. The house has two bedrooms and one bathroom. There is also a 1-car detached garage, small cinderblock storage building, and a fenced dog pin.

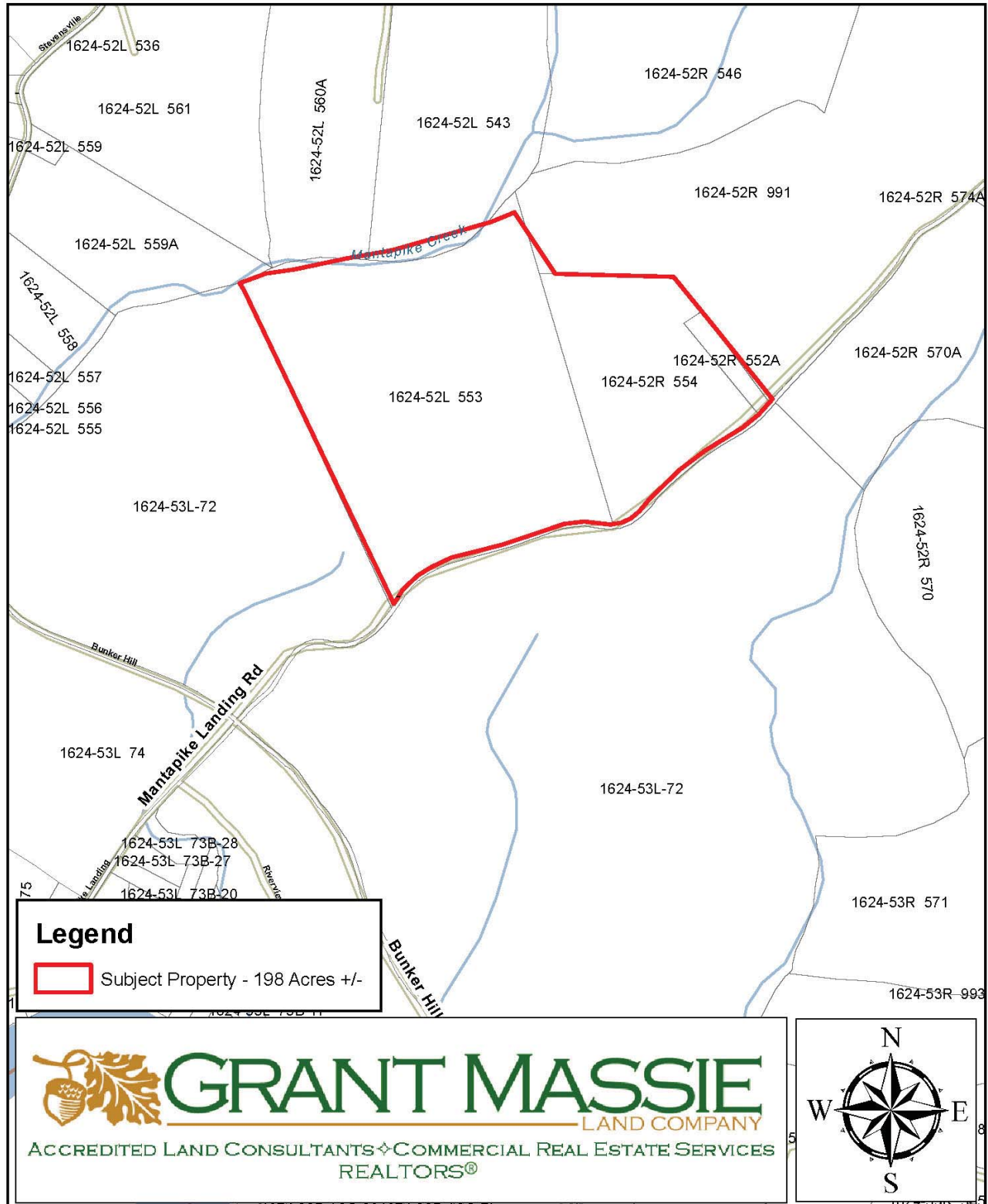
PHOTOGRAPHS



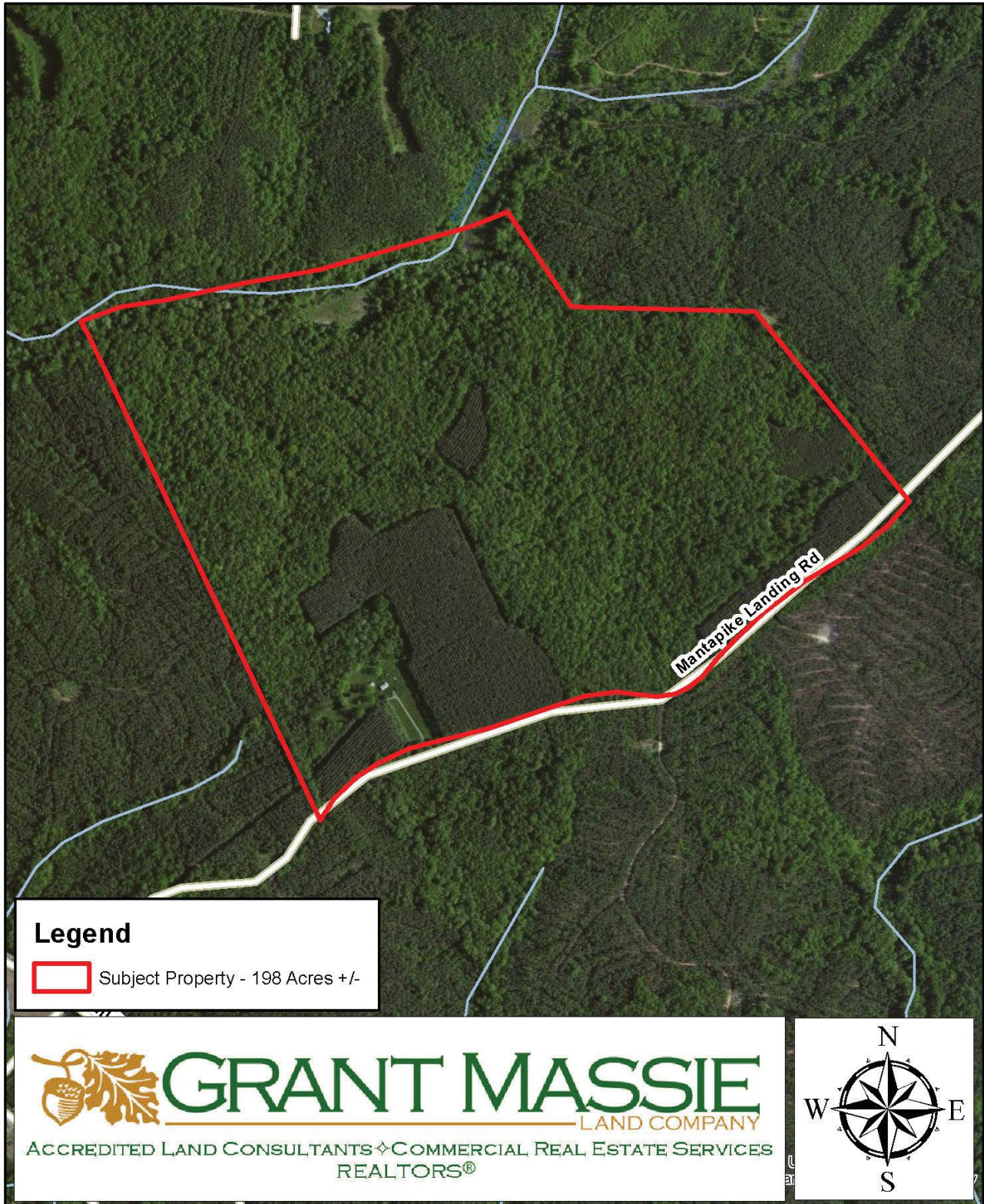
PHOTOGRAPHS



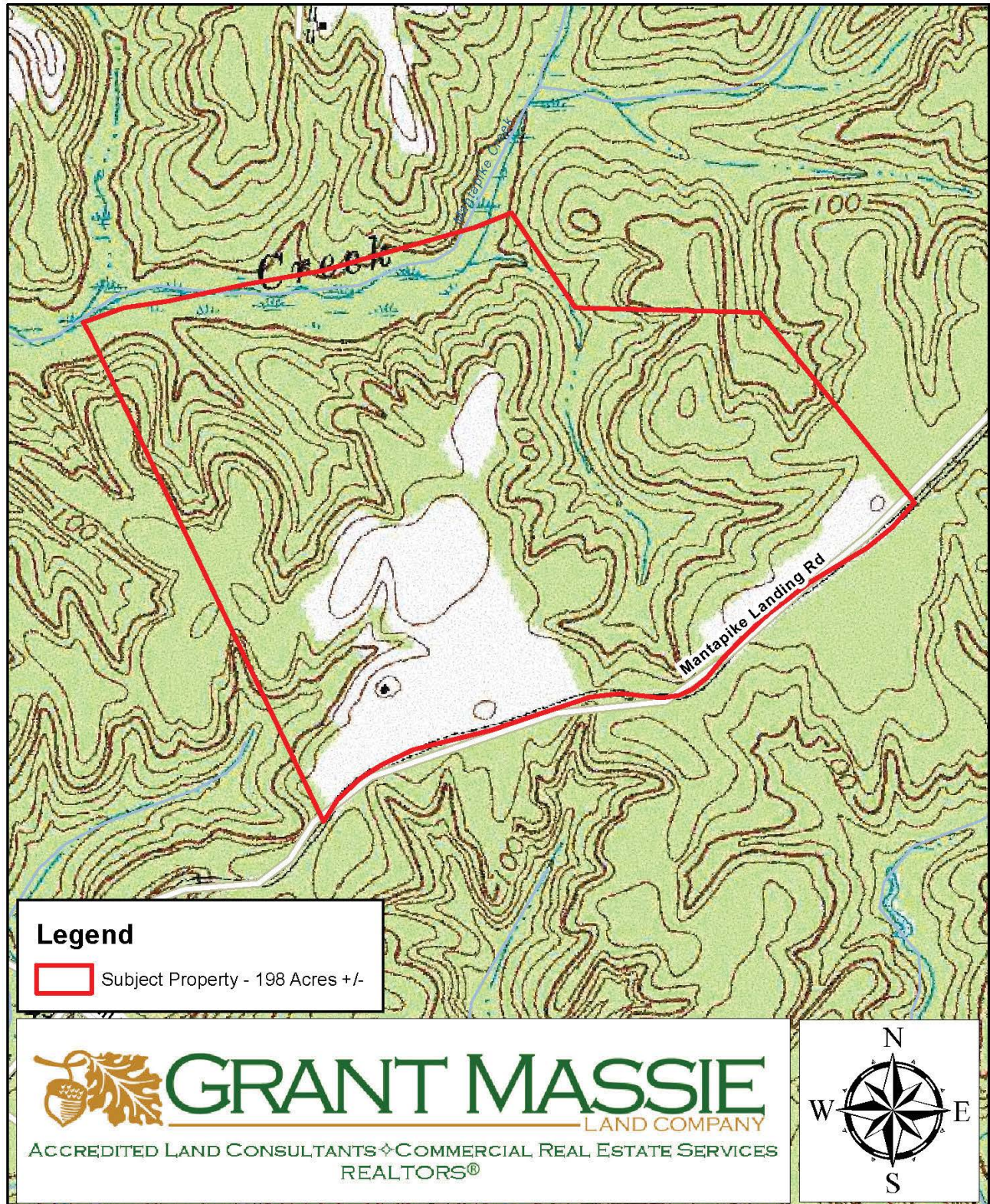
TAX MAP



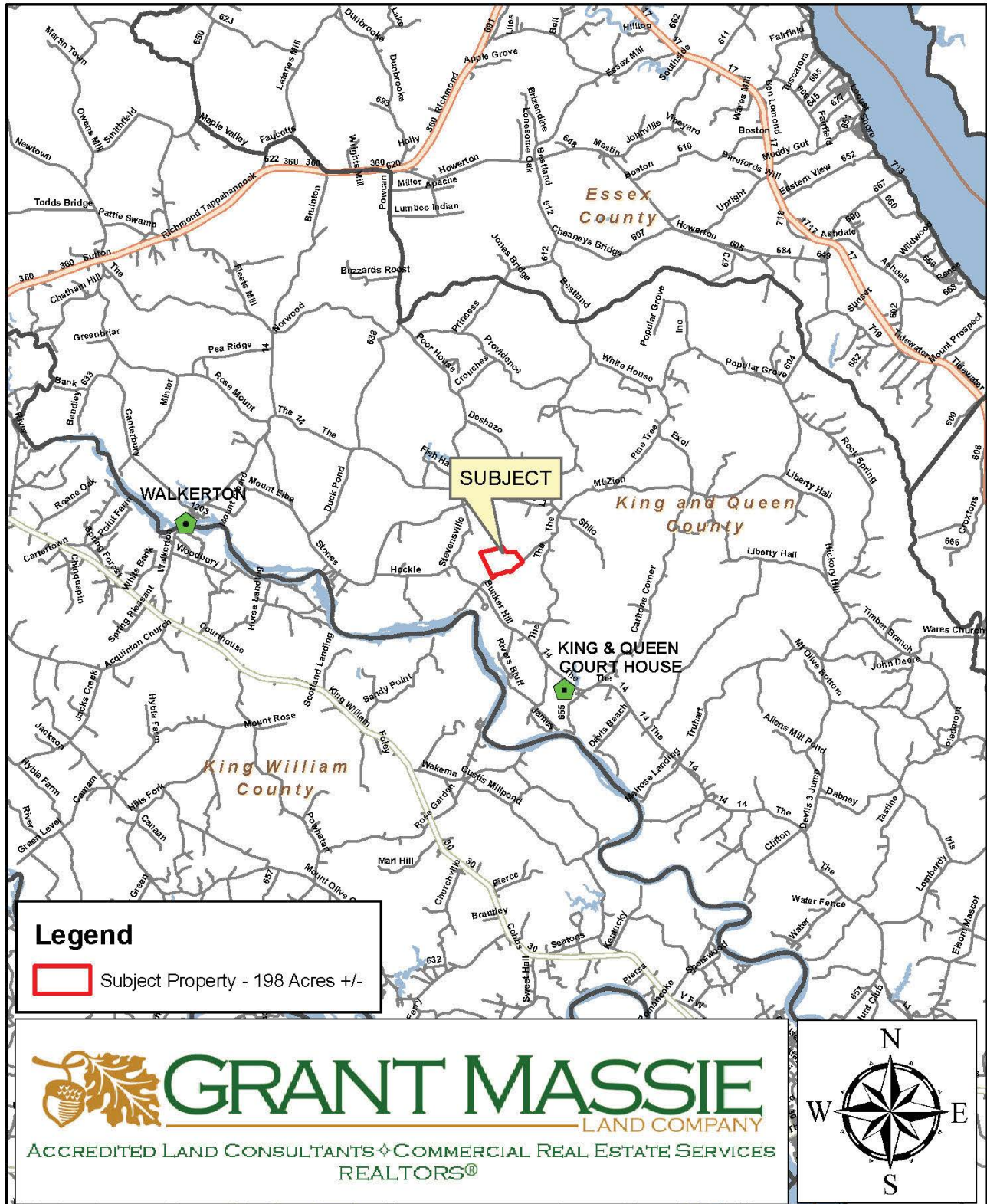
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



LAND FOR SALE

198 ACRES +/- IN KING & QUEEN, VA



PROPERTY INFORMATION:

- ✧ Ideal Recreational, Timber Investment and/or Rural Retreat with Existing Improvements
- ✧ About 3.5 Acres of Openland & 38 Acres +/- of 26 +/- Yr Old Pines with Manicured Understory
- ✧ Balance in Hardwood Pulpwood and Sawtimber
- ✧ Long frontage on Rt 659 (Mantapike Landing Rd)
- ✧ 1,058-sq ft Rancher, 1-car Block Garage, Shed and Dog Pin are Offered "As Is, Where Is."
- ✧ Address: 1436 Mantapike Landing Rd., King & Queen Courthouse, Virginia 23085

\$560,000

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All information is deemed reliable, but not guaranteed.

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