

# 1 43.9 ACRES CAROLINE COUNTY, VA

---

ASKING PRICE - \$428,000



REPRESENTED BY:

WILLIAM G. GRANT  
ALC, VLS  
(804) 754-3476

JEFFREY S. HUFF  
ALC, FORESTER  
(804) 750-1207

# TABLE OF CONTENTS

---

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

# PROPERTY DESCRIPTION

---

The subject property is shown on Caroline County Tax Map records as parcel number 39-A-61 and 39-A-62. It is known locally as Aspen Farm. According to the tax records, the property contains 143.9 acres. The deed is recorded in Deed Book 711 on Page 137. The plats are recorded in Deed Book 123 on Page 496 and Deed Book 143 on Page 402. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
39-A-61	139
<u>39-A-62</u>	<u>4.9</u>
TOTALS:	143.9

PROPERTY ADDRESS: 6321 Cedon Road, Woodford VA 22580

The subject property is currently zoned Rural Preservation (RP) and is located within the Cedon Village Plan on Caroline County's Land Use Map. There are approximately 2,740 feet +/- of road frontage on State Route 661 (Cedon Road).

The subject property contains a 0.9-acre pond at full capacity and a smaller pond (~ one-tenth acre +/-) near the homesite. Motto River crosses through the subject property.

Aspen Farm contains approximately 52 acres of cropland and 67 acres +/- of natural mixed hardwoods and natural pines. The farm's remaining acreage is in the 2-acre +/- homesite, the ponds and the wetlands/SMZs surrounding the Motto River.

Improvements on the subject property include a old two-story farmhouse (c. 1902) measuring around 1,632 sqft with 4 bedrooms per the county tax records. It is served by a well but no septic system per the tax records. Other on-site structures include a 16'x24' pole shed and several other small frame and/or cinderblock sheds. There is also a old trailer located just to the east of the farmhouse.

# PHOTOGRAPHS

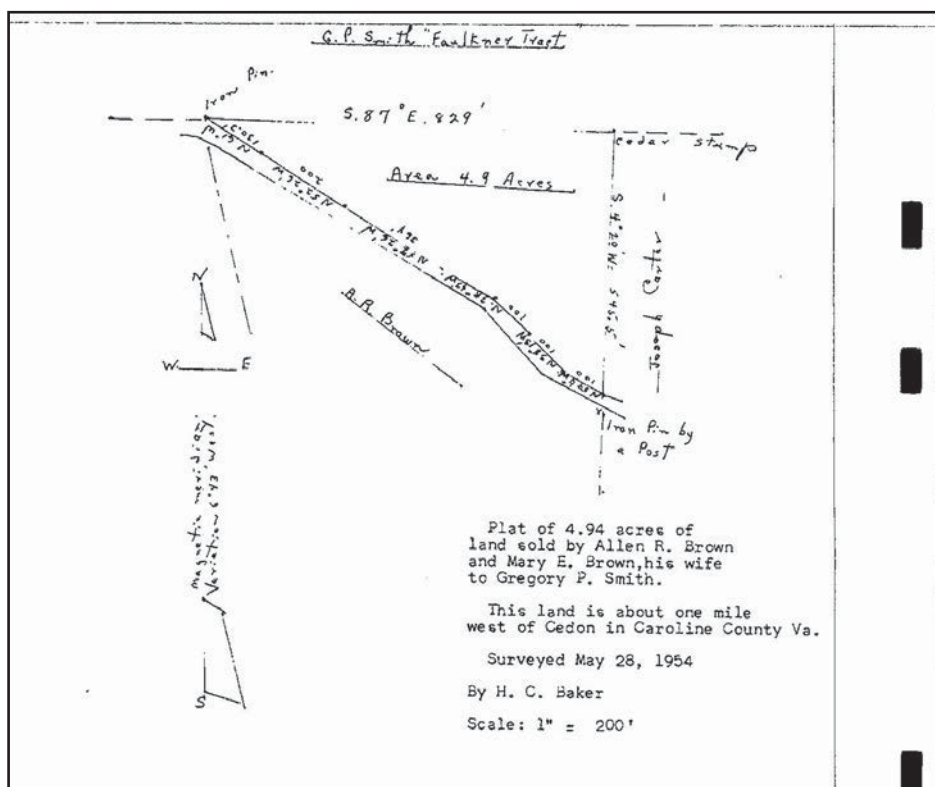
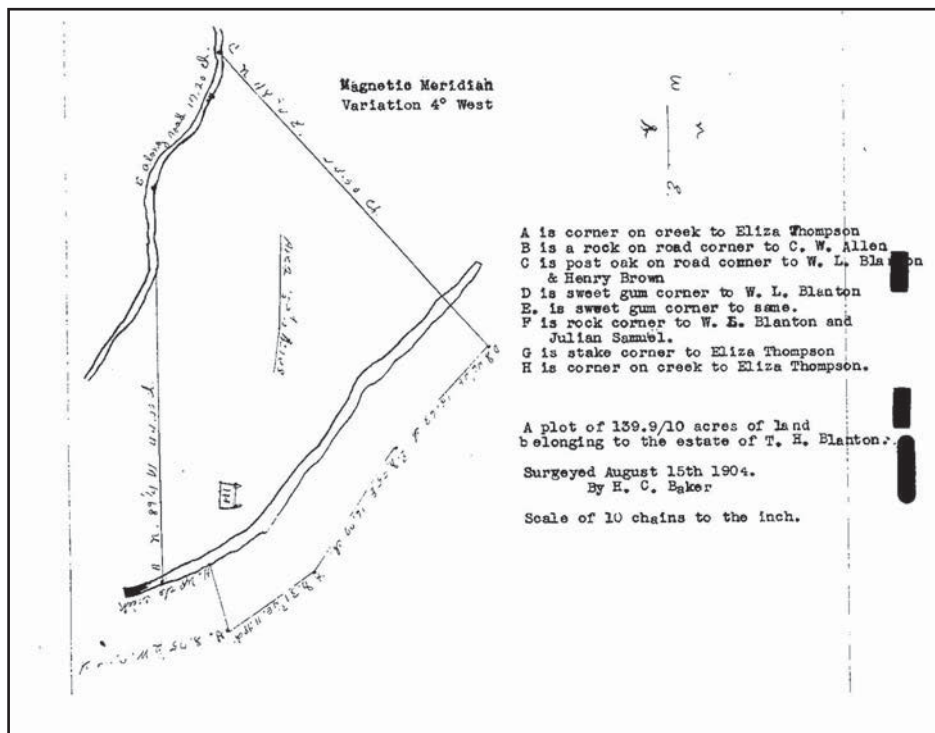
---







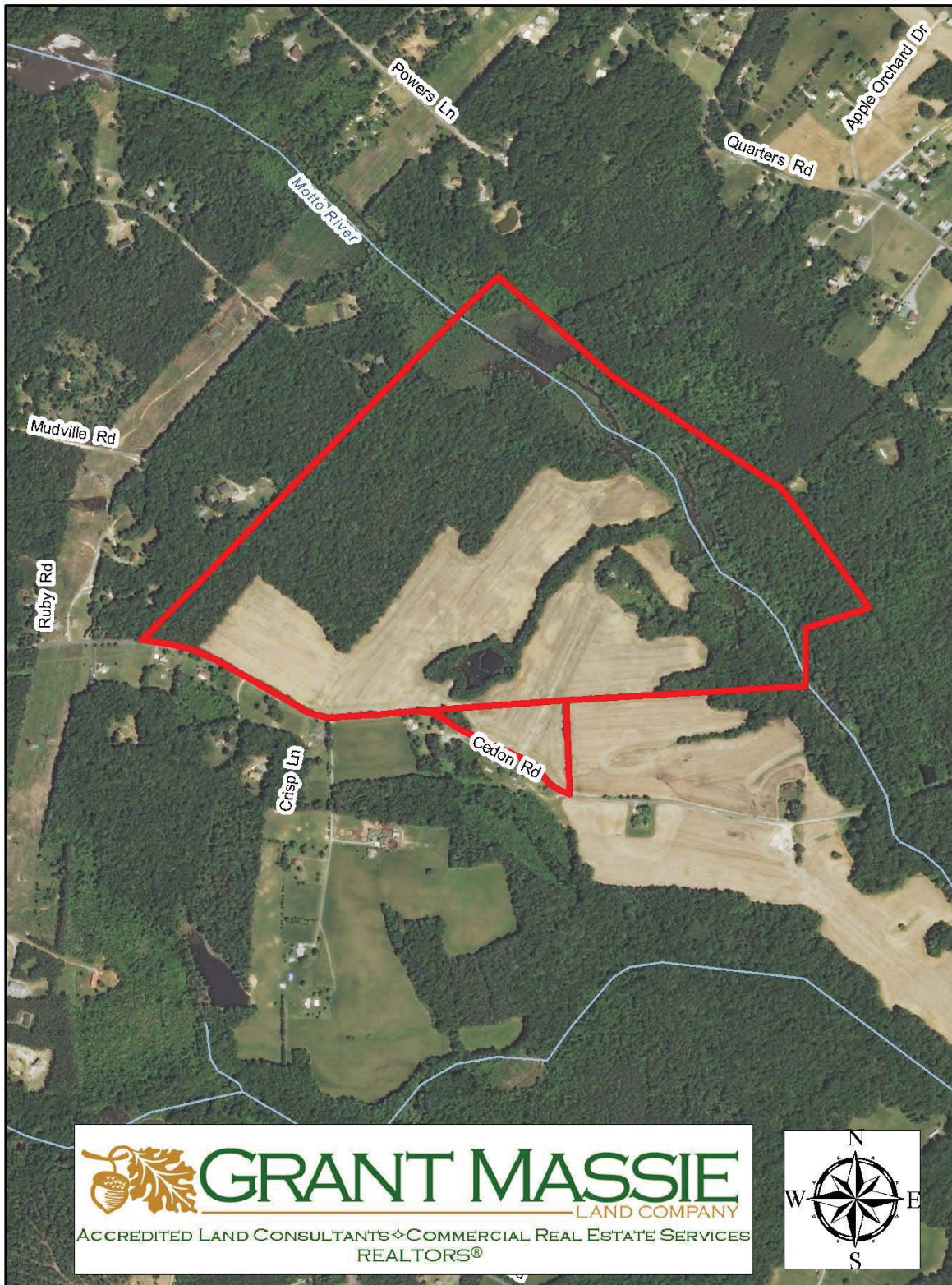
# PLATS





# AERIAL PHOTOGRAPH

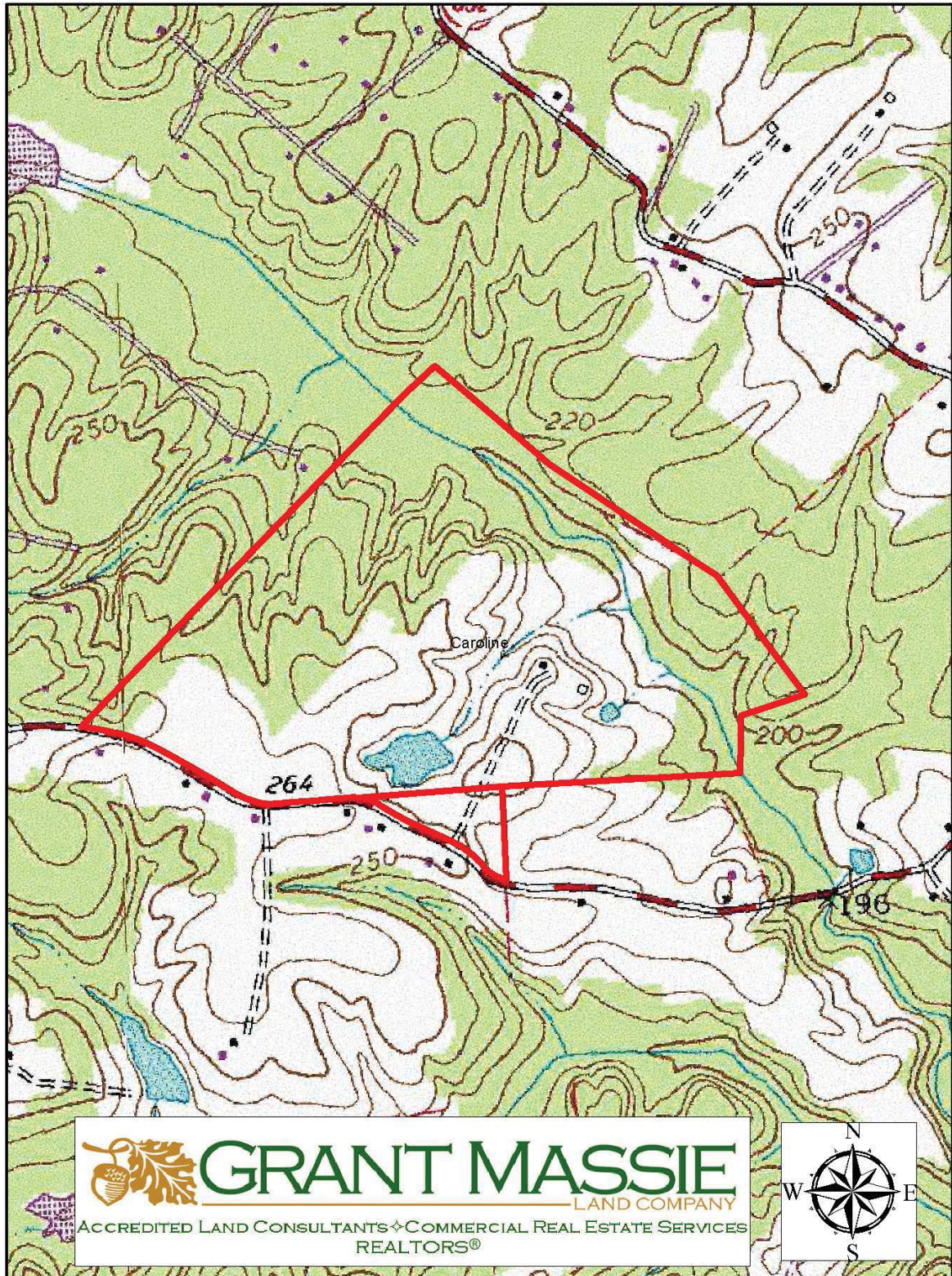
---





# TOPOGRAPHIC MAP

---





# LOCATION MAP



# "ASPEN FARM" FOR SALE

## 143.9 ACRES +/- IN CAROLINE



### PROPERTY INFORMATION:

- ✧ Approximately 52 acres +/- of rolling cropland
- ✧ Motto River meanders through the farm
- ✧ 2 small ponds (0.9-acre and 1/10-acre)
- ✧ 63 Acres +/- of natural mixed hardwoods and pines with some timber value & about 4 acres cut-over
- ✧ Long frontage on State Route 661 (Cedon Road)
- ✧ Ideal single-family homesite, family farm compound, horse farm, rural investment, etc.
- ✧ Existing old farmhouse and sheds add very little value to property & are offered "As-Is, Where-Is."
- ✧ Located about 3.8 miles +/- north of Ladysmith @ Cedon and 4.5 miles +/- to Interstate 95.

# \$428,000

For 24-hour recorded information,  
call LANDLINE  
1-888-471-LAND #2227  
or visit our website at  
**www.GrantMassie.com**



 **GRANT MASSIE**  
LAND COMPANY  
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
REALTORS®

1403 PEMBERTON ROAD, SUITE 106 RICHMOND, VA 23238  
(804) 750-1200 • FAX: (804) 754-3485 • TOLL FREE: 1-800-665-LAND

All information is deemed reliable, but not guaranteed.

### REPRESENTED BY:

**BILL GRANT**  
ALC, VLS  
(804) 754-3476

**JEFFREY HUFF**  
ALC  
(804) 750-1207