

205.769 ACRES  
PRINCE GEORGE COUNTY,  
VIRGINIA

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PRICE REDUCED TO-\$339,000  
\$1,648/ACRE



REPRESENTED BY:  
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# PROPERTY DESCRIPTION

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The subject property is shown on Prince George County Tax Map records as parcel number 630-(0A)00-030-0. According to the tax records the property contains 205.769 acres. The deed is recorded as Deed Instrument #050002609. A review of the Prince George County Tax Records indicates the following:

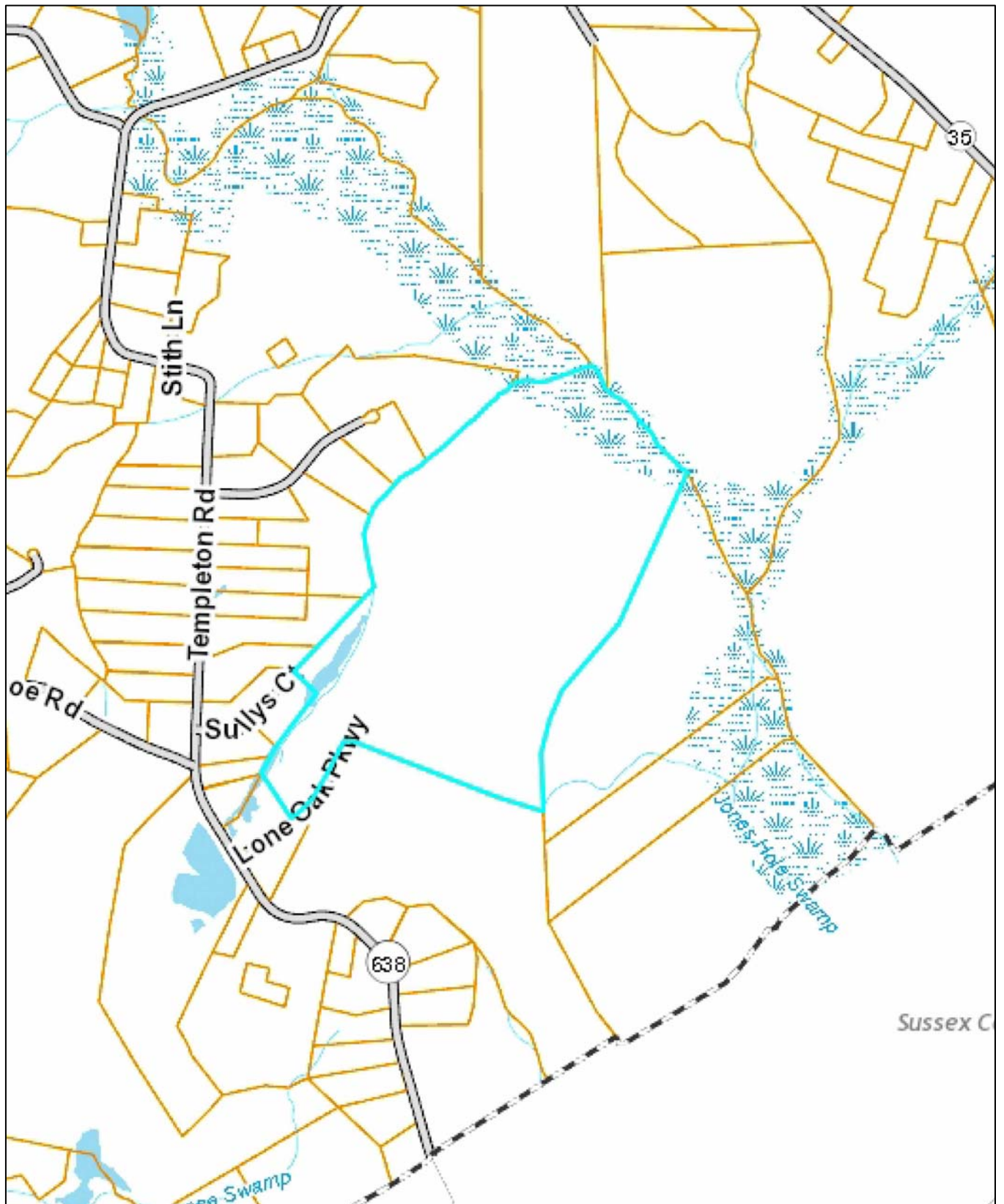
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
630(0A)00-030-0	205.769	\$414,600 Land
		<u>\$00</u> Improvements
		\$414,600 Total Value

The subject property is currently zoned Residential Agricultural. It is located with 70' frontage on Templeton Road and has 32 acres of open land. The remainder of the property is wooded. Most of the timber was removed in 2005.

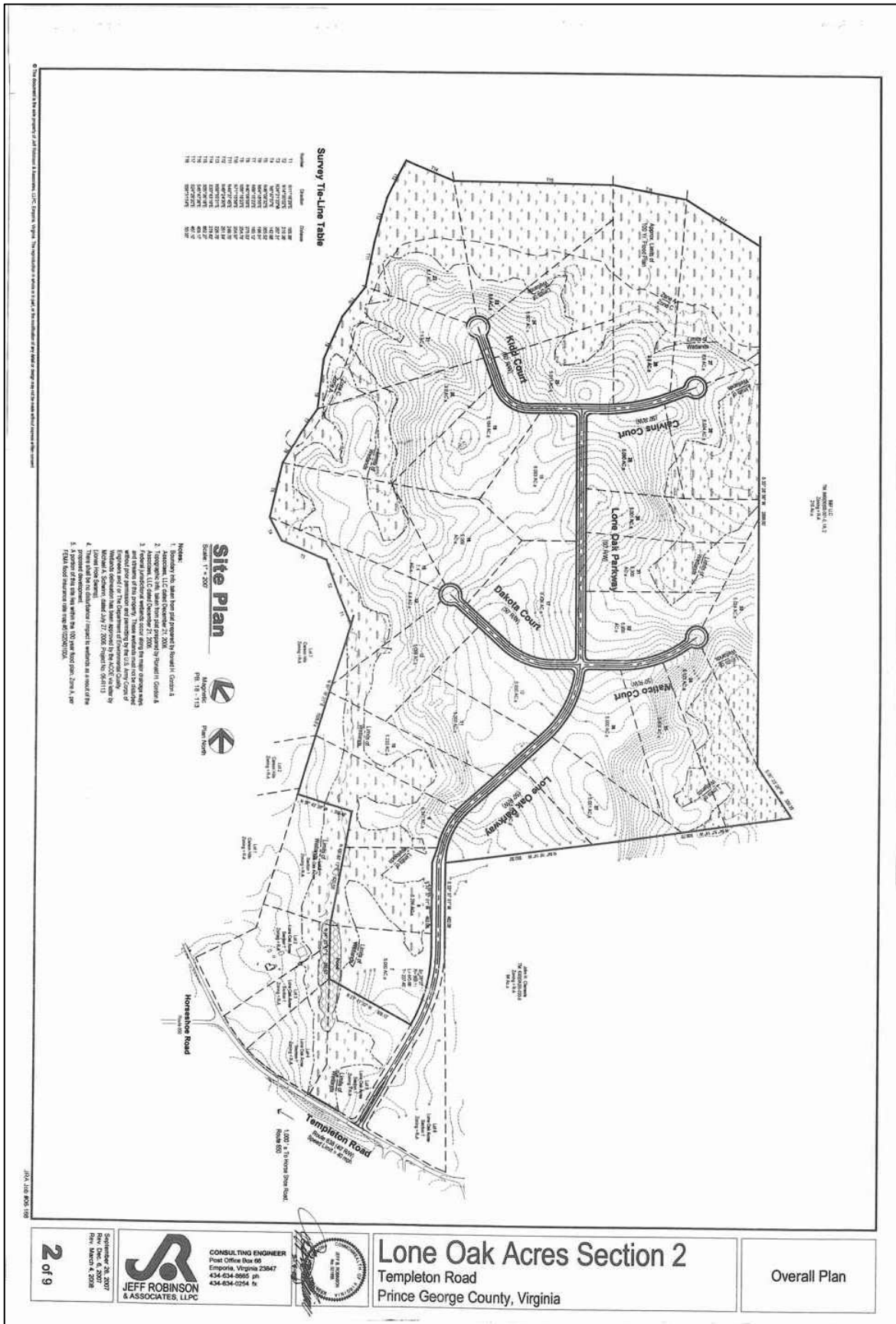
Site plans for a 32 lot subdivision have been completed but not recorded. Most of the lots in this subdivision named "Lone Oak Acres" are 5+ acres with several lots up to 9.9 acres.

# TAX MAP

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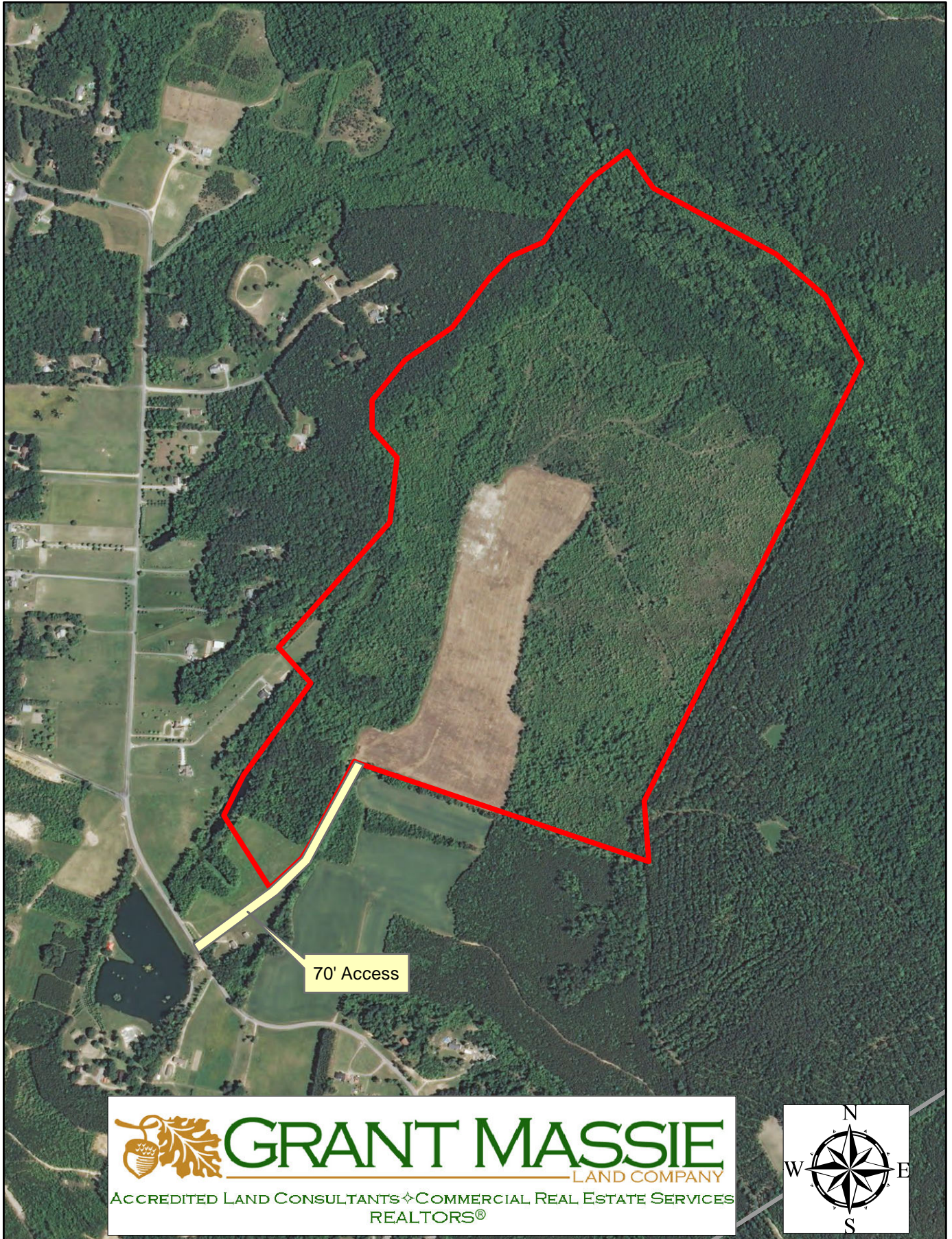


# PLAT



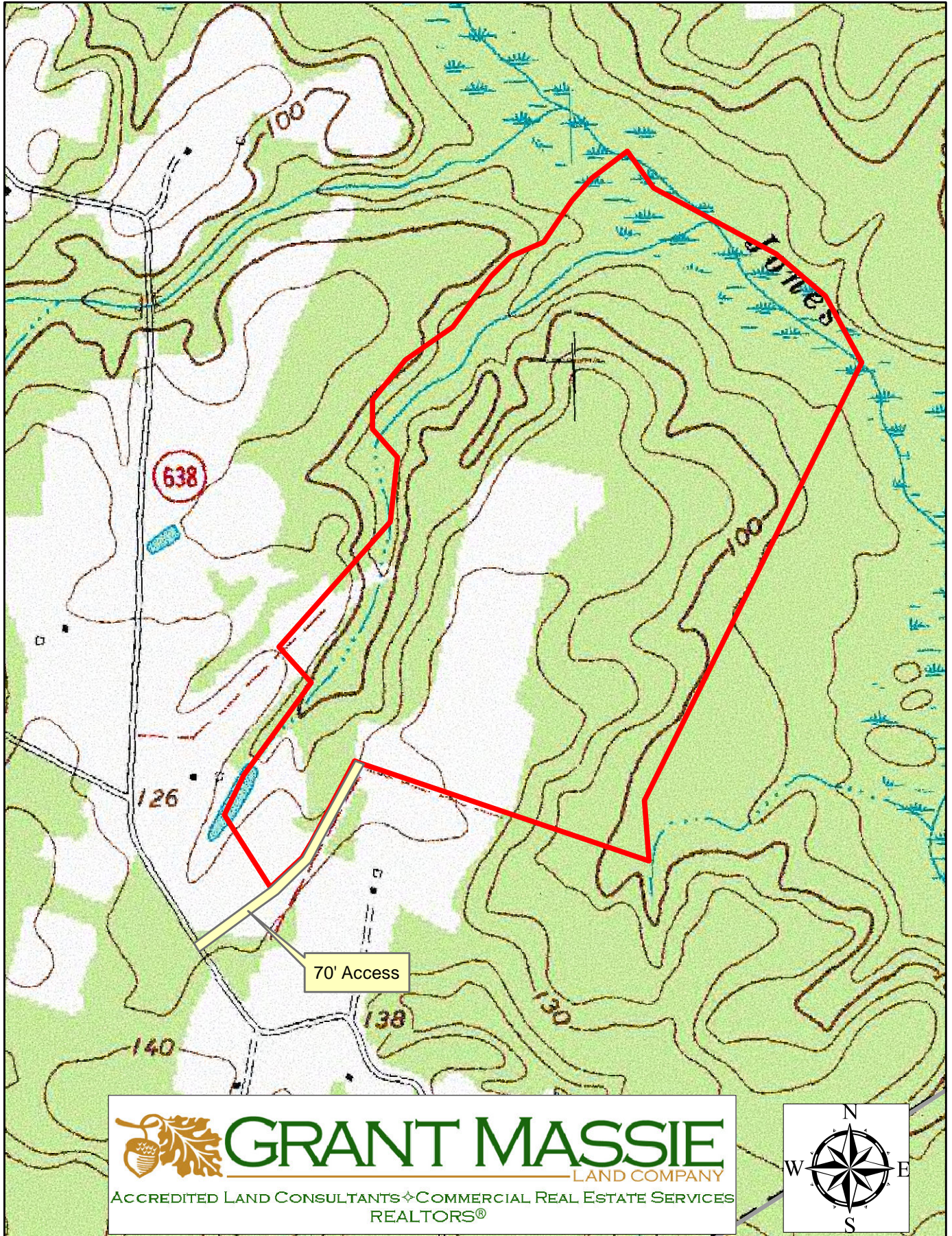


# AERIAL PHOTOGRAPH



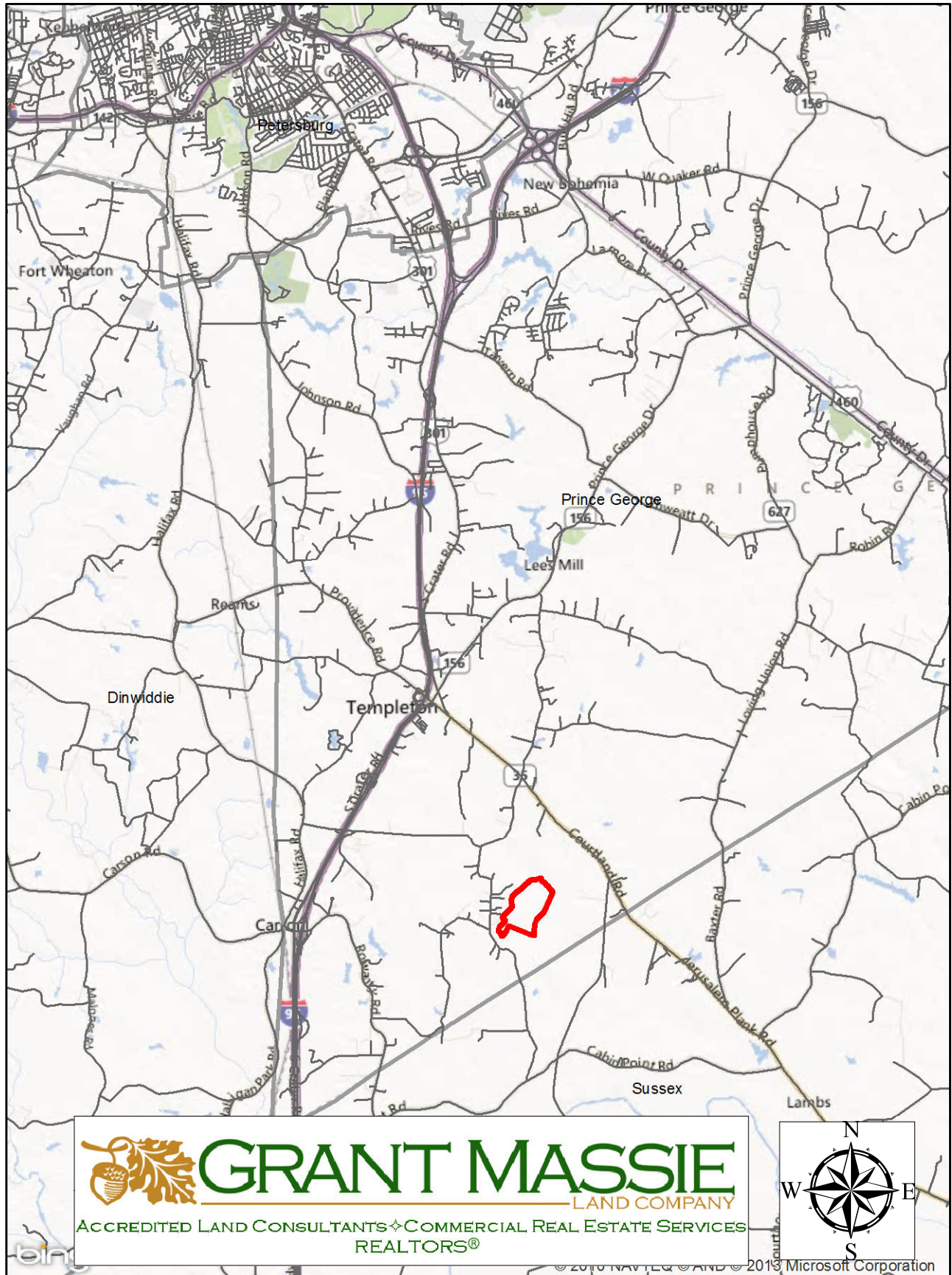


# TOPOGRAPHY MAP





# LOCATION MAP





# LOCATION MAP

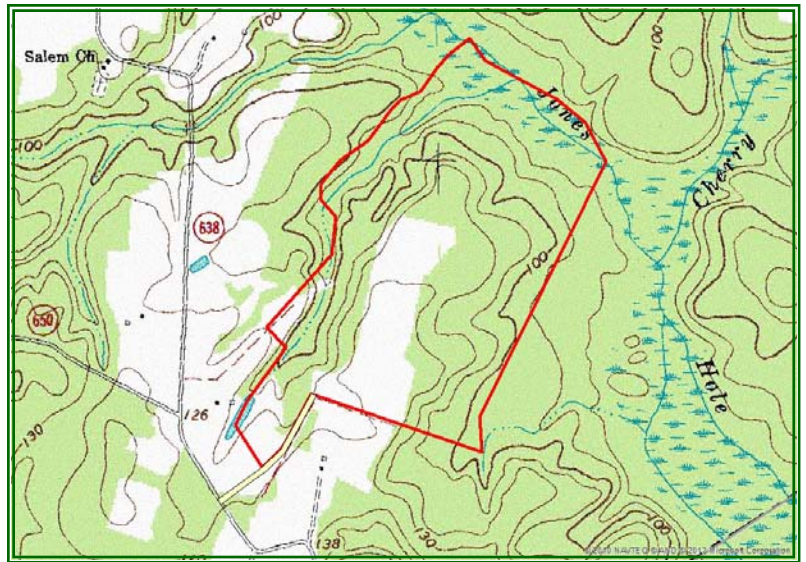


# 205.769 ACRES FOR SALE IN PRINCE GEORGE COUNTY



**\$339,000**

# Rural Agricultural Tract



## PROPERTY INFORMATION:

- \* Zoned Residential Agricultural;
- \* 32 Acres of Open Cropland, with the Rest in Woodland;
  - \* Engineering Completed for a 32 Lot Subdivision;
- Located with 70' of frontage on Templeton Road in the Southern Part of Prince George County;
  - Convenient to I-95 and Petersburg
- \* Great Investment with Good Up-Side Potential;
- \* Priced Below Assessment at Agricultural Land Values.

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

1-888-471-LAND #2212

OR VISIT OUR WEBSITE

WWW.GRANTMASSIE.COM

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## EXPERTISE—CONSULTATION—RESULTS

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED