

# 22.85 ACRES HANOVER COUNTY, VA

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ASKING PRICE - \$84,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Hanover County Tax Map records as GPIN # 7846-44-8971. According to the tax records the property contains 22.845 acres. The deed is recorded in Deed Book 2952 on Page 526. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
7846-44-8971	22.845	\$98,900 Land Only

The subject property is currently zoned Agricultural (A-1). It does not contain any state road frontage. Access to the subject property is over a 20-foot right-of-way to Halls Haven Lane as shown on the plat found in Deed Book 2965 on Page 2398; but, there is not an existing road into the property at this point.

There is a pond on the subject property that is approximately one-half acre in size.

The subject property is completely wooded in pines. In 2006, the pine stands were thinned and/or select cut.

The subject property is located about 9 miles (13 to 15 minutes) from Route 1 with convenient access to Interstate 95 and Ashland.

# PHOTOGRAPHS

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CLOSE-UP VIEW OF PINE STAND



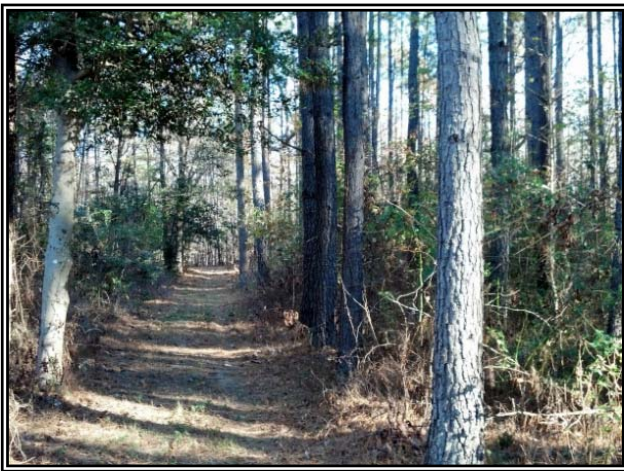
PINE STAND OVERLOOKING POND



POND VIEW FROM THE WEST



POND VIEW FROM SOUTHEAST



TRAIL THROUGH WOODS



WOODEN BRIDGE OVER DRAW LEADING TO POND



# TAX MAP



**7846-44-8971**  
**LEONA C. HALL**  
**LIVING TRUST**  
DB 2952 - 526

**SUBJECT**

**7846-44-8971**  
**LEONA C. HALL**  
**LIVING TRUST**  
DB 2952 PG 526

**(A)**  
**7846-44-5054**  
**(PART)**  
**1.736 AC.**

**(B)**  
**7846-44-5054**  
**BENNIE D. & MARGARET E.**  
**HALL**  
DB 409 PG 149  
**1.750 AC.**  
**+ 1.736 AC.**  
**3.486 AC. TOTAL**

**NOTE :**  
PARCEL A 1.736 AC.  
TO BE SWAPED FOR  
PARCEL B 1.736 AC.

**TOTAL CURVE DATA**  
 $\Delta = 01^{\circ}28'24''$   
 $R = 14467.44'$   
 $L = 370.63'$   
 $CH = 370.62$   
 $CB = N63^{\circ}32'25''W$

**COMMONWEALTH OF VIRGINIA**  
**HERMAN F. WHITT**  
Lic. No. 2153  
10-10-09  
**LAND SURVEYOR**

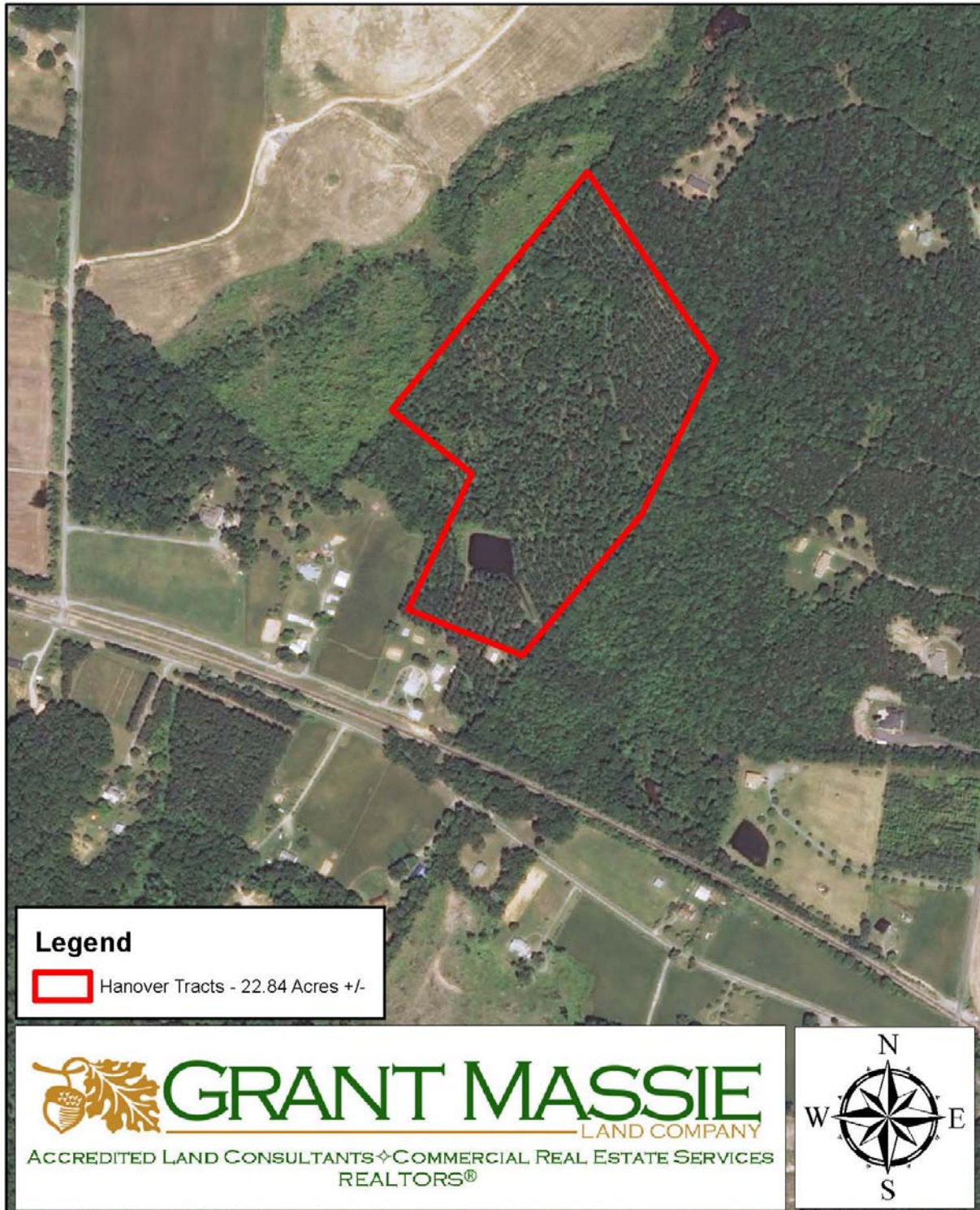
**PROPERTY LINE ADJUSTMENT**  
**LOCATED ABOUT 1.3 MILES**  
**NORTHWEST OF HEWLETT**  
**BEAVERDAM DISTRICT**  
**HANOVER COUNTY, VIRGINIA.**  
**SURVEYED : SEPTEMBER 21, 2009**  
**SCALE : 1" = 100'**

**REVISED: OCTOBER 20, 2009**  
**PLAT BASED ON CURRENT FIELD SURVEY**  
**HERMAN WHITT L.S. ASHLAND, VA. 550-3658**



# AERIAL PHOTOGRAPH

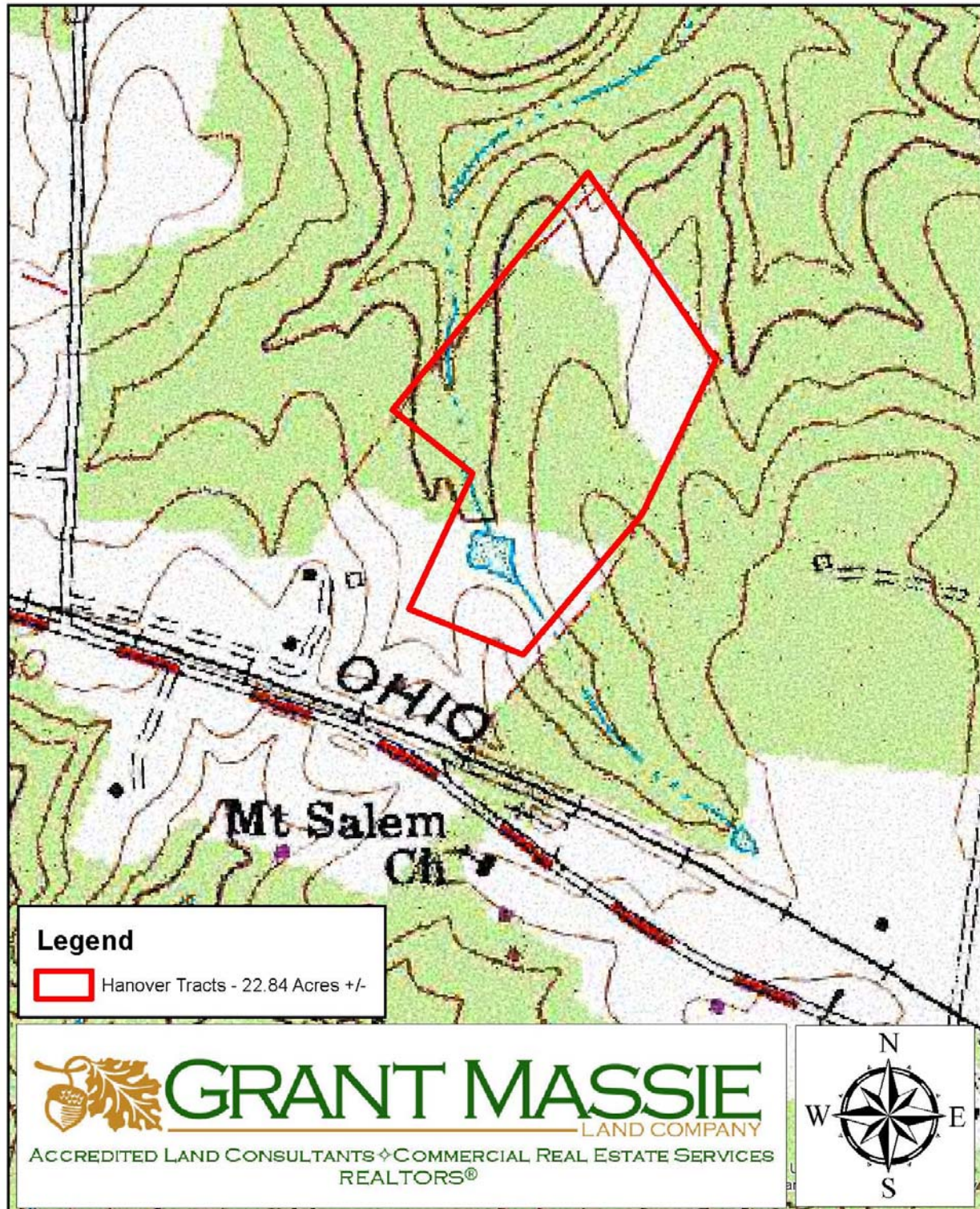
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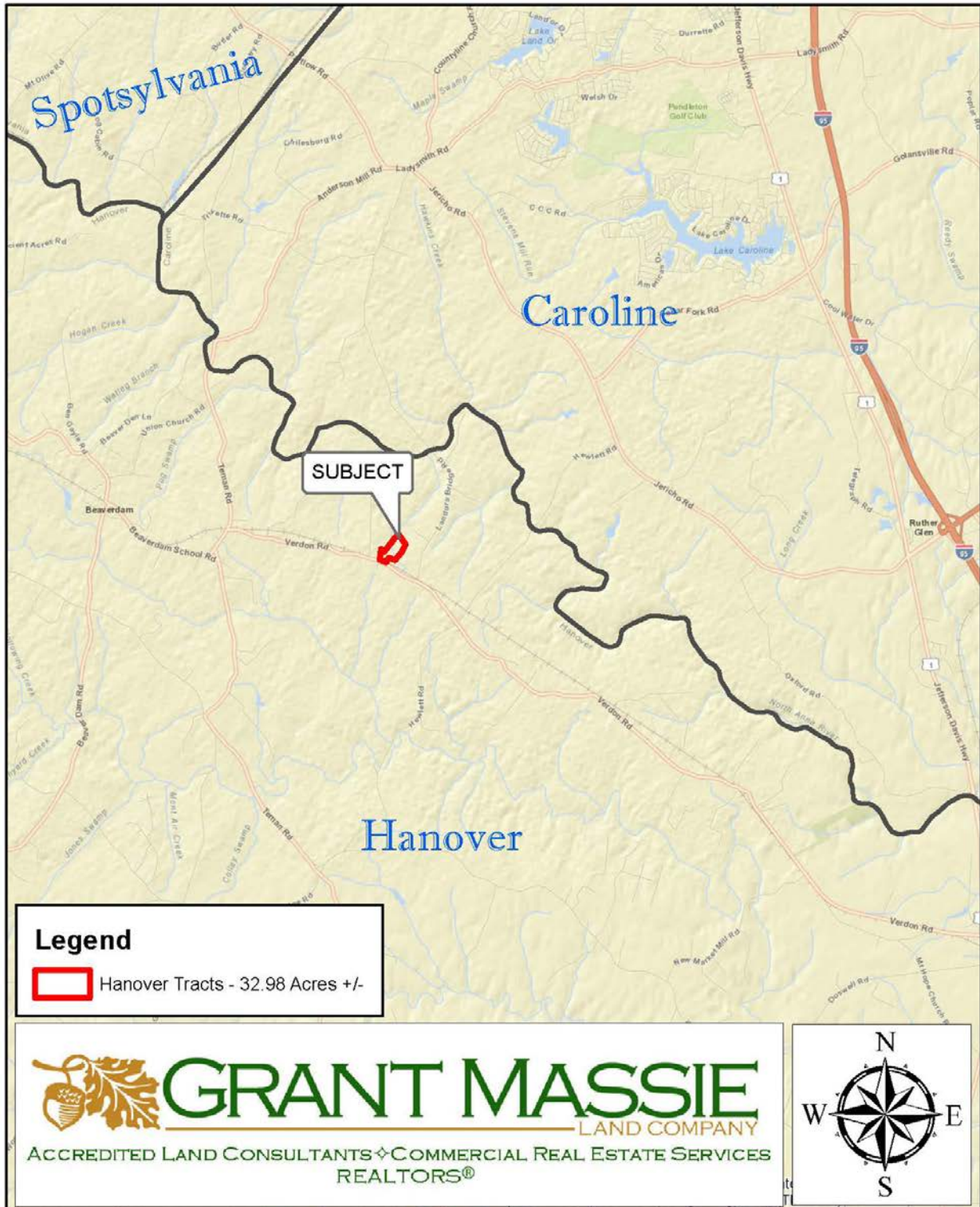
# TOPOGRAPHIC MAP

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# LOCATION MAP



# 22.85-ACRE +/- RURAL HOMESITE IN HANOVER COUNTY, VA



## PROPERTY INFORMATION:

- \* Thinned Mature Pine Plantation
- \* Half-acre Pond
- \* 20-ft Easement to Halls Haven Rd
- \* Ideal for Rural Retreat, Recreational Tract or Homesite Overlooking the Pond
- \* Convenient to Route 1 (9 miles +/-) and Interstate 95 Exit # 98 (11 Miles +/-)

**PRICED TO SELL**  
**\$84,000**



FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

1-888-471-LAND # 2221

OR VISIT OUR WEBSITE

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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## EXPERTISE—CONSULTATION—RESULTS

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