

1 67 +/- ACRES CAROLINE COUNTY, VIRGINIA

PRICE REDUCED TO - \$349,500



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as a portion GPIN #94-A-21. According to the tax records the original property contains 306 acres. The deed is recorded in Deed Book 178 on Page 145. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
Portion of 94-A-21	167 (not divided on County records yet)

A search of the title history shows that the Subject Property is the remnant of a larger tract that went through a series of divisions, re-divisions, and some combination among a family over time.

According to the current boundary survey plat, the Subject Property consists of approximately 166 acres located on the east side of Signboard Road and has approximately 500 feet of road frontage (new survey in progress).

The Timber Management Plan prepared by Frank Brooks after 2007 and more recently updated on the original 306 acres shows the breakdown of the land. Estimates of the 167 acre tract is as follows:

<u>Type of Use</u>	<u>Acreage</u>
Cropland	23
Clear Cut 1992/Planted	36
Cut in 2007 (Naturally Seeded)	15
Mixed Hardwood	92

A 30 foot wide easement runs along the north side of the property (15' on the 167 acres). It provides access to a tract to the east and north of the subject property which was originally a part of this property.

PHOTOGRAPHS



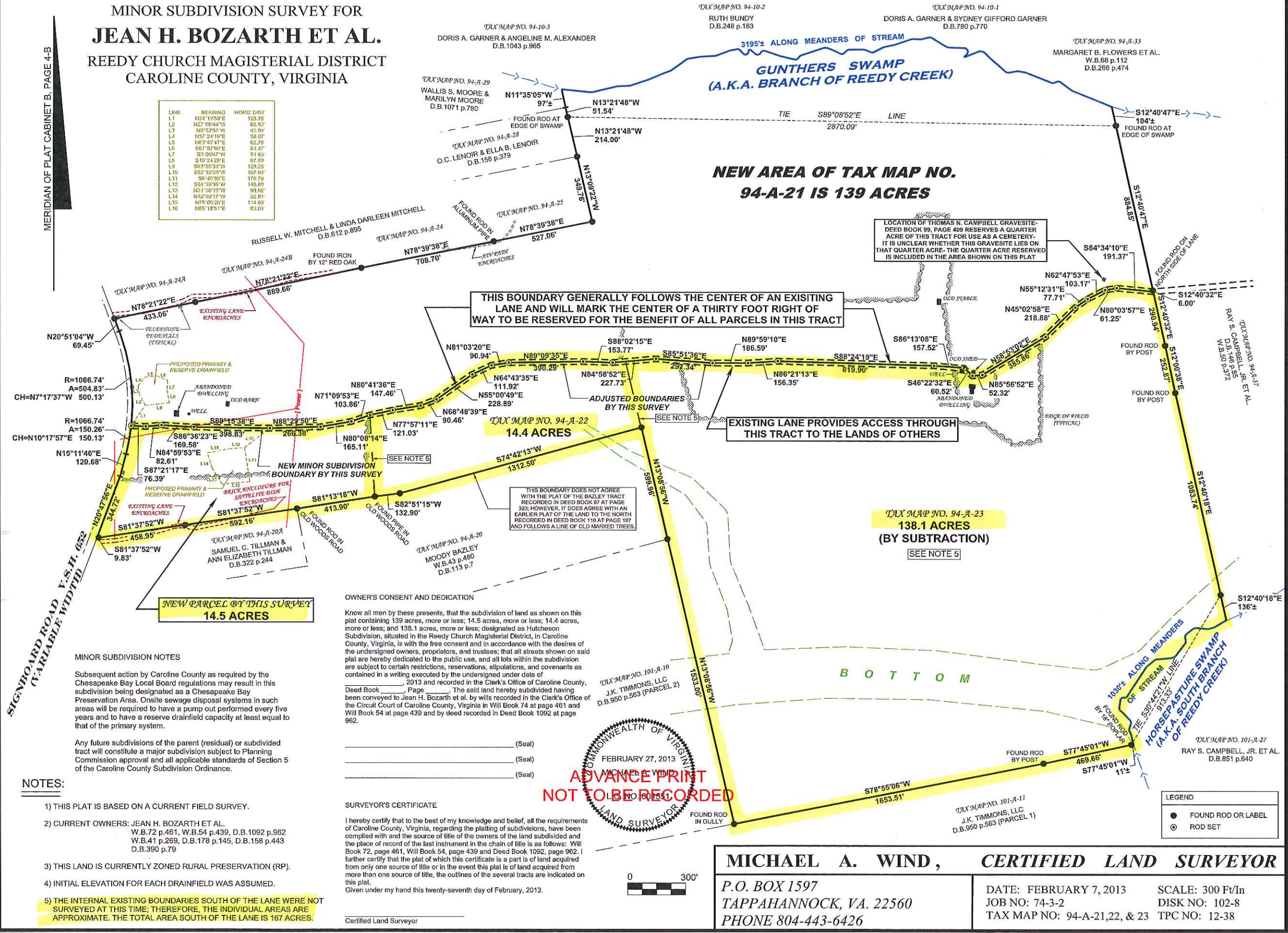
TAX MAP

167 Acres

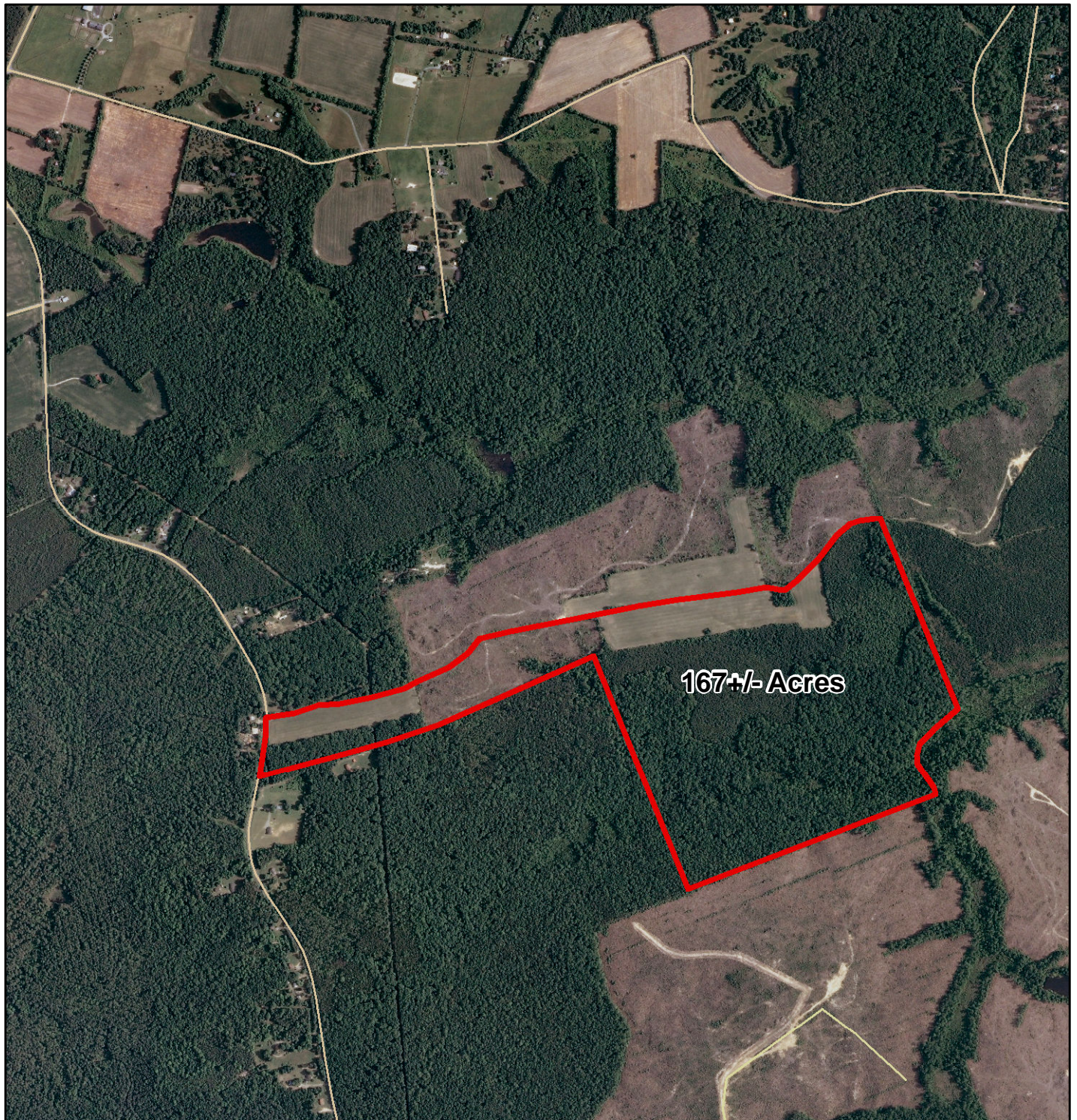
MINOR SUBDIVISION SURVEY FOR
JEAN H. BOZARTH ET AL.
REEDY CHURCH MAGISTERIAL DISTRICT
CAROLINE COUNTY, VIRGINIA

MERIDIAN OF PLAT CABINET B, PAGE 4-B

LINE	BEARING	HORIZ DIST
L1	N84°19'59"E	120.76
L2	N27°05'44"W	65.53
L3	N8°52'51"W	43.84
L4	N37°24'19"E	58.07
L5	N83°47'47"E	62.78
L6	S87°57'50"E	61.47
L7	S31°04'47"W	51.63
L8	S10°24'28"E	67.59
L9	S83°55'33"W	128.25
L10	S52°32'30"W	107.64
L11	S8°40'50"E	178.79
L12	S84°39'30"W	145.80
L13	N31°30'15"W	98.66
L14	N10°03'17"W	52.81
L15	N70°05'20"E	114.58
L16	N85°18'51"E	83.04



AERIAL PHOTO

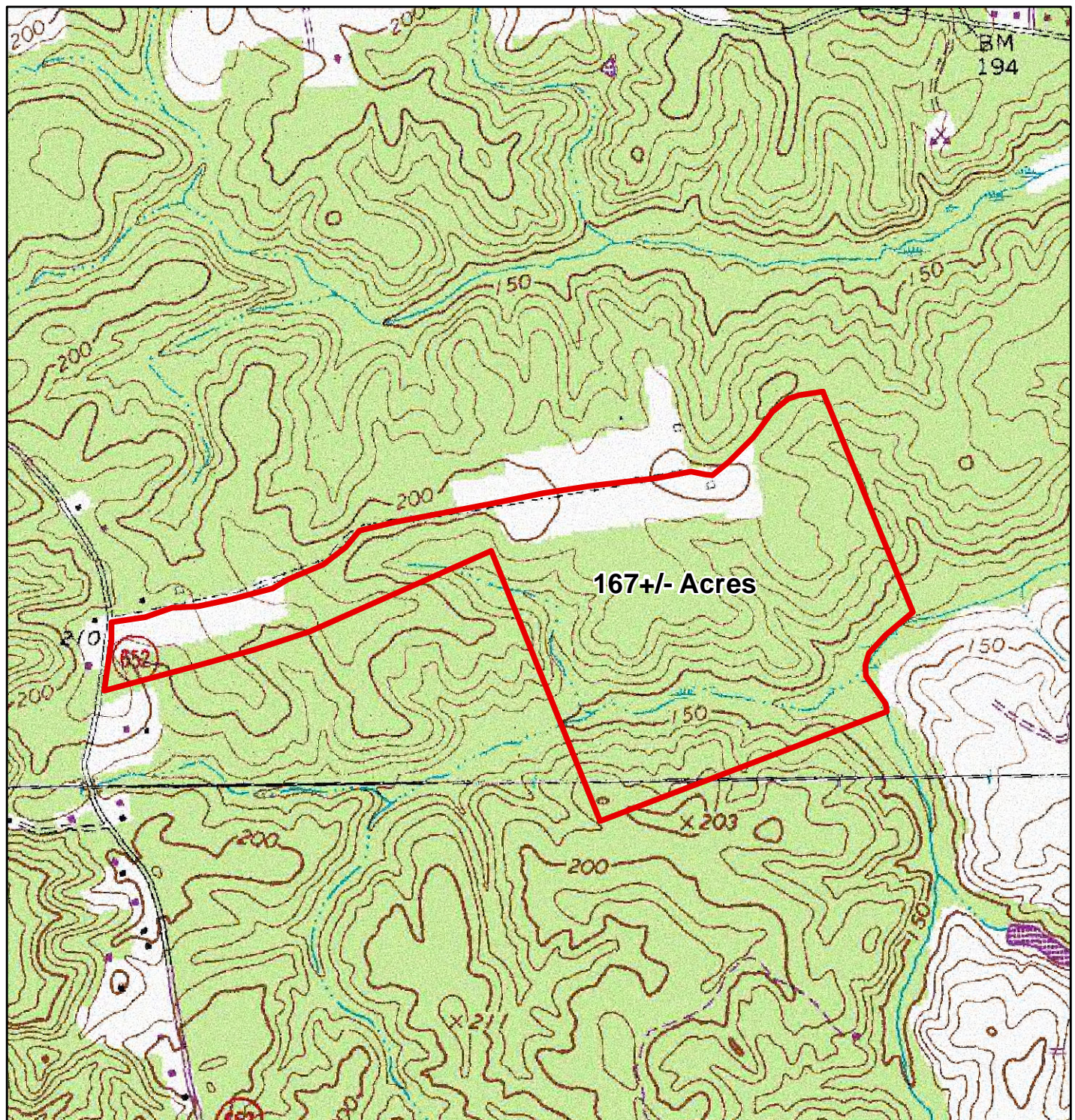


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TOPOGRAPHY MAP

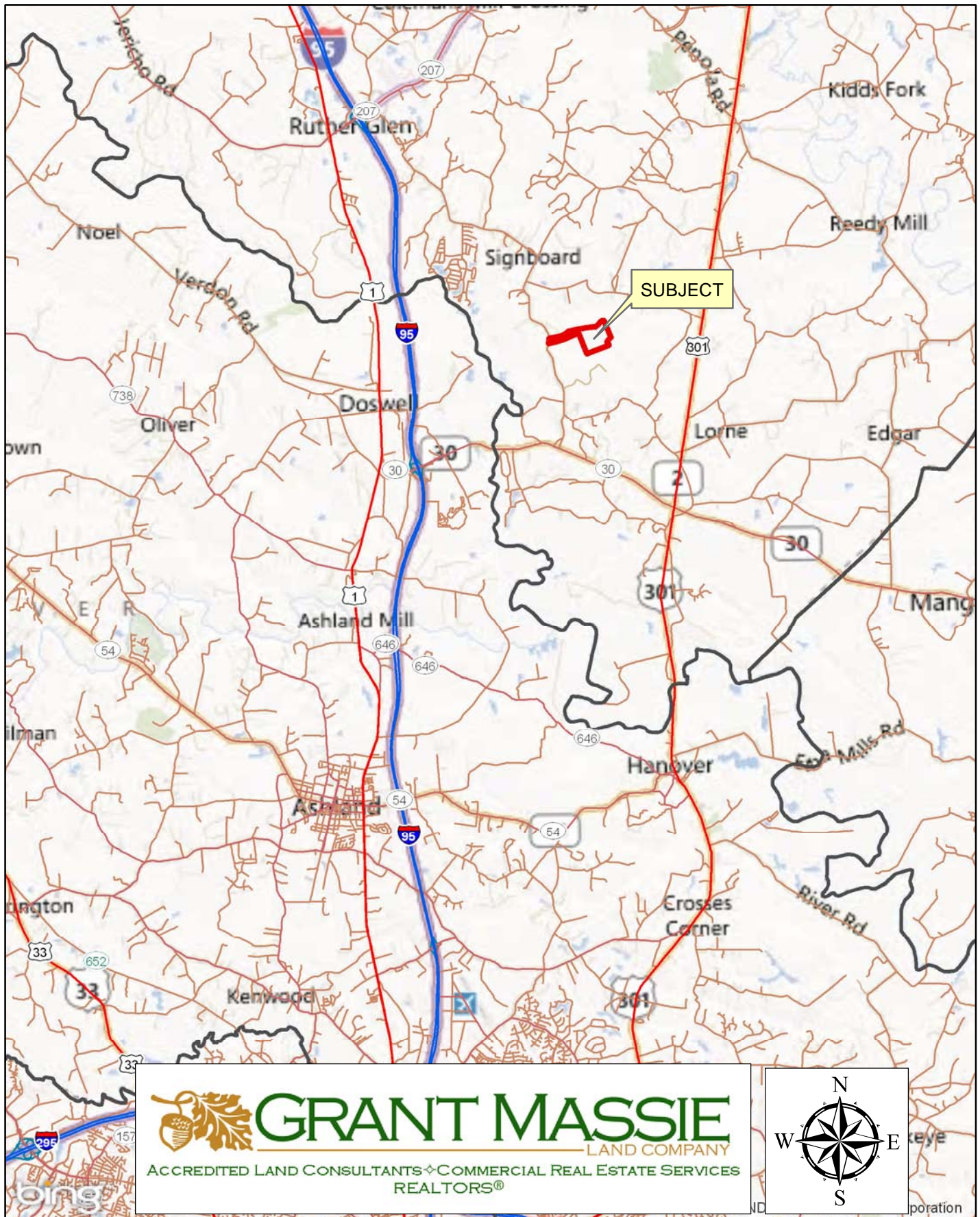


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LOCATION MAP



167 ACRES FOR SALE IN CAROLINE COUNTY



PROPERTY INFORMATION:

- * 23 Acres of Cropland
- * 36 Acres of 20 Year Old Pine Plantation
- * 92 Acres of Mixed Hardwoods
- * 15 Acres of Natural Re-generation Timber
- * Located near King's Dominion & State Fairgrounds
- * Road Frontage on Signboard Road

\$349,500



FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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