

258 ACRES +/- JAMES CITY COUNTY, VA

ASKING PRICE - \$495,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on James City County Tax Map records as parcel numbers 1130300010, 1130300004, and 1130100013. According to the tax records the property contains a total of approximately 258 acres. The deed is recorded in James City as instrument 110005998. A review of the James City County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Assessments</u>
1130300010	0.702	\$ 30,400 Land Only
1130300004	0.466	\$ 33,800 Land Only
<u>1130100013</u>	<u>256.85</u>	<u>\$737,500 Land Only</u>
TOTALS:	258.018	\$801,700 Total Value

The subject property is currently zoned A-1. There is road frontage on Ivy Hill Road in several places with the longest appearing to be under the electric transmission line where it crosses Ivy Hill Road. There is approximately one mile +/- of frontage on the CSX rail line.

Mill Creek meanders through the subject property.

The subject property is completely wooded with young natural pine and hardwood regeneration after timber harvests in 2003 and 2004. There are some pockets of larger trees remaining along the stream-side management zones.

It is situated about ¾-mile from Highway 60 (Richmond Road West) and about 4 miles +/- from Exit # 227 (Route 30) of Interstate 64.

The subject property is an ideal recreational tract or long-term large-lot residential investment.

PHOTOGRAPHS



MIXED WOODLAND ALONG IVEY HILL RD



YOUNG NATURAL PINES AND HARDWOODS



VIEWS TOWARD THE LOW GROUND



HIGH VOLTAGE POWERLINES
CROSSING SUBJECT PROPERTY

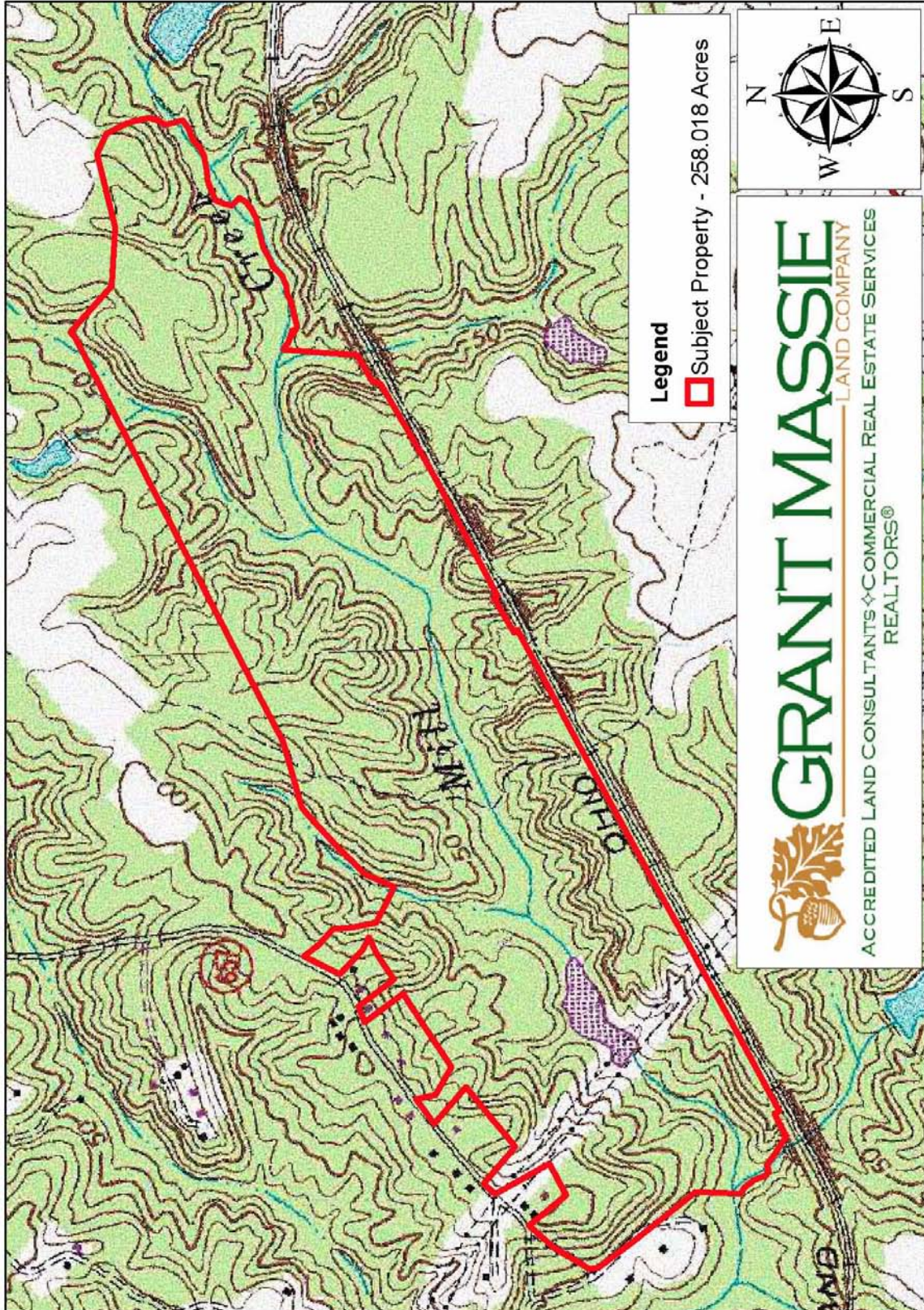
TAX MAP



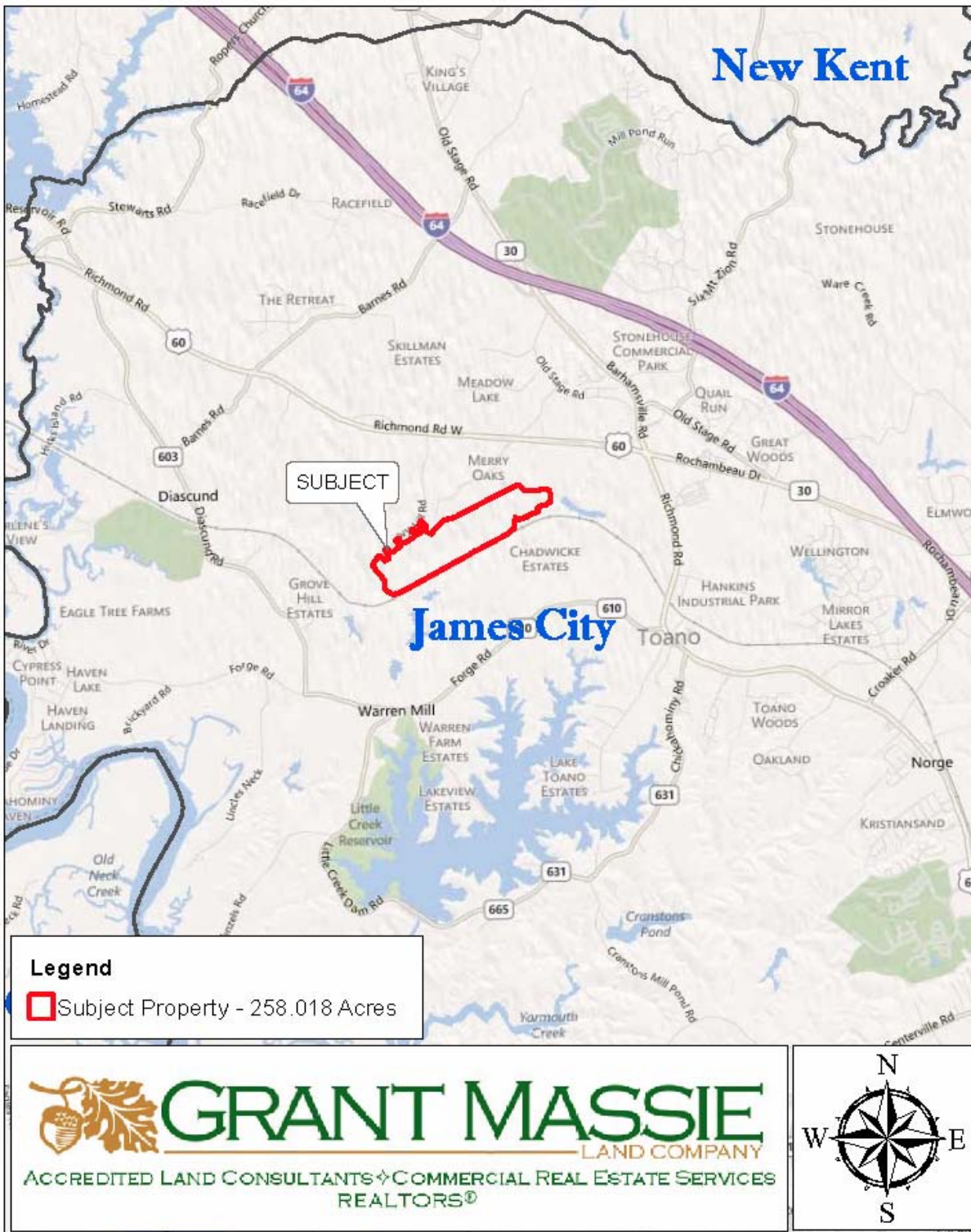
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



258-ACRE +/- LAND INVESTMENT IN JAMES CITY COUNTY, VA



PROPERTY INFORMATION:

- * Priced at 62% of County Tax Assessment
- * Frontage on Ivy Hill Road (Rt 657)
 - * Young Mixed Woodland
- * Ideal recreational tract or land investment near Williamsburg
- * Convenient to Route 60 (3/4 of a mile) and Interstate 64 (4 Miles +/-)

**PRICED TO SELL
\$495,000**



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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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