

75 ACRES +/- HANOVER COUNTY, VIRGINIA

ASKING PRICE - \$403,000



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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map as GPIN # 7800-03-3149. According to the tax records the properties contains 75 acres. The deed is recorded in Deed Book 2770 on Page 287. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7800-03-3149	75

The 75-acre subject property is currently zoned Agricultural (A-1). There are approximately 3,010 feet +/- of road frontage on Spring Road (State Route 617).

It has approximately 7.75 acres of cropland surrounding the 1-acre house site, 13 acres of pine pulpwood and the balance in young un-merchantable pine plantation.

Per the county tax records, the improvements include a 1,976 square foot, 2-story Colonial home (circa - early 1900s). It has 3 bedrooms and a full-size bathroom. There are numerous out-buildings that add very little value to the subject property.

The subject property is situated 4.2 miles north of Interstate 64 at the Oilville Exit # 167. It is convenient to Short Pump and Route 288.



PHOTOGRAPHS



FRONT VIEW OF HOUSE



REAR VIEW OF HOUSE



ROLLING CROPLAND



LONG FRONTAGE ON SPRING ROAD

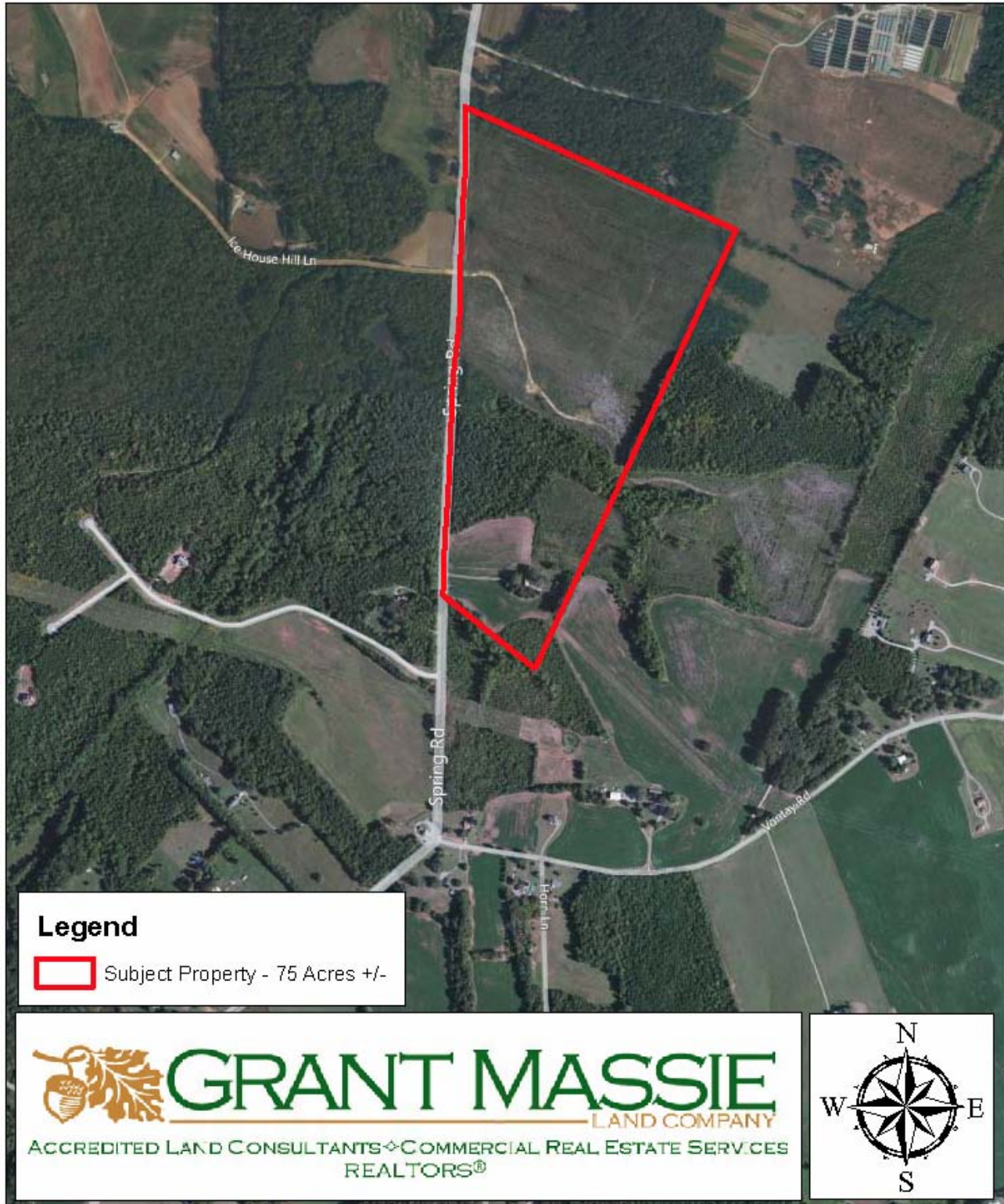


PINE PLANTATION

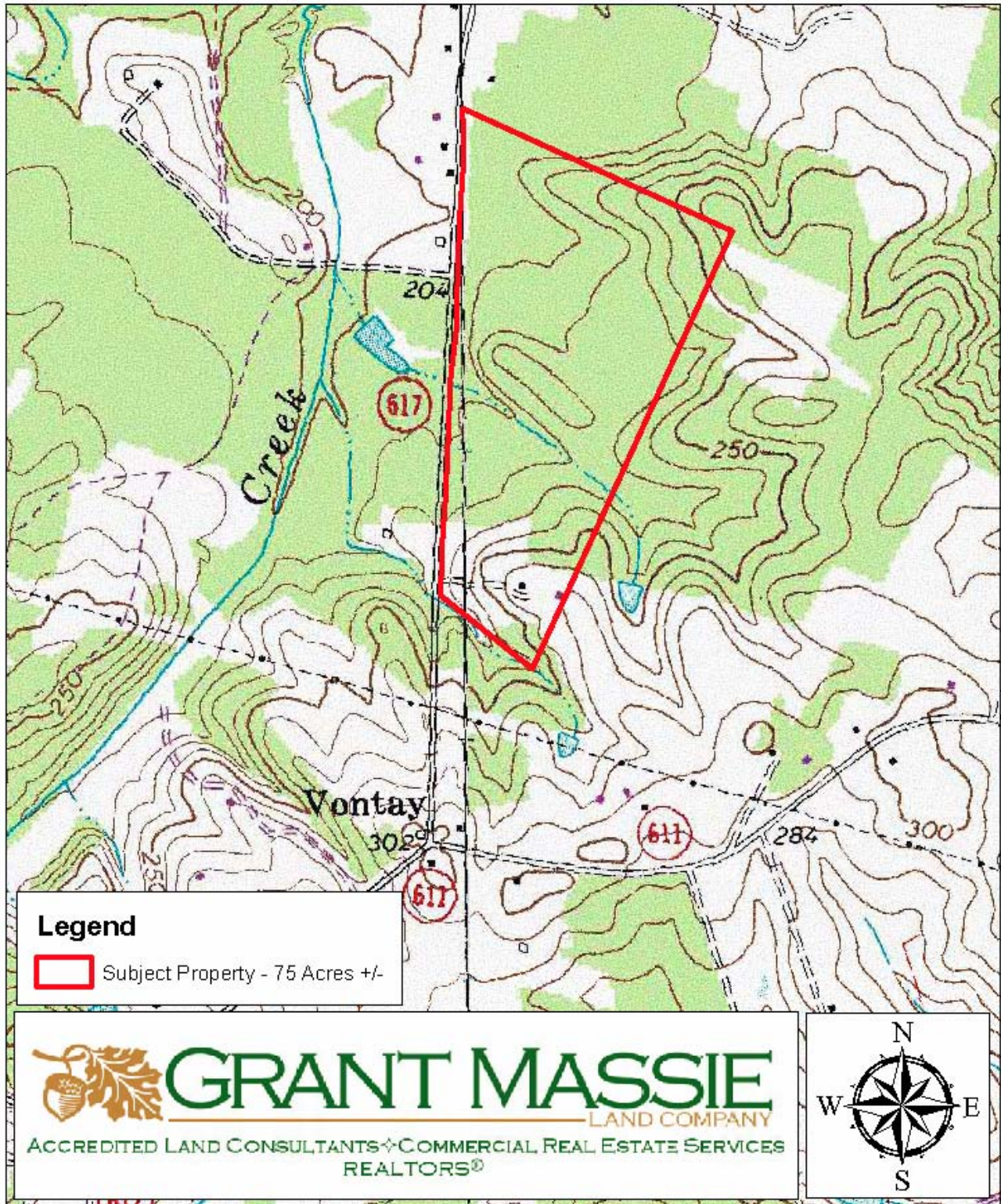


YOUNG PINE PLANTATION

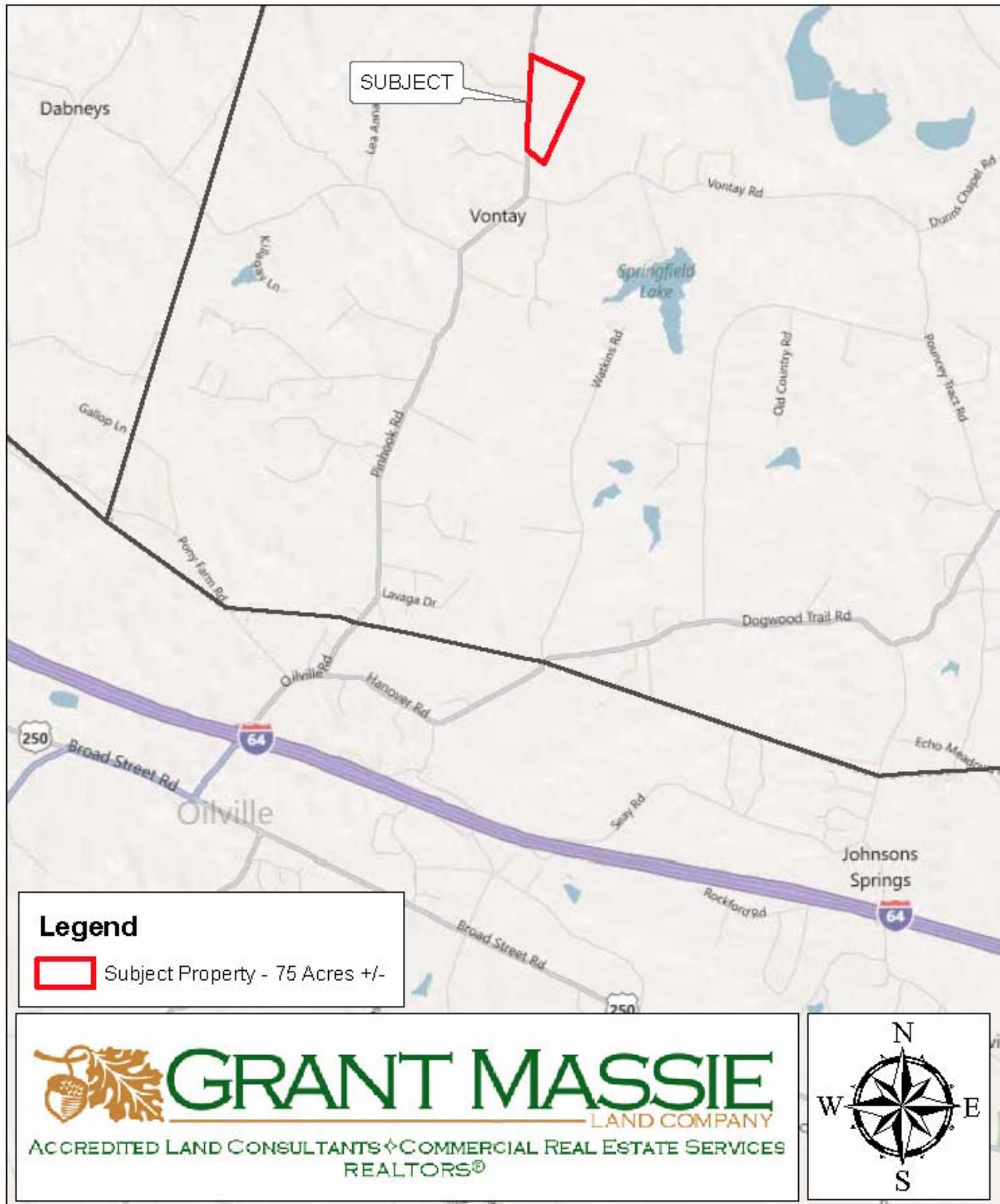
AERIAL PHOTOGRAPH



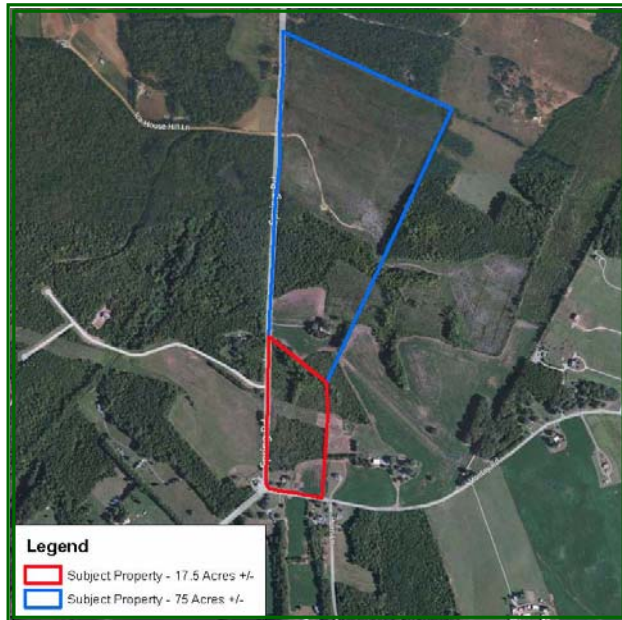
TOPOGRAPHIC MAP



LOCATION MAP



TWO VONTAY-AREA TRACTS FOR SALE IN HANOVER COUNTY, VIRGINIA



17.5 +/- ACRES— \$235,000
75 +/- ACRES— \$403,000



PROPERTY INFORMATION:

- * **17.5-Acre +/- Tract:** Cape Cod-style House (c. 1950s) being 1,386 sq. ft. per tax records.
- * Frontage on Vontay Road & Spring Road and includes the old Vontay Corner Store (above).
 - * Priced just under **\$125,000** below Hanover County tax assessment.
- * **75-Acre +/- Tract:** Colonial-style House (c. 1900s) being 1,976 sq. ft. per tax records.
- * Long frontage (3,010 feet +/-) on Spring Road, 7.75 +/- acres of cropland, young pines.
 - * Priced over **\$203,000** below Hanover County tax assessment.

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE
17.5 Acres +/-: 1-888-471-LAND # **2167** & **75 Acres +/-:** 1-888-471-LAND # **2168**
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM

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All information deemed reliable, but not guaranteed.