

# 17.5 ACRES +/- HANOVER COUNTY, VIRGINIA

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ASKING PRICE - \$235,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Hanover County Tax Maps as a 17.5-acre +/- portion of GPIN # 7800-00-0900 which according to the county tax records contains 34.39 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>
7800-00-0900	34.39

The 17.5-acre +/- subject property is currently zoned Agricultural (A-1). There are approximately 1,490 feet +/- of road frontage on Spring Road (State Route 617) and 550 feet +/- of road frontage on Vontay Road (State Route 611).

It has approximately 3.4 acres +/- of cropland/yard surrounding the improvements, 2 acres in the powerline right-of-way and the balance in mixed woodland with very little timber value.

Per the county tax records, the improvements include a 1,386 square foot, 1.5-story Cape Cod (circa – 1950s) with walk-out basement built around 1950. It has 2 bedrooms and a full-size bathroom. The old corner store sits along both roads and is currently used for storage.

The subject property is situated 4 miles north of Interstate 64 at the Oilville Exit # 167. It is convenient the Short Pump and Route 288.

# TAX MAP



# PHOTOGRAPHS

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HOMESITE VIEW FROM VONTAY RD



CAPE COD-STYLE HOUSE



HOUSE FROM BACK YARD



CROPLAND



OLD CORNER STORE

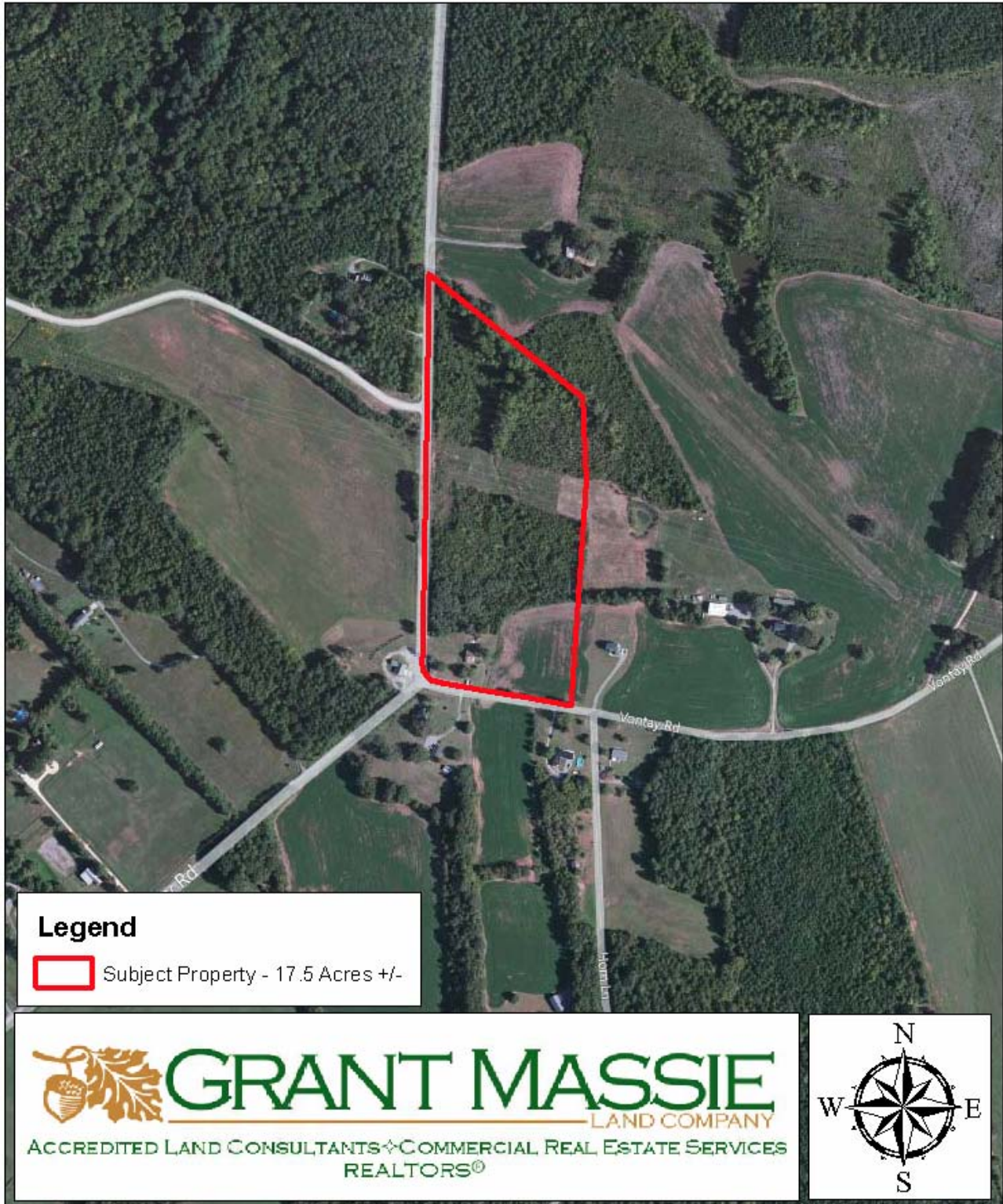


YOUNG WOODLAND



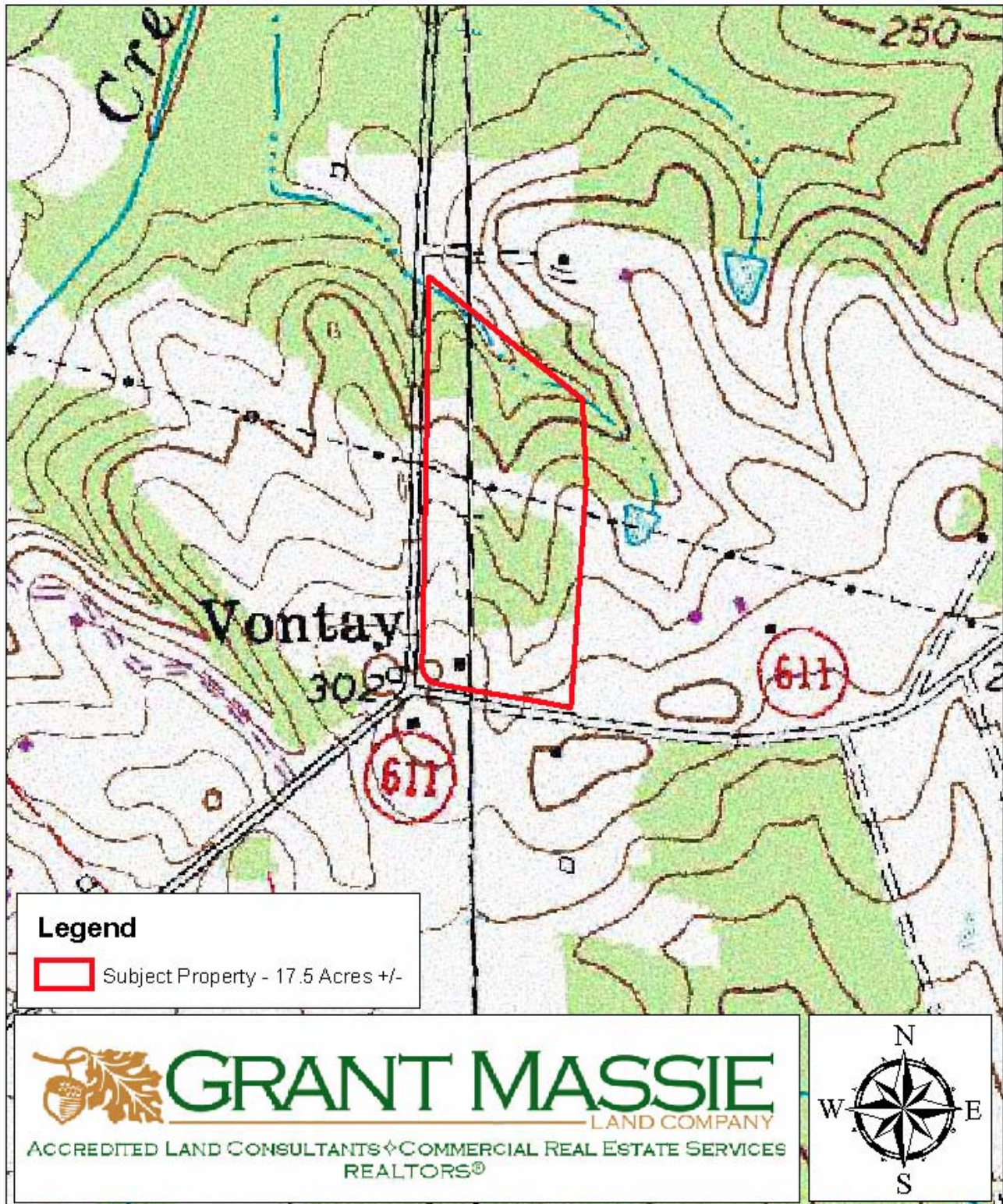
# AERIAL PHOTOGRAPH

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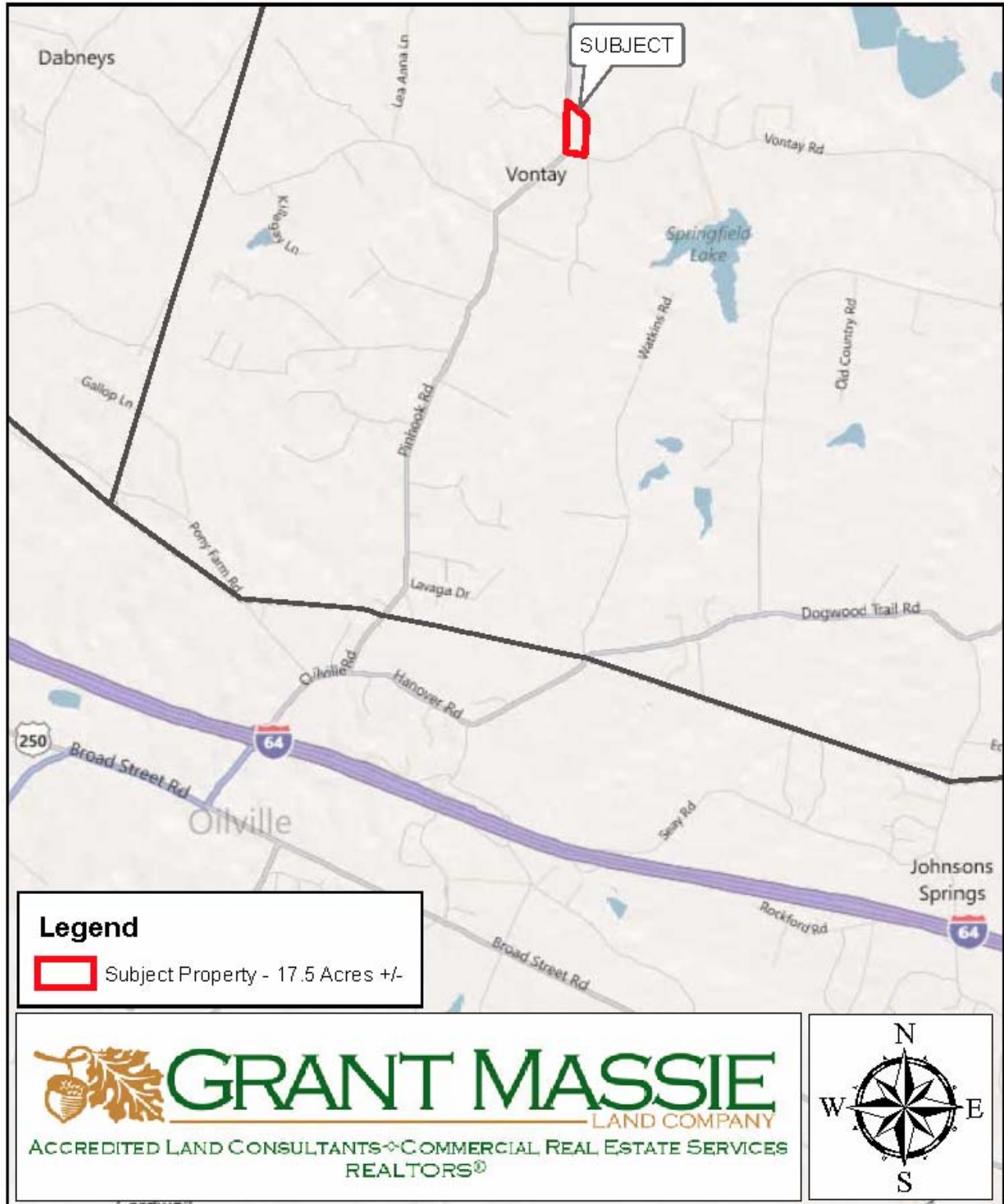




# TOPOGRAPHIC MAP

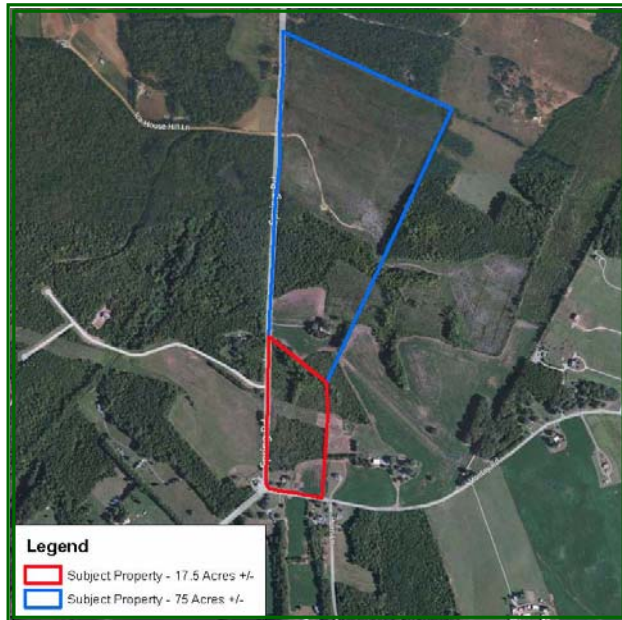


# LOCATION MAP





# 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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## EXPERTISE—CONSULTATION—RESULTS

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804-750-1200—TOLL FREE: 1-800-665-LAND—FAX: 804-754-3485  
All information deemed reliable, but not guaranteed.