

Tract 18	31 Acres in Albemarle
Acreage	31.48
County	Albemarle
Road	Pocket Ln (Rt.703)
Access	Possible prescriptive easement; not driveable
Plat	Yes
Perc	3BR Conventional
Water	N/A
Sewer	N/A
Electric	Yes
Wooded	Planted pines (2011)
Stream	Very nice creek (Joe Creek) with good pond site
Views	Nice view overlooking Joe Creek
Buildings	N/A
Tax Map	127-67
Zoning	RA - Rural Areas
Tax Assmt	\$114,800
Min. Bid	\$35,000
	Owner Financing Available
	20% down, 9% interest, 10 year term
Notes	Currently not accessible by vehicle
Directions	From Charlottesville, Rt.20 South 15 miles to RIGHT on Langhorne Rd. 1.5 miles to RIGHT on Irish Rd (Rt.6). 4.5 miles to LEFT on Chestnut Grove Rd. 2 miles to LEFT on Pocket Ln. Half mile on right.

0.2 mi. to
Rte. # 715
Chestnut Grove Rd.

M.W. SANDRIDGE JR.
D.B. 2638 P. 478
T.M. NO. 127-65

JAMES C. CARTER &
ERIC MORGAN ETAL.
W.B. 86 P. 224
T.M. NO. 127-64

KATELYN L. BELL
D.B. 3520 P. 707
T.M. NO. 127-66
see unrecorded plat
by C. Steve Garrett
dated May 15, 2009

CLARENCE R. RUSH
D.B. 532 P. 541
T.M. NO. 127-52

0.2 mi. to
Rte. # 703
Pocket Ln.

24" white oak
N 02°40'31"W
213.10'
S 68°17'10"W
99.97'
fd. iron
iron
N 68°17'10"E
75.75'
N 10°44'27"E
331.22'
fd. iron
fd. iron
S 61°12'30"E
147.57'
along branch
see plat in
D.B. 87 P. 60
iron @ 15.00'
iron @ 71.29'

31.48 Ac.

MICHAEL
CURTIS R.
D.B. 1303
T.M. NO.

MICHAEL J. HAL
CURTIS R. MAR
D.B. 1303 P. 606
T.M. NO. 127-

CHABI REALTY, LLC
D.B. 2753 P. 701
PLAT P. 705
T.M. NO. 127-76

MELVIN P. &
SHIRLEY M. JOHNSON
D.B. 709 P. 344
PLAT P. 345
T.M. NO. 127-74A

CHABI REALTY, LLC
D.B. 2753 P. 701
PLAT P. 705

NE OR
DZELL
'91
P. 349
3-29

fd. pipe

N 10°31'08"E
497.07'

541.89'
N 39°13'32"W

fd. pipe

909.35'
N 76°10'05"W

1360.50'

S 07°17'25"W

fd. iron

open
not
iron

S 83°41'42"E
818.10'

E

E

E

E

E

E

E

E

E

E

E

E

E





