

191.21 ACRES FLUVANNA COUNTY, VIRGINIA

PRICE REDUCED TO - \$420,650



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS
804-754-3476

G. EDMOND MASSIE, IV
ALC, CCIM, MBA
804-754-3474

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PROPERTY DESCRIPTION

The subject property is shown on Fluvanna County Tax Map records as parcel number 48-A-83, 41-14-4, 48-14-5, 48-14-6 and 48-14-6A. According to the tax records the property contains 191.21 acres. The deed is recorded in Deed Book 530 on Page 923. A review of the Fluvanna County Tax Records indicates the following:

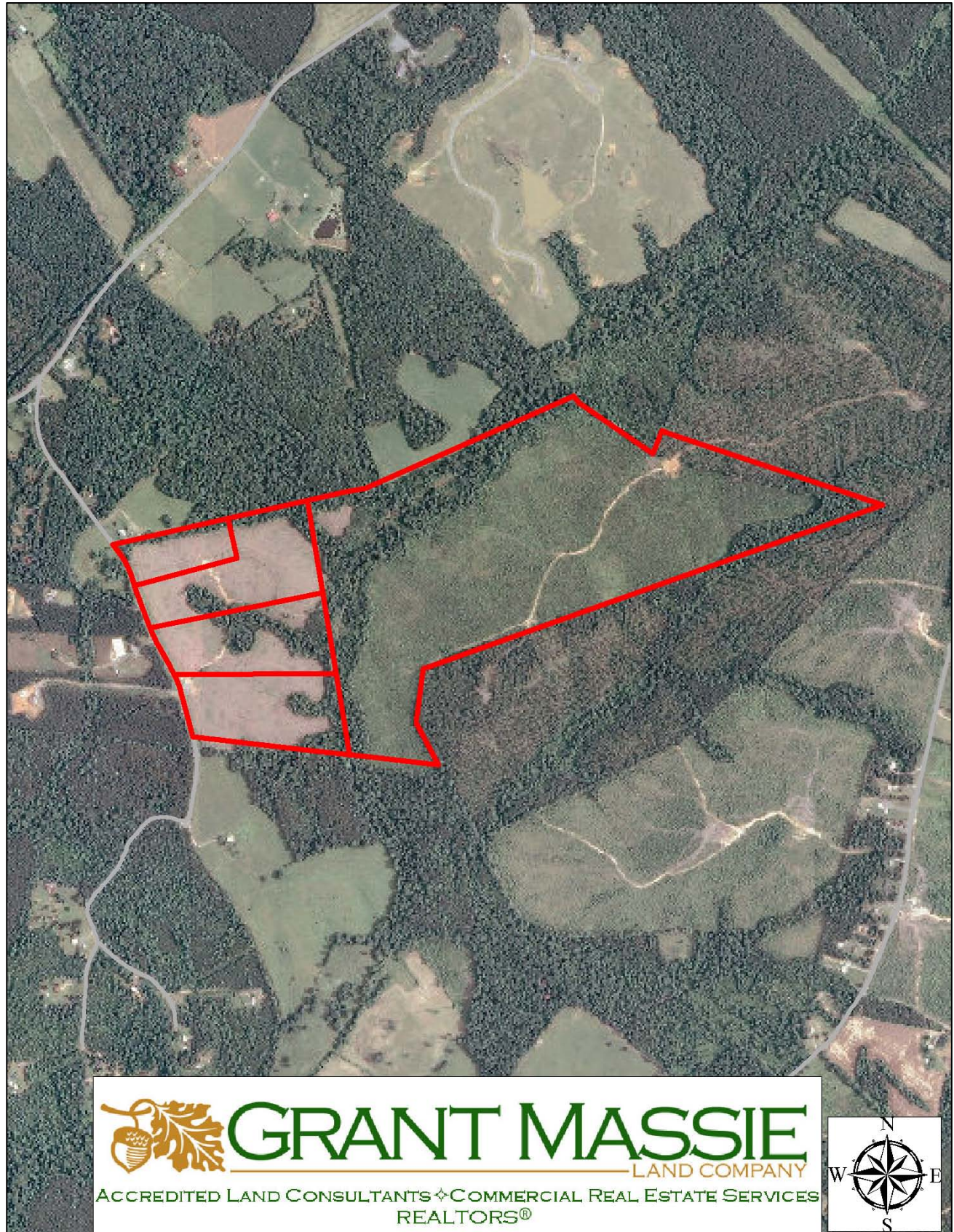
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
48-A-35	130.83	\$392,500 Land
48-14-4	16.17	\$140,900 Land
48-14-5	19.20	\$156,000 Land
48-14-6	20.00	\$160,000 Land
48-14-6A	5.01	<u>\$85,100</u> Land
		\$934,500 Total Value

The subject property is currently zoned A-1. There are approximately 1,761.85 of road frontage on State Route 683.

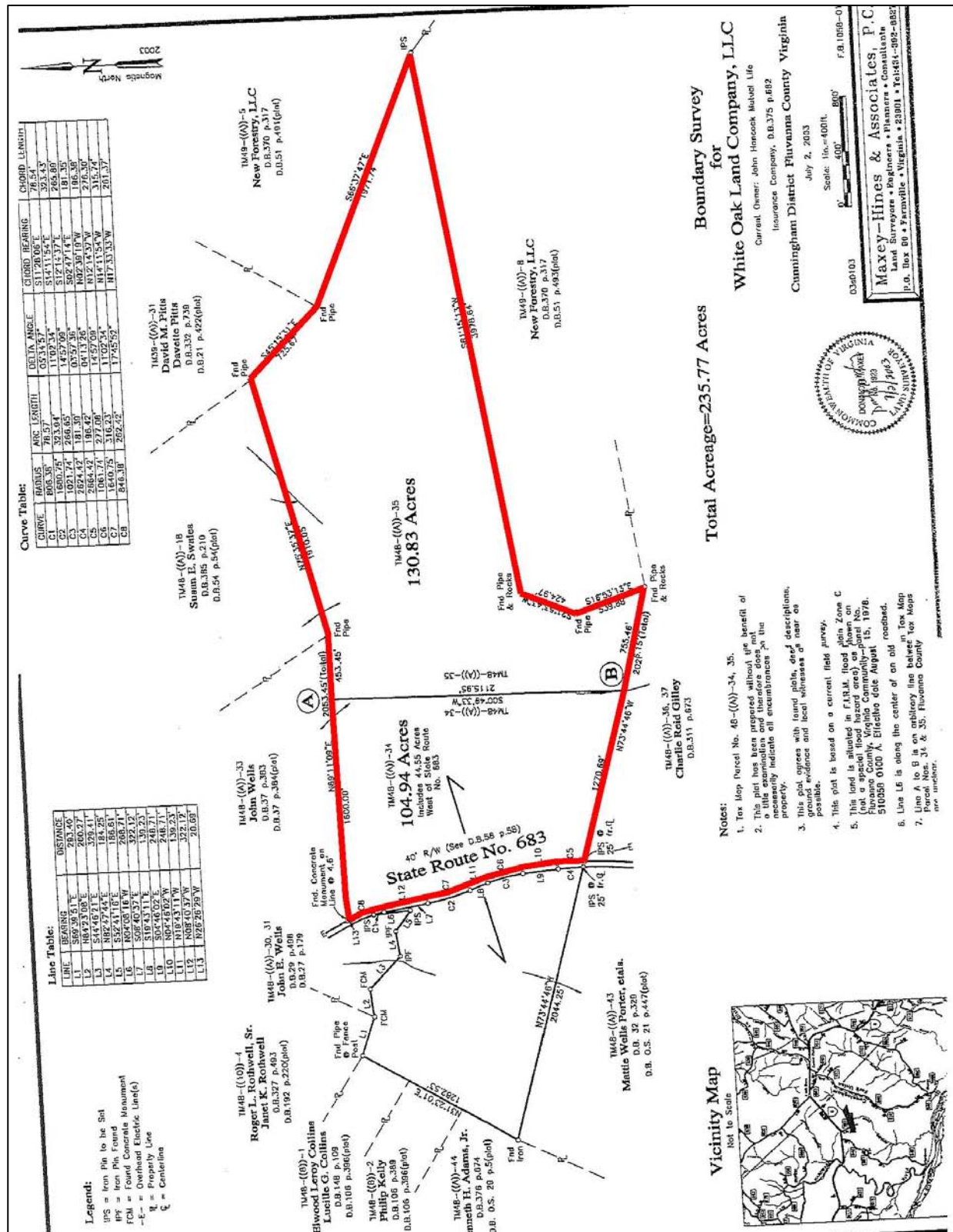
Most of the timber has been removed from this tract; however the 130.83 acre parcel has been replanted in Loblolly pine.

This tract has been divided and platted into 5 parcels.

AERIAL PHOTO



PLAT



1. Notes:
2. Tax Map Parcel No. 4B-(A)-(34). (See Note 9)
3. This plot has been prepared without the benefit of a title examination and therefore does not necessarily include all encumbrances on the property.
4. This plot agrees with found plots, deed descriptions, recorded evidence and local addresses as near as possible.
5. This plot is based on a current field survey.
6. This plot is situated in F.R.M. land plain Zone C within the City of Fairfax, Loudoun County, Virginia Community-Parcel No. 51025B 0100 A. Effective date August 15, 1978.
7. Line 1B is along the center of an old roadbed.
8. Irons to be set out at lot lines 25A, from center of State Route No. 883.
9. 25A, Utility Easement reserved along entire rear frontage on both sides.
10. Lines A to B is an arbitrary line between Tax Map 35 and Tax Map 36. The boundary between the two maps is unclear.

LINE	GEARING	DISTANCE
L1	S6B 3/9 51°E	29.3 40°
L2	N84 3/3 08°E	200.27°
L3	S44 4/6 21°E	329.41°
L4	N82 4/7 44°E	184.25°
L5	S57 4/3 16°E	186.61°
L6	N04 5/0 16°W	268.71°
L7	S0B 4/0 37°E	322.12°
L8	N19 4/3 11°E	139.23°
L9	S05 4/6 02°E	248.71°
L10	N04 4/6 02°E	248.71°
L11	N19 4/3 11°W	139.23°
L12	N0B 4/0 37°W	322.12°
L13	N2E 2/6 29°W	20.69°

Legend:

- IPS = Iron Pin to be Set
- IPF = Iron Pin Found
- FCM = Found Concrete Monument
- E- = Overhead Electric Line(a)
- R = Property Line
- C = Centerline
- NOL = New Division Line

Survey of Division
for
White Oak Land Company, LLC

Current Owner: John Hancock Mutual Life

Insurance Company, D.B.375 p.682

Cunningham District Fluvanna County Virginia

July 2, 2003

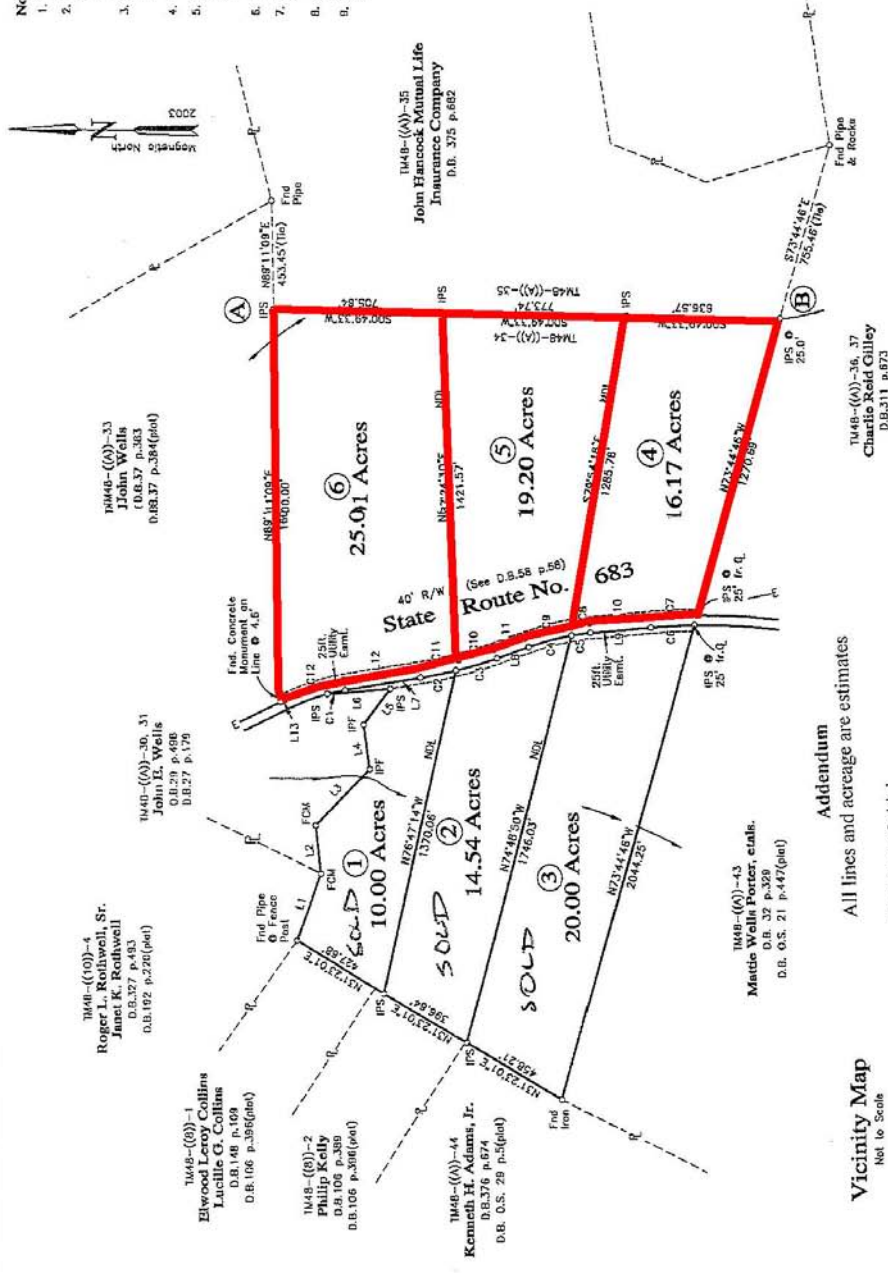
Scale: 1 in. = 300 ft.

600°
300°

F.B.105B-01

1-0103

Maxey-Hines & Associates, P.C.
Land Surveyors • Engineers • Planners • Consultants

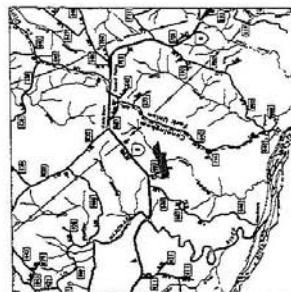


Curve	RADIUS	ARC LENGTH	DELTA ANGLE	CORD BEARING	CORD LENGTH
C1	1800.75	70.57	05:51.57	S1°28'06"E	70.54'
C2	1800.75	147.50	05:51.41	S1°11'28"E	147.45'
C3	1800.75	224.43	05:50.50	S2°06'46"E	224.38'
C4	1800.75	301.36	10:50.10	S2°56'45"E	301.31'
C5	1800.75	378.29	15:49.15	S3°46'55"E	378.25'
C6	1800.75	455.22	20:48.15	S4°37'14"E	455.18'
C7	1800.75	532.15	25:47.15	S5°27'23"E	532.11'
C8	1800.75	609.08	30:46:15	S6°17'31"E	609.04'
C9	1800.75	686.01	35:45:15	S7°07'40"E	685.97'
C10	1800.75	762.94	40:44:15	S7°57'48"E	762.90'
C11	1800.75	839.87	45:43:15	S8°47'56"E	839.83'
C12	1800.75	916.80	50:42:15	S9°38'04"E	916.76'
C13	1800.75	993.73	55:41:15	S10°28'12"E	993.69'
C14	1800.75	1070.66	60:40:15	S11°18'20"E	1070.62'
C15	1800.75	1147.59	65:39:15	S12°08'28"E	1147.55'
C16	1800.75	1224.52	70:38:15	S12°58'36"E	1224.48'
C17	1800.75	1301.45	75:37:15	S13°48'44"E	1301.41'
C18	1800.75	1378.38	80:36:15	S14°38'52"E	1378.34'
C19	1800.75	1455.31	85:35:15	S15°29'00"E	1455.27'
C20	1800.75	1532.24	90:34:15	S16°19'08"E	1532.20'
C21	1800.75	1609.17	95:33:15	S17°09'16"E	1609.13'
C22	1800.75	1686.10	100:32:15	S17°59'24"E	1686.06'
C23	1800.75	1763.03	105:31:15	S18°49'32"E	1762.99'
C24	1800.75	1840.96	110:30:15	S19°39'40"E	1840.92'
C25	1800.75	1917.89	115:29:15	S20°29'48"E	1917.85'
C26	1800.75	1994.82	120:28:15	S21°19'56"E	1994.78'
C27	1800.75	2071.75	125:27:15	S22°09'04"E	2071.71'
C28	1800.75	2148.68	130:26:15	S22°59'12"E	2148.64'
C29	1800.75	2225.61	135:25:15	S23°49'20"E	2225.57'
C30	1800.75	2302.54	140:24:15	S24°39'28"E	2302.50'
C31	1800.75	2379.47	145:23:15	S25°29'36"E	2379.43'
C32	1800.75	2456.40	150:22:15	S26°19'44"E	2456.36'
C33	1800.75	2533.33	155:21:15	S27°09'52"E	2533.29'
C34	1800.75	2610.26	160:20:15	S27°59'00"E	2610.22'
C35	1800.75	2687.19	165:19:15	S28°49'08"E	2687.15'
C36	1800.75	2764.12	170:18:15	S29°39'16"E	2764.08'
C37	1800.75	2841.05	175:17:15	S30°29'24"E	2841.01'
C38	1800.75	2917.98	180:16:15	S31°19'32"E	2917.94'
C39	1800.75	2994.91	185:15:15	S32°09'40"E	2994.87'
C40	1800.75	3071.84	190:14:15	S32°59'48"E	3071.80'
C41	1800.75	3148.77	195:13:15	S33°49'56"E	3148.73'
C42	1800.75	3225.70	200:12:15	S34°39'04"E	3225.66'
C43	1800.75	3302.63	205:11:15	S35°29'12"E	3302.59'
C44	1800.75	3379.56	210:10:15	S36°19'20"E	3379.52'
C45	1800.75	3456.49	215:09:15	S37°09'28"E	3456.45'
C46	1800.75	3533.42	220:08:15	S37°59'36"E	3533.38'
C47	1800.75	3610.35	225:07:15	S38°49'44"E	3610.31'
C48	1800.75	3687.28	230:06:15	S39°39'52"E	3687.24'
C49	1800.75	3764.21	235:05:15	S40°29'00"E	3764.17'
C50	1800.75	3841.14	240:04:15	S41°19'08"E	3841.10'
C51	1800.75	3918.07	245:03:15	S42°09'16"E	3918.03'
C52	1800.75	3995.00	250:02:15	S42°59'24"E	3994.96'
C53	1800.75	4071.93	255:01:15	S43°49'32"E	4071.89'
C54	1800.75	4148.86	260:00:15	S44°39'40"E	4148.82'
C55	1800.75	4225.79	265:00:15	S45°29'48"E	4225.75'
C56	1800.75	4302.72	270:00:15	S46°19'56"E	4302.68'
C57	1800.75	4379.65	275:00:15	S47°09'04"E	4379.61'
C58	1800.75	4456.58	280:00:15	S47°59'12"E	4456.54'
C59	1800.75	4533.51	285:00:15	S48°49'20"E	4533.47'
C60	1800.75	4610.44	290:00:15	S49°39'28"E	4610.40'
C61	1800.75	4687.37	295:00:15	S50°29'36"E	4687.33'
C62	1800.75	4764.30	300:00:15	S51°19'44"E	4764.26'
C63	1800.75	4841.23	305:00:15	S52°09'52"E	4841.19'
C64	1800.75	4918.16	310:00:15	S52°59'00"E	4918.12'
C65	1800.75	4995.09	315:00:15	S53°49'08"E	4995.05'
C66	1800.75	5072.02	320:00:15	S54°39'16"E	5072.00'
C67	1800.75	5148.95	325:00:15	S55°29'24"E	5148.91'
C68	1800.75	5225.88	330:00:15	S56°19'32"E	5225.84'
C69	1800.75	5302.81	335:00:15	S57°09'40"E	5302.77'
C70	1800.75	5379.74	340:00:15	S57°59'48"E	5379.70'
C71	1800.75	5456.67	345:00:15	S58°49'56"E	5456.63'
C72	1800.75	5533.60	350:00:15	S59°39'04"E	5533.56'
C73	1800.75	5610.53	355:00:15	S60°29'12"E	5610.49'
C74	1800.75	5687.46	360:00:15	S61°19'20"E	5687.42'
C75	1800.75	5764.39	365:00:15	S62°09'28"E	5764.35'
C76	1800.75	5841.32	370:00:15	S62°59'36"E	5841.28'
C77	1800.75	5918.25	375:00:15	S63°49'44"E	5918.21'
C78	1800.75	5995.18	380:00:15	S64°39'52"E	5995.14'
C79	1800.75	6072.11	385:00:15	S65°29'00"E	6072.07'
C80	1800.75	6149.04	390:00:15	S66°19'08"E	6149.00'
C81	1800.75	6225.97	395:00:15	S67°09'16"E	6225.93'
C82	1800.75	6302.90	400:00:15	S67°59'24"E	6302.86'
C83	1800.75	6379.83	405:00:15	S68°49'32"E	6379.79'
C84	1800.75	6456.76	410:00:15	S69°39'40"E	6456.72'
C85	1800.75	6533.69	415:00:15	S70°29'48"E	6533.65'
C86	1800.75	6610.62	420:00:15	S71°19'56"E	6610.58'
C87	1800.75	6687.55	425:00:15	S72°09'04"E	6687.51'
C88	1800.75	6764.48	430:00:15	S72°59'12"E	6764.44'
C89	1800.75	6841.41	435:00:15	S73°49'20"E	6841.37'
C90	1800.75	6918.34	440:00:15	S74°39'28"E	6918.30'
C91	1800.75	6995.27	445:00:15	S75°29'36"E	6995.23'
C92	1800.75	7072.20	450:00:15	S76°19'44"E	7072.16'
C93	1800.75	7149.13	455:00:15	S77°09'52"E	7149.09'
C94	1800.75	7226.06	460:00:15	S77°59'00"E	7226.02'
C95	1800.75	7302.99	465:00:15	S78°49'08"E	7302.95'
C96	1800.75	7379.92	470:00:15	S79°39'16"E	7379.88'
C97	1800.75	7456.85	475:00:15	S80°29'24"E	7456.81'
C98	1800.75	7533.78	480:00:15	S81°19'32"E	7533.74'
C99	1800.75	7610.71	485:00:15	S82°09'40"E	7610.67'
C100	1800.75	7687.64	490:00:15	S82°59'48"E	7687.60'
C101	1800.75	7764.57	495:00:15	S83°49'56"E	7764.53'
C102	1800.75	7841.50	500:00:15	S84°39'04"E	7841.46'
C103	1800.75	7918.43	505:00:15	S85°29'12"E	7918.39'
C104	1800.75	7995.36	510:00:15	S86°19'20"E	7995.32'
C105	1800.75	8072.29	515:00:15	S87°09'28"E	8072.25'
C106	1800.75	8149.22	520:00:15	S87°59'36"E	8149.18'
C107	1800.75	8226.15	525:00:15	S88°49'44"E	8226.11'
C108	1800.75	8303.08	530:00:15	S89°39'52"E	8303.04'
C109	1800.75	8380.01	535:00:15	S90°29'00"E	8380.00'
C110	1800.75	8456.94	540:00:15	S91°19'08"E	8456.90'
C111	1800.75	8533.87	545:00:15	S92°09'16"E	8533.83'
C112	1800.75	8610.80	550:00:15	S92°59'24"E	8610.76'
C113	1800.75	8687.73	555:00:15	S93°49'32"E	8687.69'
C114	1800.75	8764.66	560:00:15	S94°39'40"E	8764.62'
C115	1800.75	8841.59	565:00:15	S95°29'48"E	8841.55'
C116	1800.75	8918.52	570:00:15	S96°19'56"E	8918.48'
C117	1800.75	8995.45	575:00:15	S97°09'04"E	8995.41'
C118	1800.75	9072.38	580:00:15	S97°59'12"E	9072.34'
C119	1800.75	9149.31	585:00:15	S98°49'20"E	9149.27'
C120	1800.75	9226.24	590:00:15	S99°39'28"E	9226.20'
C121	1800.75	9303.17	595:00:15	S100°29'36"E	9303.13'
C122	1800.75	9380.10	600:00:15	S101°19'44"E	9380.06'
C123	1800.75	9457.03	605:00:15	S102°09'52"E	9457.00'
C124	1800.75	9533.96	610:00:15	S102°59'00"E	9533.92'
C125	1800.75	9610.89	615:00:15	S103°49'08"E	9610.85'
C126	1800.75	9687.82	620:00:15	S104°39'16"E	9687.78'
C127	1800.75	9764.75	625:00:15	S105°29'24"E	9764.71'
C128	1800.75	9841.68	630:00:15	S106°19'32"E	9841.64'
C129	1800.75	9918.61	635:00:15	S107°09'40"E	9918.57'
C130	1800.75	9995.54	640:00:15	S107°59'48"E	9995.50'
C131	1800.75	10072.47	645:00:15	S108°49'56"E	10072.43'
C132	1800.75	10149.40	650:00:15	S109°39'04"E	10149.36'
C133	1800.75	10226.33	655:00:15	S110°29'12"E	10226.29'
C134	1800.75	10303.26	660:00:15	S111°19'20"E	10303.22'
C135	1800.75	10380.19	665:00:15	S112°09'28"E	10380.15'
C136	1800.75	10457.12	670:00:15	S112°59'36"E	10457.08'
C137	1800.75	10534.05	675:00:15	S113°49'44"E	10534.01'
C138	1800.75	10610.98	680:00:15	S114°39'52"E	10610.94'
C139	1800.75	10687.91	685:00:15	S115°29'00"E	10687.87'
C140	1800.75	10764.84	690:00:15	S116°19'08"E	10764.80'
C141	1800.75	10841.77	695:00:15	S117°09'16"E	10841.73'
C142	1800.75	10918.70	700:00:15	S117°59'24"E	10918.66'
C143	1800.75	10995.63	705:00:15	S118°49'32"E	10995.59'
C144	1800.75	11072.56	710:00:15	S119°39'40"E	11072.52'
C145	1800.75	11149.49	715:00:15	S120°29'48"E	11149.45'
C146	1800.75	11226.42	720:00:15	S121°19'56"E	11226.38'
C147	1800.75	11303.35	725:00:15	S122°09'04"E	11303.31'
C148	1800.75	11380.28	730:00:15	S122°59'12"E	11380.24'
C149	1800.75	11457.21	735:00:15	S123°49'20"E	11457.17'
C150	1800.75	11534.14	740:00:15	S124°39'28"E	11534.10'
C151	1800.75	11611.07	745:00:15	S125°29'36"E	11611.03'
C152	1800.75	11688.00	750:00:15	S126°19'44"E	11687.96'
C153	1800.75	11764.93	755:00:15	S127°09'52"E	11764.89'
C154	1800.75	11841.86	760:00:15	S127°59'00"E	11841.82'
C155	1800.75	11918.79	765:00:15	S128°49'08"E	11918.75'
C156	1800.75	11995.72	770:00:15	S129°39'16"E	11995.68'
C157	1800.75	12072.65	775:00:15	S130°29'24"E	12072.61'
C158	1800.75	12149.58	780:00:15	S131°19'32"E	12149.54'
C159	1800.75	12226.51	785:00:15	S132°09'40"E	12226.47'
C160	1800.75	12303.44	790:00:15	S132°59'48"E	12303.40'
C161	1800.75	12380.37	795:00:15	S133°49'56"E	12380.33'
C162	1800.75	12457.30	800:00:15	S134°39'04"E	12457.26'
C163	1800.75	12534.23	805:00:15	S135°29'12"E	12534.19'

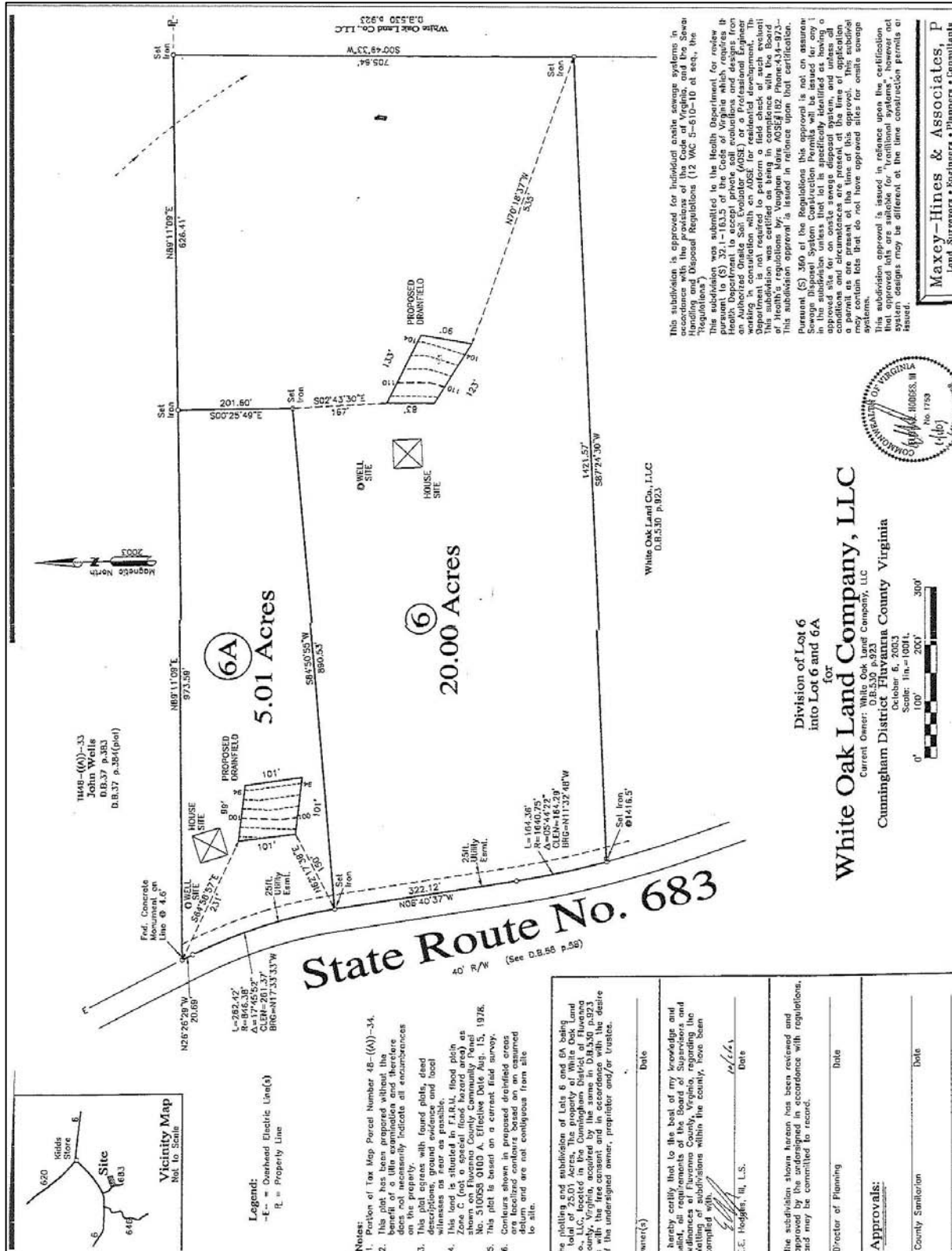
All lines and acreage are estimates

Purchaser Initial _____ Sellers Initial _____

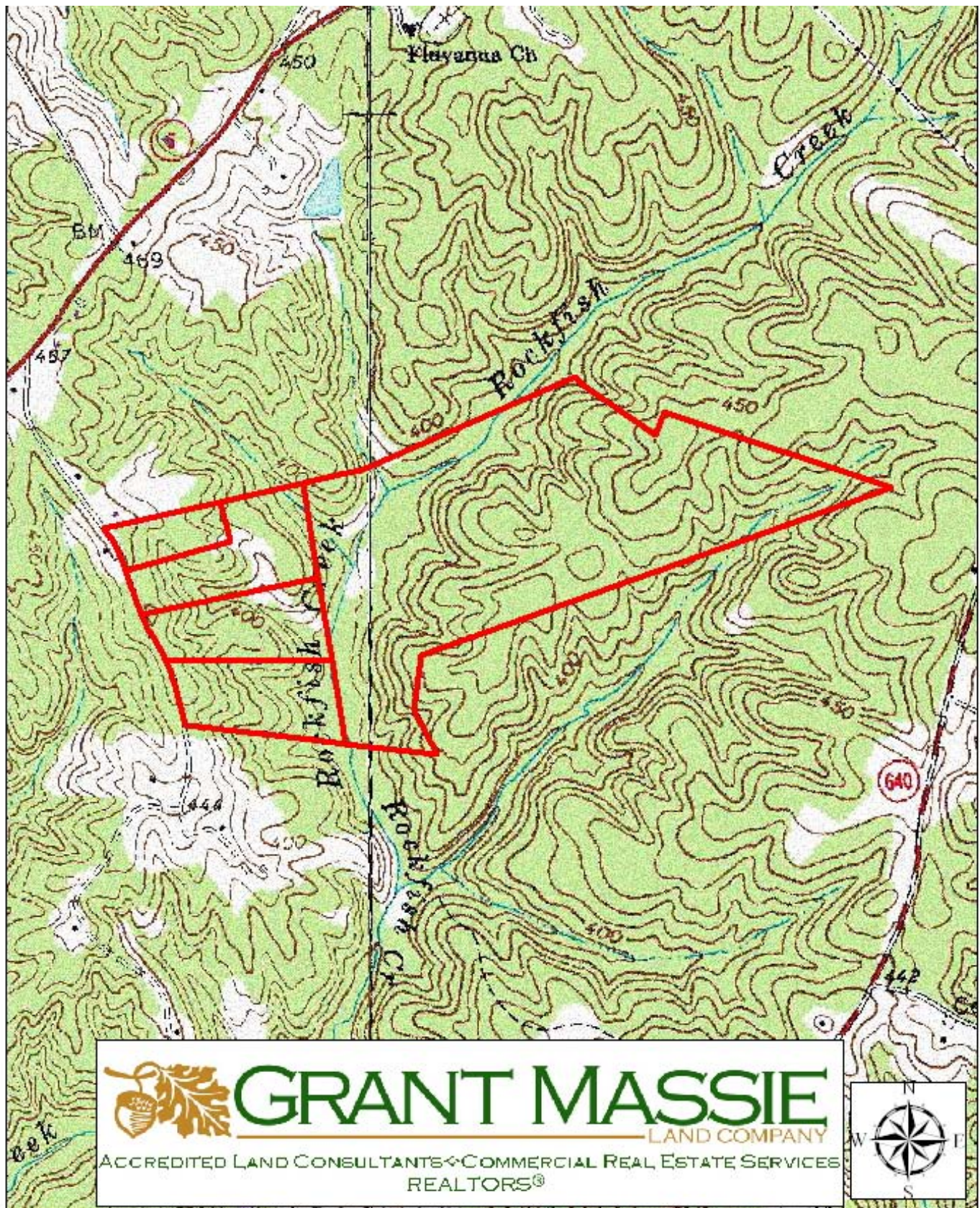
Vicinity Map



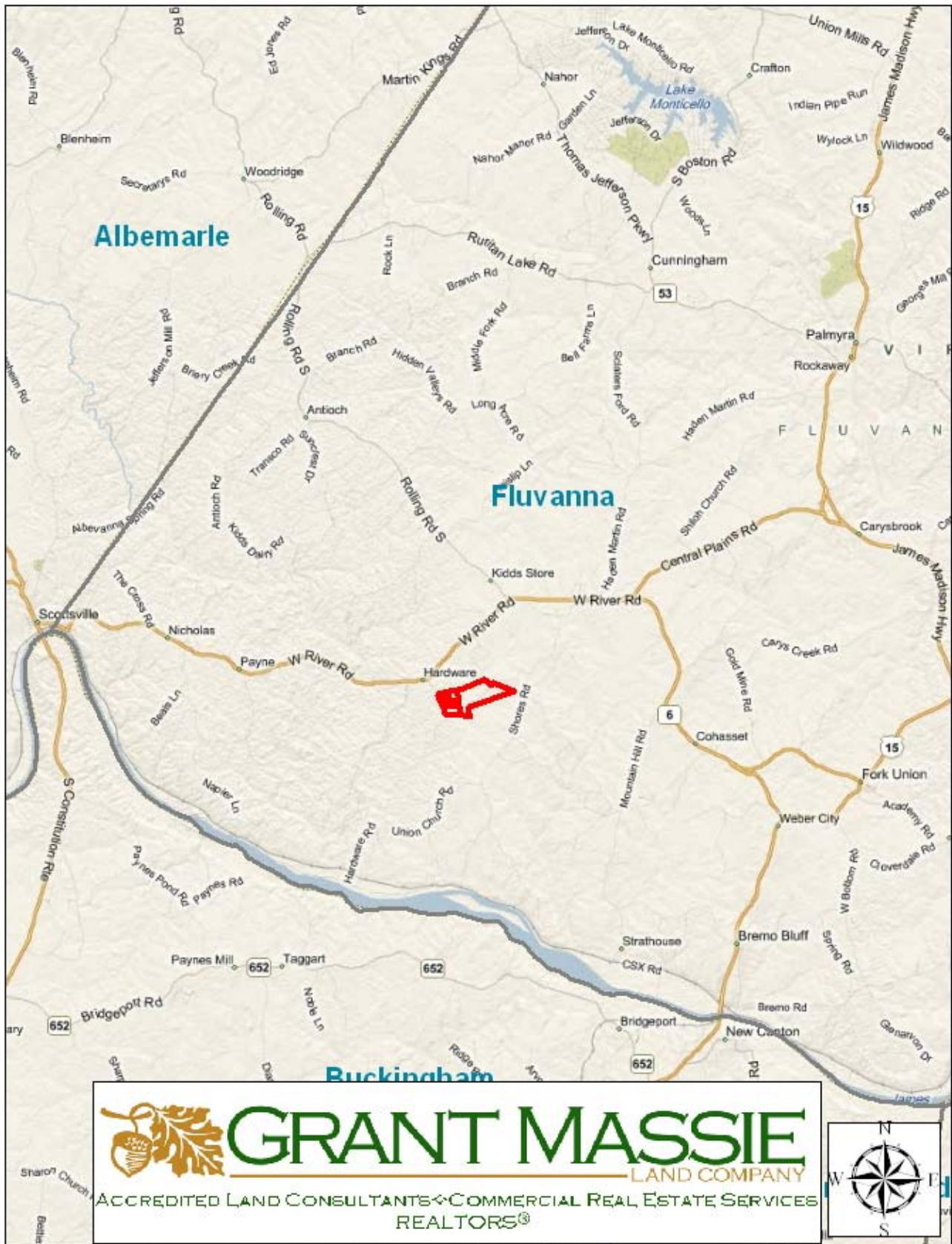
PLAT



TOPOGRAPHIC MAP



LOCATION MAP



191.21 ACRES FOR SALE

FLUVANNA CO., VIRGINIA



RURAL DEVELOPMENT TRACT

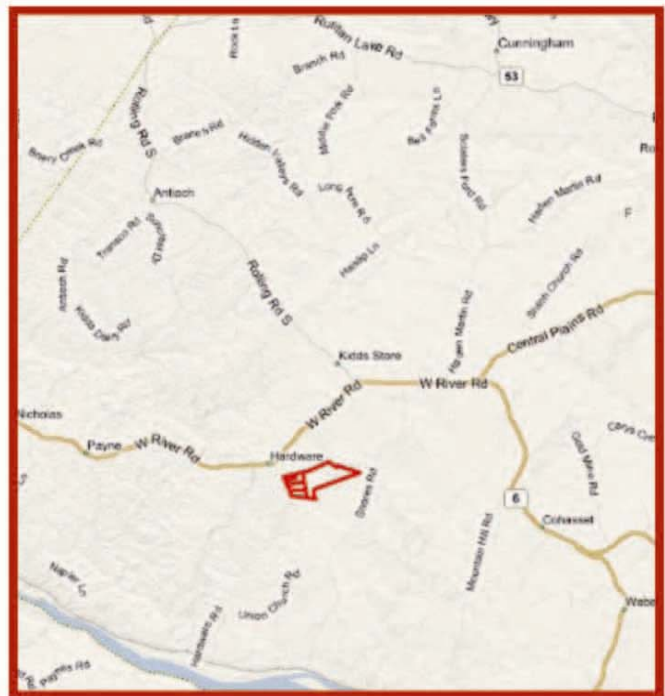
ASKING PRICE
\$420,650

FOR 24 HOUR RECORDED
INFORMATION CALL:
LANDLINE-1-888-471-LAND #2148

Or visit our website at:
www.GrantMassie.com

PROPERTY INFORMATION:

- *LOCATED IN SOUTHERN PART OF COUNTY
- *BETWEEN SCOTTSVILLE & FORK UNION
- *YOUNG PLANTED PINES ON 130 ACRES
- *SUBDIVIDED INTO 5 PARCELS
- * **PRICED AT APPROXIMATELY 50% OF ASSESSMENT**
- * GREAT INVESTMENT TRACT



REPRESENTED BY:

BILL GRANT

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LAND COMPANY

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ALL INFORMATION DEEMED, RELIABLE BUT NOT GUARANTEED.