

# 33.113 ACRES +/- CAROLINE COUNTY, VIRGINIA

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ASKING PRICE - \$299,950



REPRESENTED BY:

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ALC, FORESTER

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# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 69-A-46A. According to the tax records the property contains 33.113 acres. The deed is recorded in Deed Book 866 on Page 753. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
69-A-46A	33.113

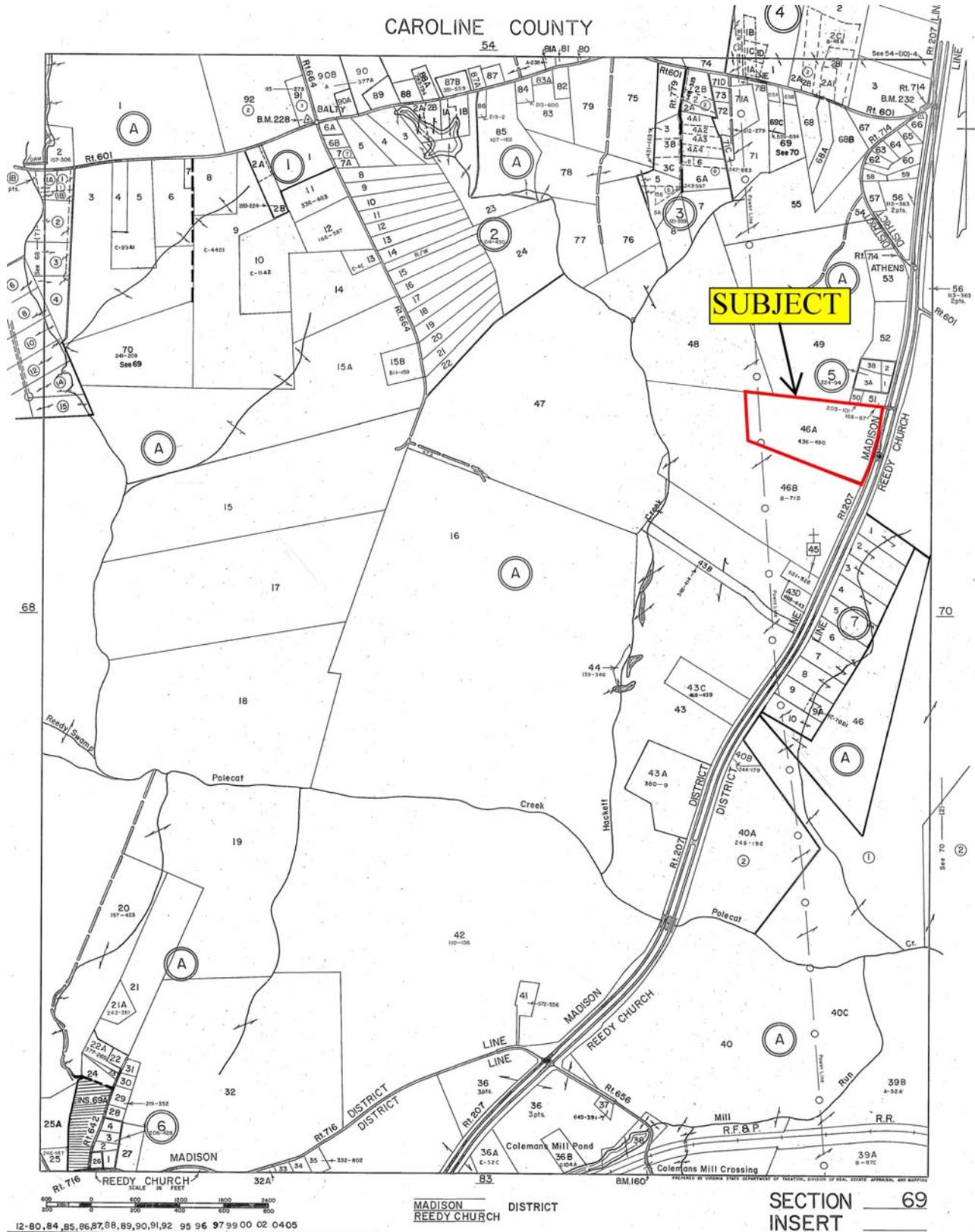
The subject property is currently zoned a combination of Rural Preservation (RP), Business (B-1) and Residential (R-2). There are approximately 1,066.77 feet of road frontage on Rogers-Clark Blvd (Route 207).

The subject property contains an old, two-story Antebellum house surrounded by 5 acres +/- of fenced yard. There is also a number of old sheds and accessory building behind the house. The main house has been vacant for a considerable amount of time. The Sellers consider the house and buildings to have no value and are offering them "As-Is."

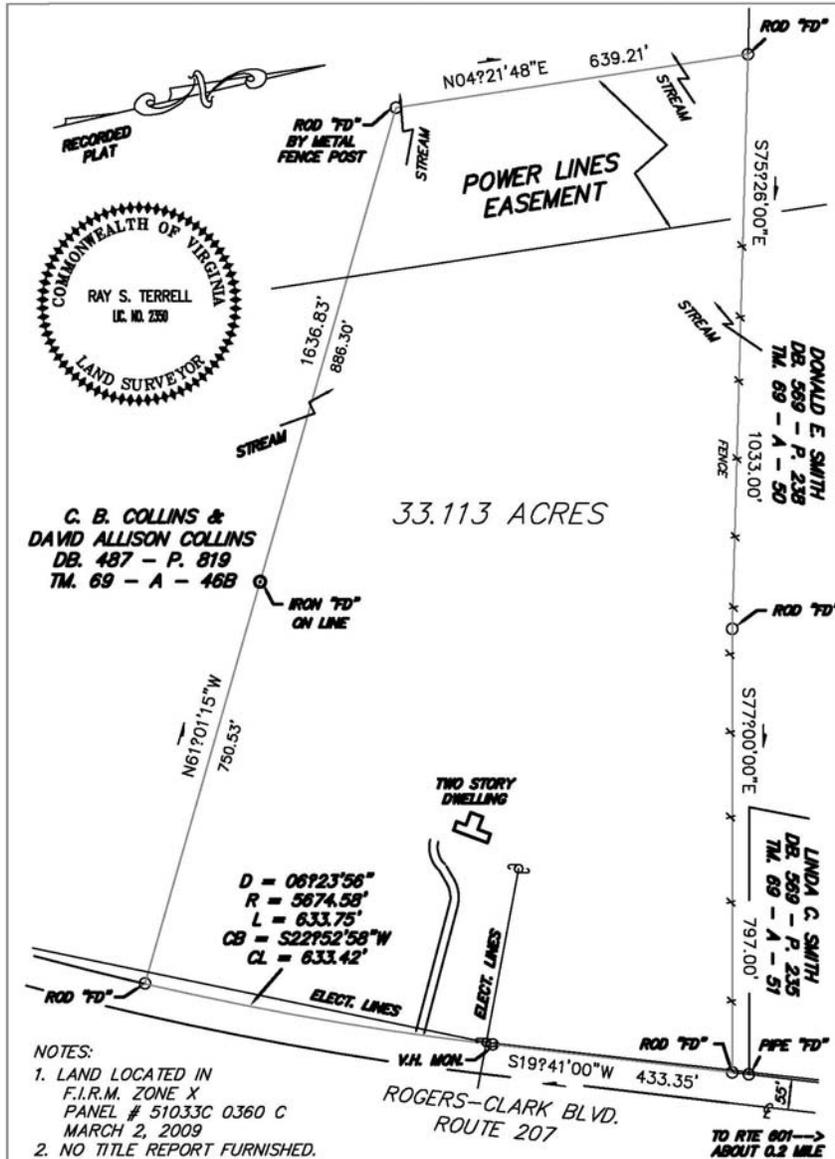
The subject property has around 18 acres of cropland, 2.1 acres +/- of scrubland in the powerline easement and the balance in mixed woodland.

It is located approximately 4.5 miles northeast of Interstate 95 at Exit # 104 and approximately 5.5 miles southwest of Bowling Green.

# TAX MAP



# PLAT



- NOTES:
1. LAND LOCATED IN F.I.R.M. ZONE X PANEL # 51033C 0360 C MARCH 2, 2009
  2. NO TITLE REPORT FURNISHED.
  3. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
  4. BARN & SHEDS NOT LOCATED

PLAT OF 33.113 ACRES  
 LOCATED ABOUT 7 MILES S.W  
 OF BOWLING GREEN ON RTE 207  
 SURVEYED FOR  
 REPUBLIC SOUTHAMPTON, LLC.  
 JANUARY 25, 1995  
 REVISED: APRIL 26, 2010

**RAY S. TERRELL**  
 LAND SURVEYOR  
 PHONE: (804)633-6682  
 21028 Rogers Clark Blvd.  
 Ruther Glen, Va. 22546

DD# 149-3

PLAT# L-1602

DISTRICT: MADISON	COUNTY: CAROLINE	STATE: VA.
SEC.# 69-A-46A	REF: DB. 866 - P. 753	SCALE 1"=200'
F.# 88-P.37-39	CHECKED BY: .	DRAWN BY: RST

# PHOTOGRAPHS

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CROPLAND



DRIVEWAY GOING INTO PROPERTY



OLD ANTEBELLUM HOUSE



FRONTAGE ON ROUTE 207



CROPLAND NEAR HOUSE



CROPLAND

# AERIAL PHOTOGRAPH

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**Legend**

 Subject Property - 33.113 Acres +/-

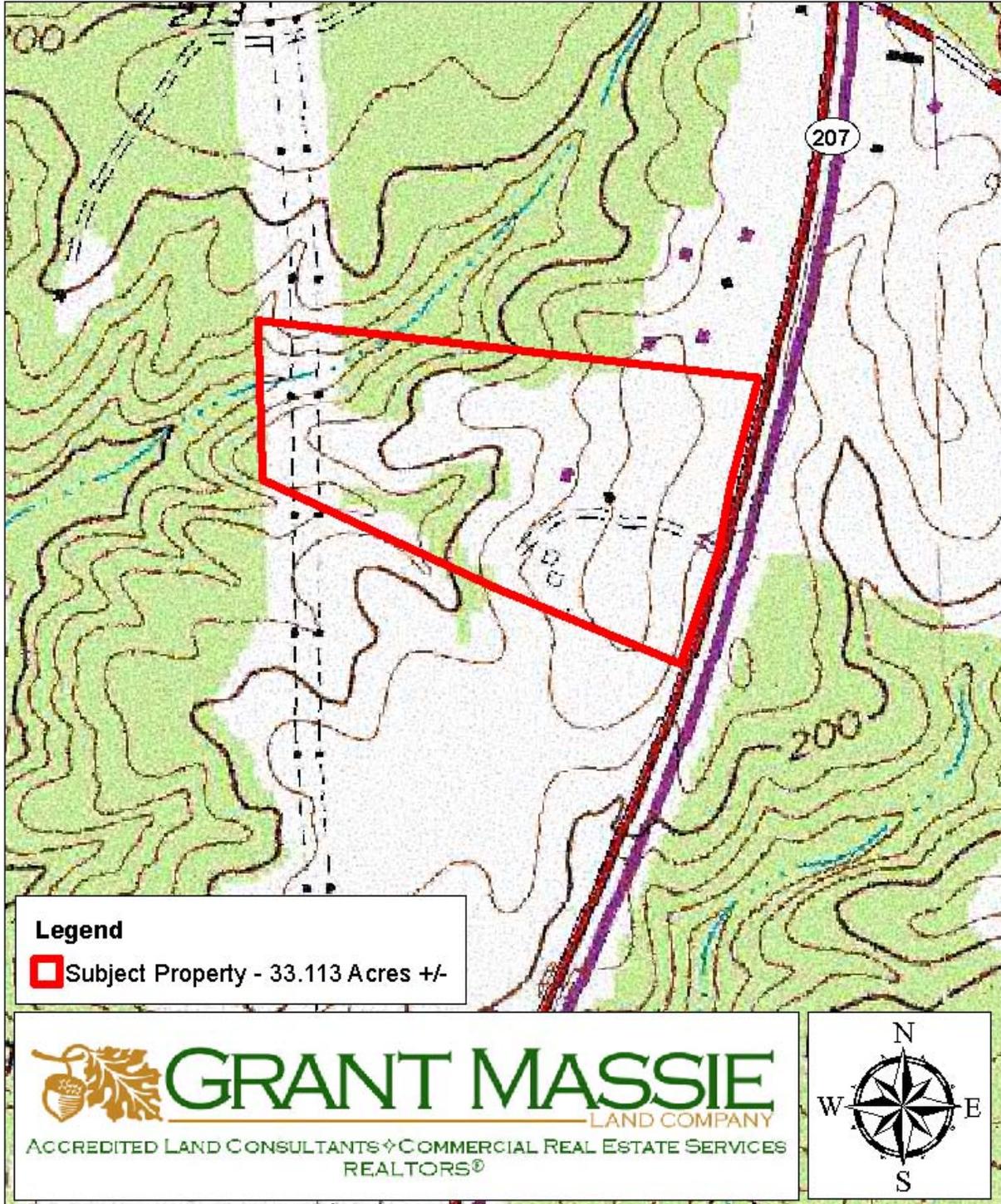


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LAND COMPANY

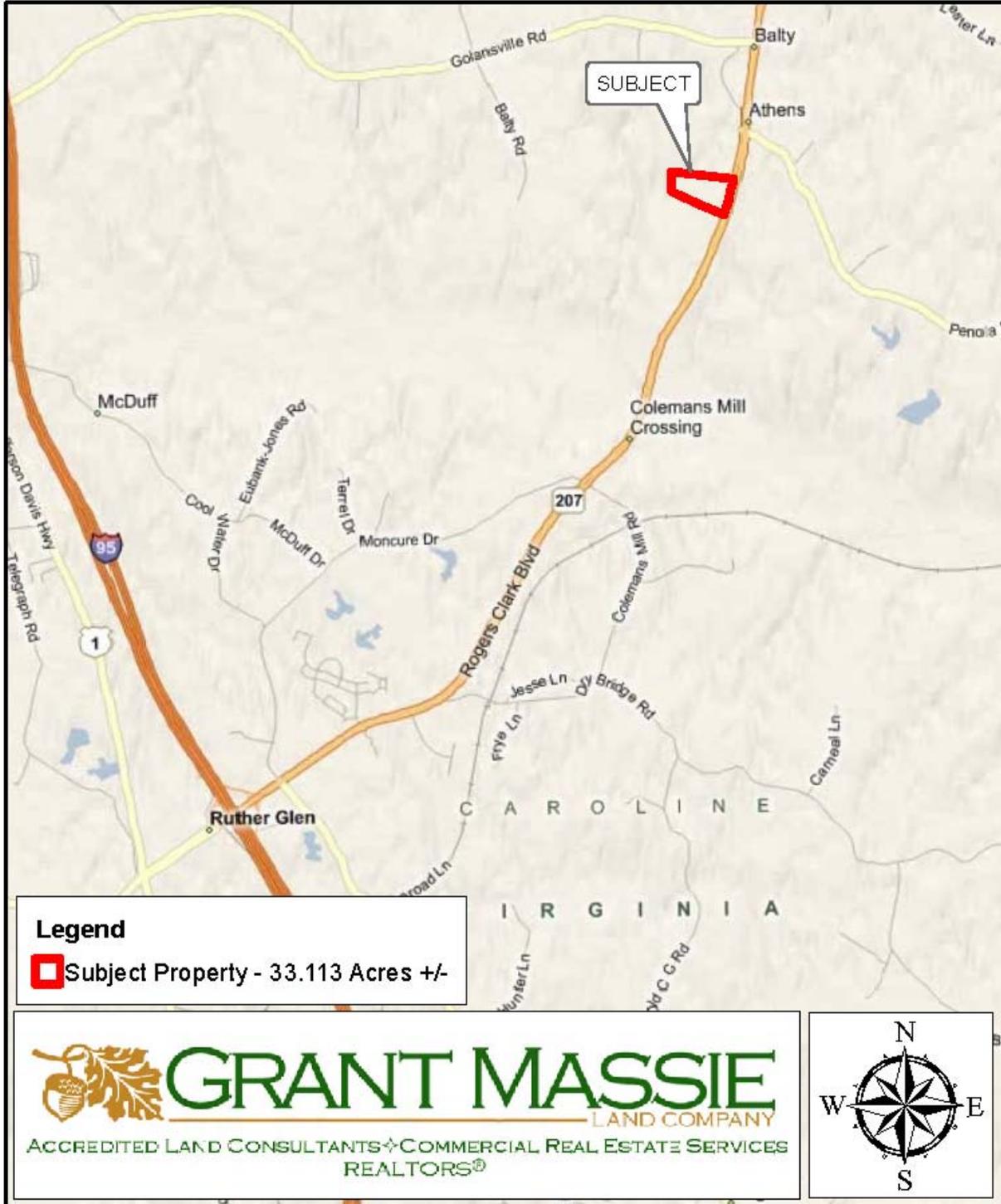
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REALTORS®



# TOPOGRAPHIC MAP



# LOCATION MAP



# 33.113-ACRE FARM FOR SALE IN CAROLINE COUNTY, VA



## PROPERTY INFORMATION:

- \* Ideal Farmland Investment and/or Homesite
  - \* 18 Acres +/- of Cropland
- \* Old, 2-story Antebellum House & multiple outbuildings being offered “As-Is”
- \* Frontage on Rogers-Clark Blvd (Rt. 207)
- \* Located 5.5 miles SW of Bowling Green
- \* Convenient To Interstate 95 (4.5 Miles +/-)
  - \* Multiple zonings - RP, B-1 & R-2



**\$299,950**

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE  
1-888-471-LAND # 2156  
OR VISIT OUR WEBSITE  
[WWW.GRANTMASSIE.COM](http://WWW.GRANTMASSIE.COM)

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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