

106.703 ACRES CAROLINE COUNTY, VIRGINIA

ASKING PRICE - \$185,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 50-A-67. According to the tax records the property contains 106.703 acres. The deed is recorded in Deed Book 166 on Page 582. The plat was recorded in Deed Book 233 on Page 486. A review of the Caroline County Tax Records indicates the following:

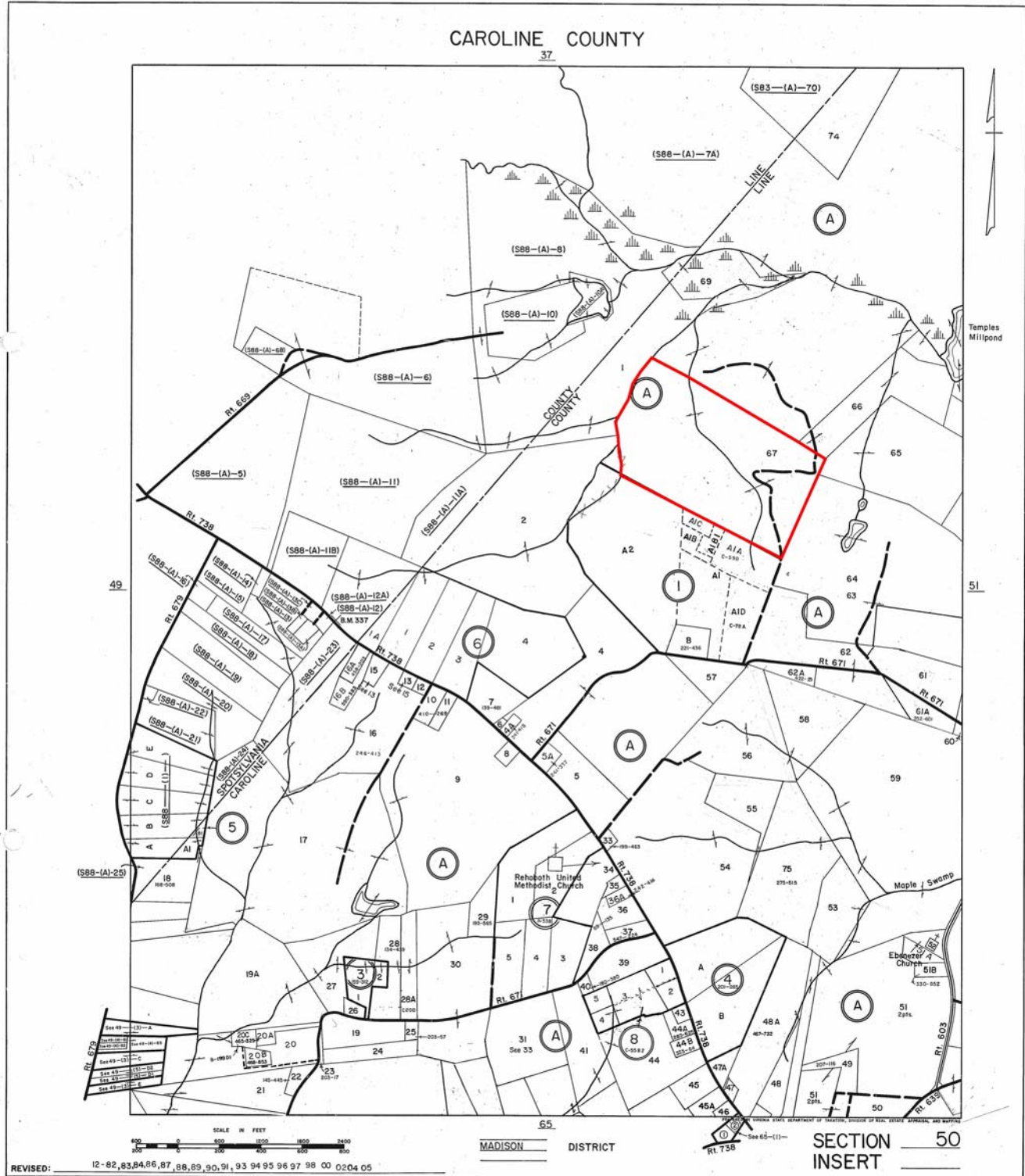
<u>Tax Map Number</u>	<u>Acreage</u>
50-A-67	106.703

The subject property is currently zoned Rural Preservation (RP). It contains no state road frontage. Deeded access is via a 15-foot easement to State Route 671 (Goose Hill Road) as shown on the plat.

The subject property is completely wooded with a mix of planted pines and bottomland hardwoods. The property was logged in the late 1980s, burned and then replanted in pines.

The subject property is located 2.25 miles north of Chilesburg. It is located convenient to Ladysmith (7 miles +/-) and Interstate 95 (7.75 miles +/-)

TAX MAP



PHOTOGRAPHS



WOODS ROAD NEAR SOUTH BOUNDARY



PINE STAND

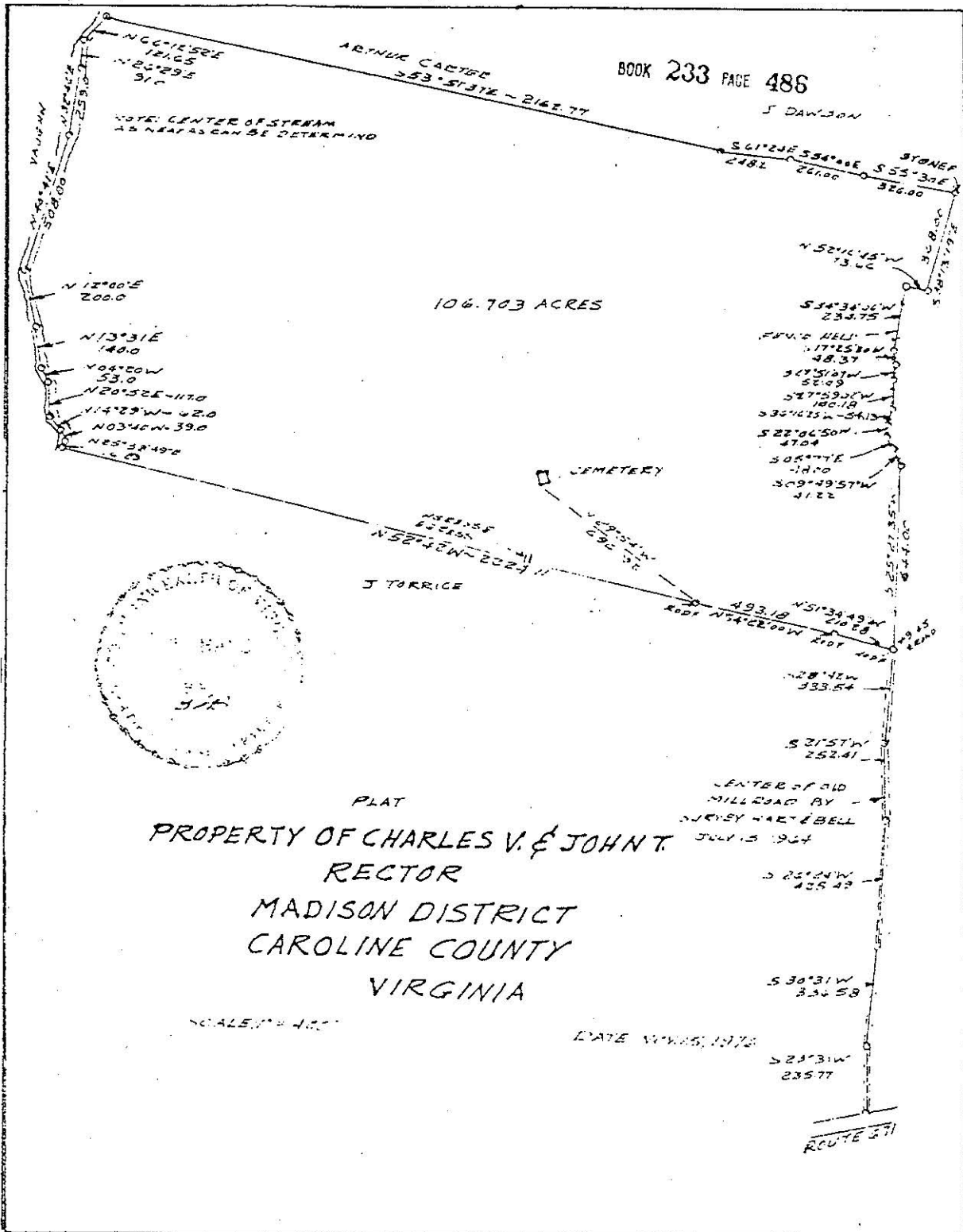


OPEN AREA NEAR EASTERN BOUNDARY
THAT'S AN IDEAL WILDLIFE FOODLOT

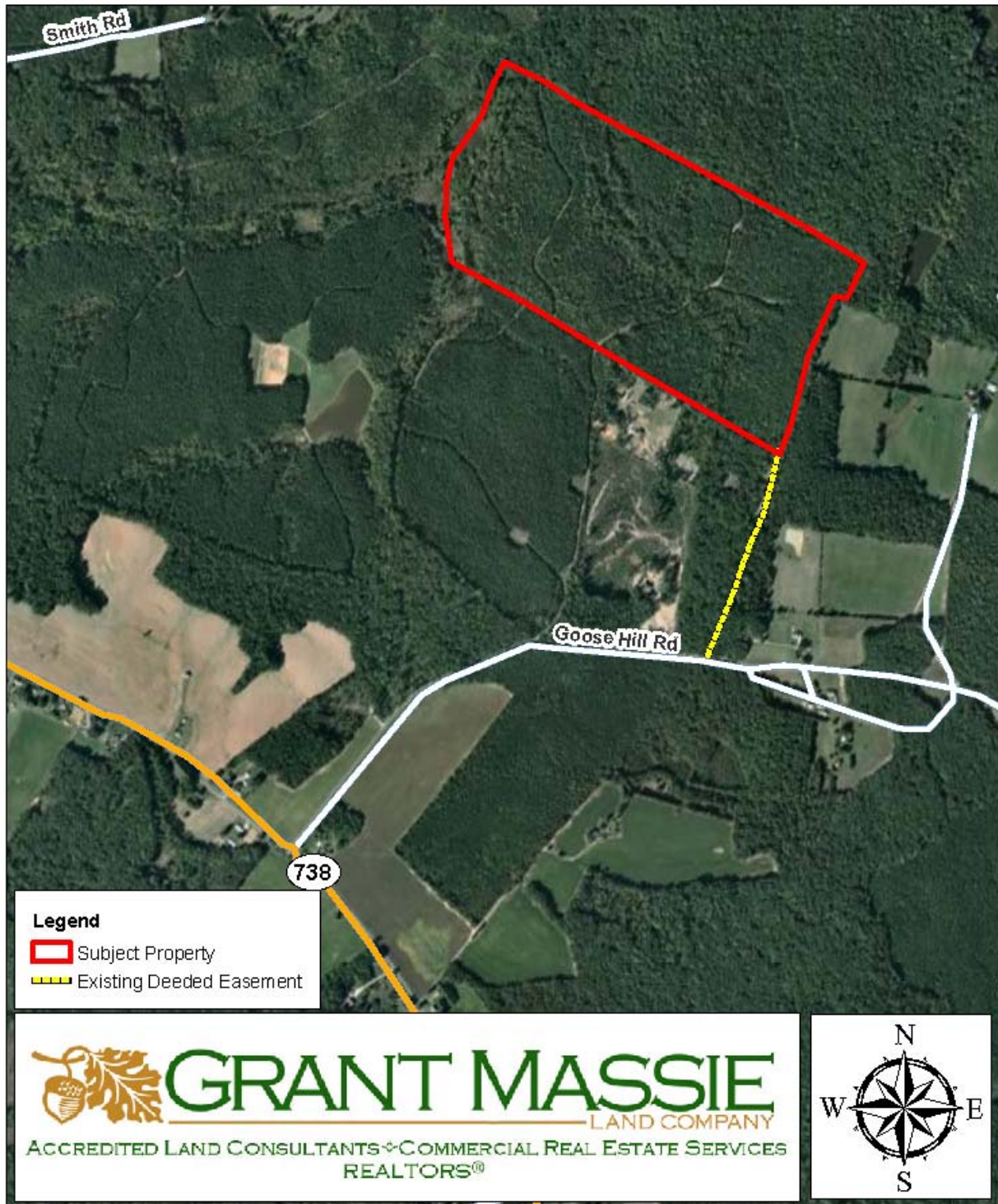


MIXED WOODLAND ALONG WOODS ROAD

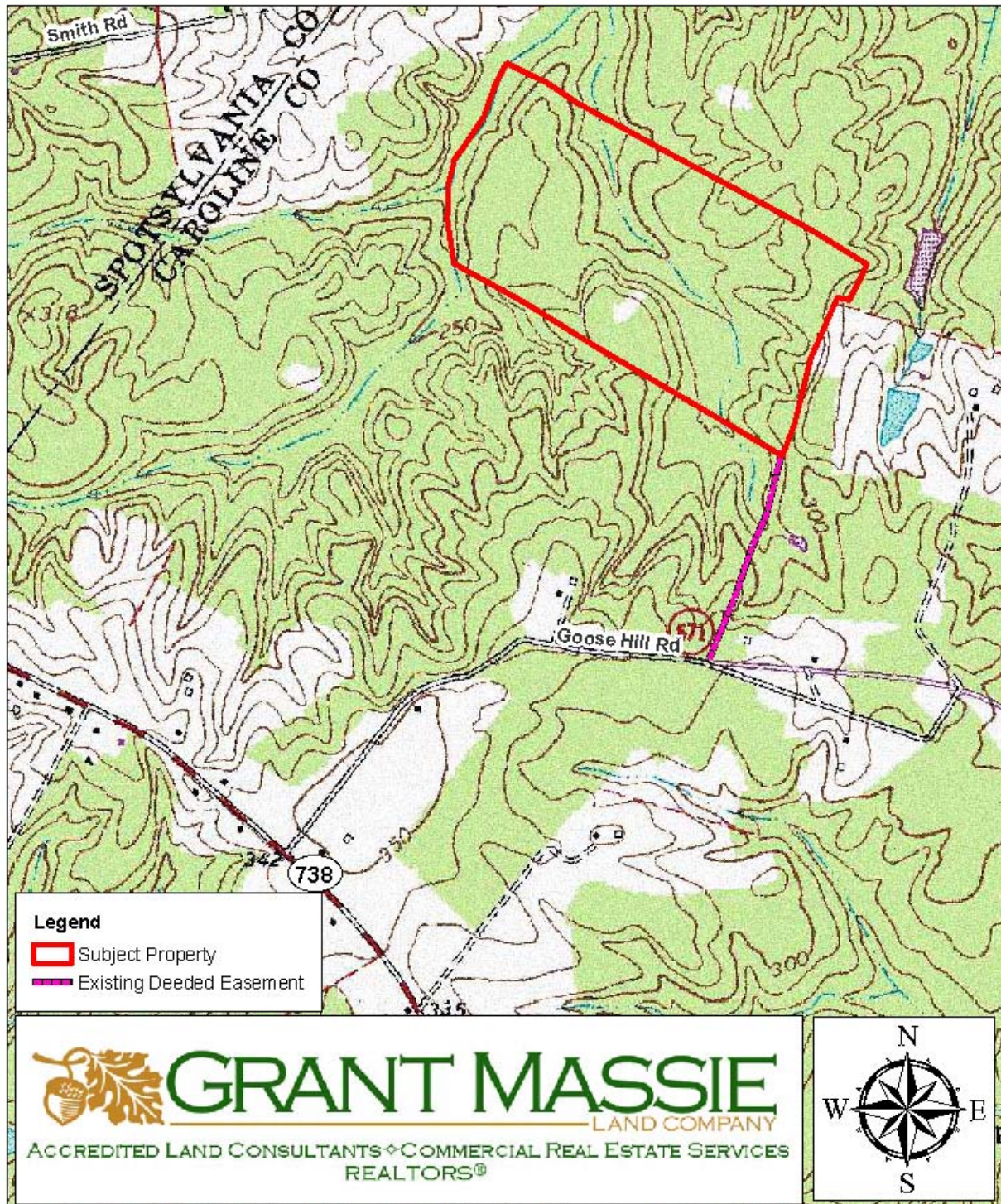
PLAT



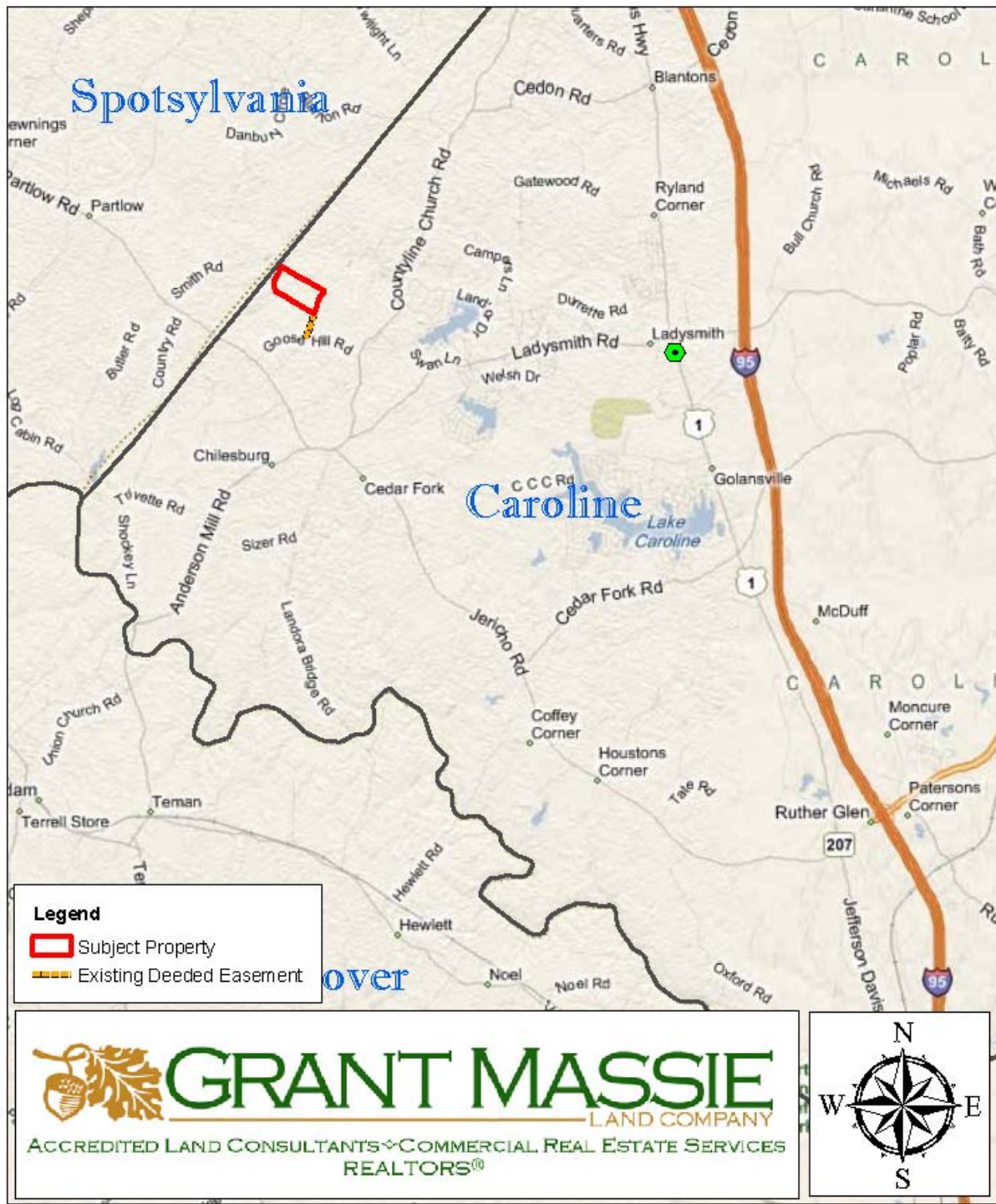
AERIAL PHOTOGRAPH



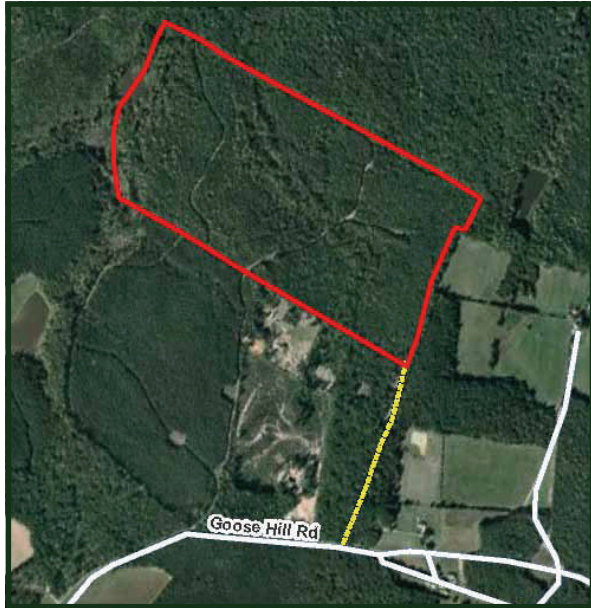
TOPOGRAPHIC MAP



LOCATION MAP



106.703 ACRES FOR SALE IN CAROLINE COUNTY



PROPERTY INFORMATION:

- * Wooded Tract With Planted Pines and Mixed Hardwoods
 - * Ideal Recreational & Timber Investment
- * Strong Population of Wildlife—Deer & Turkeys
 - * Great Interior Road System
- * 15-Foot Easement To Route 671 (Goose Hill Rd)
 - * Located Only 2.25 Miles North Of Chilesburg
- * Convenient To Ladysmith & Interstate 95 (7.5 Miles +/-)

\$185,000



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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

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