

# 1 00 ACRES CAROLINE COUNTY, VIRGINIA

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ASKING PRICE - \$235,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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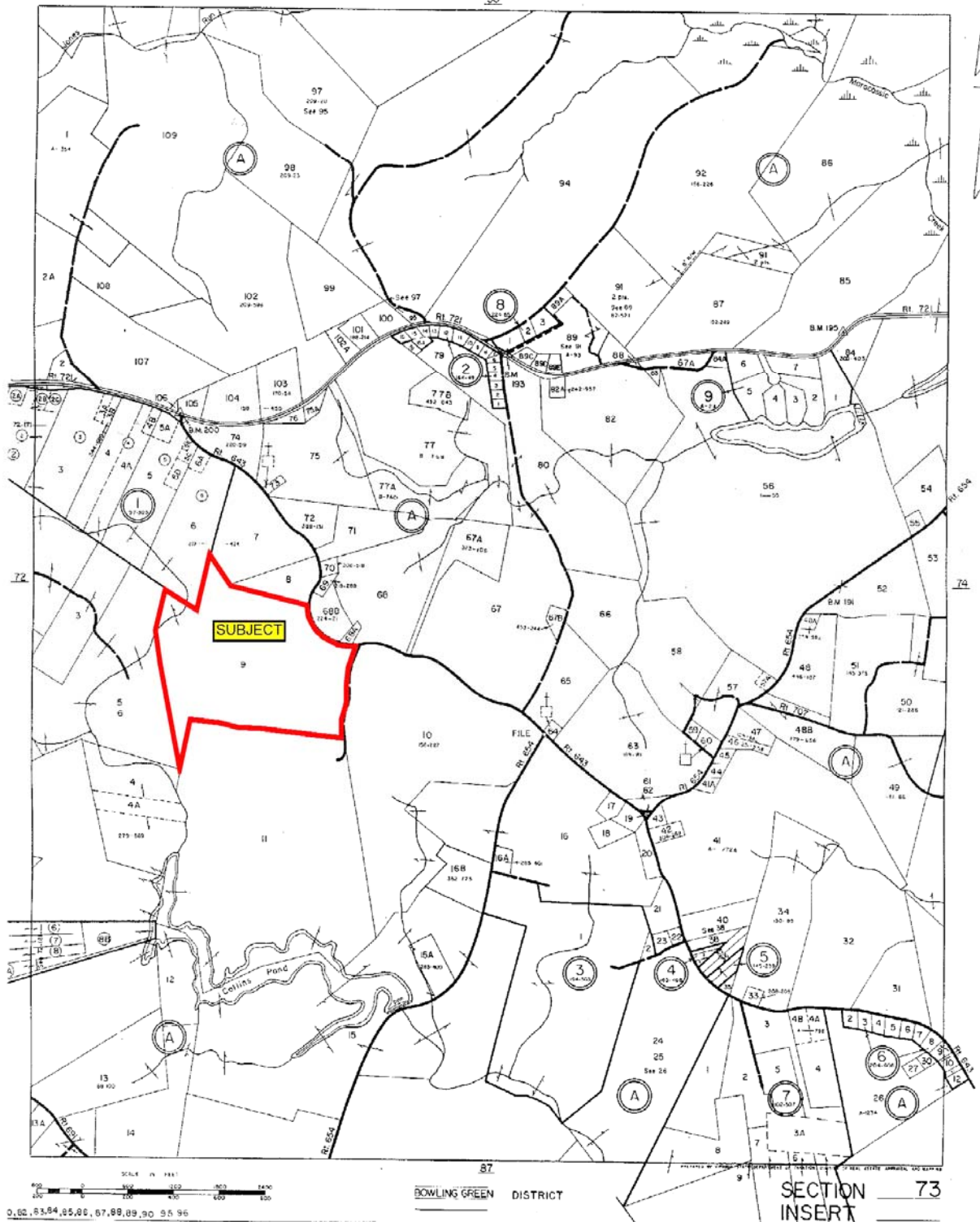
The subject property is shown on Caroline County Tax Map records as parcel number 73-A-9. According to the tax records the property contains 100 acres. The original deed is recorded in Deed Book 78 on Page 55.

The subject property is currently zoned Agricultural Preservation (AP). It is completely wooded. Virginia Department of Forestry records indicate that approximately 85 acres was replanted in Loblolly pines in 1984. The remainder of the acreage is in wetlands or streamside management buffers where bottomland hardwoods were left to grow.

The subject property is located between Chenaults Store and File, just south of Sparta Road. There are approximately 945 feet of road frontage on the south-side of File Road (State Route 643). It is situated approximately 4 miles east of U.S. Route 301/Route 2 and 6.5 miles +/- south of Bowling Green.

# TAX MAP

CAROLINE COUNTY



# PHOTOGRAPHS

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PINE PLANTATION ALONG FILE ROAD



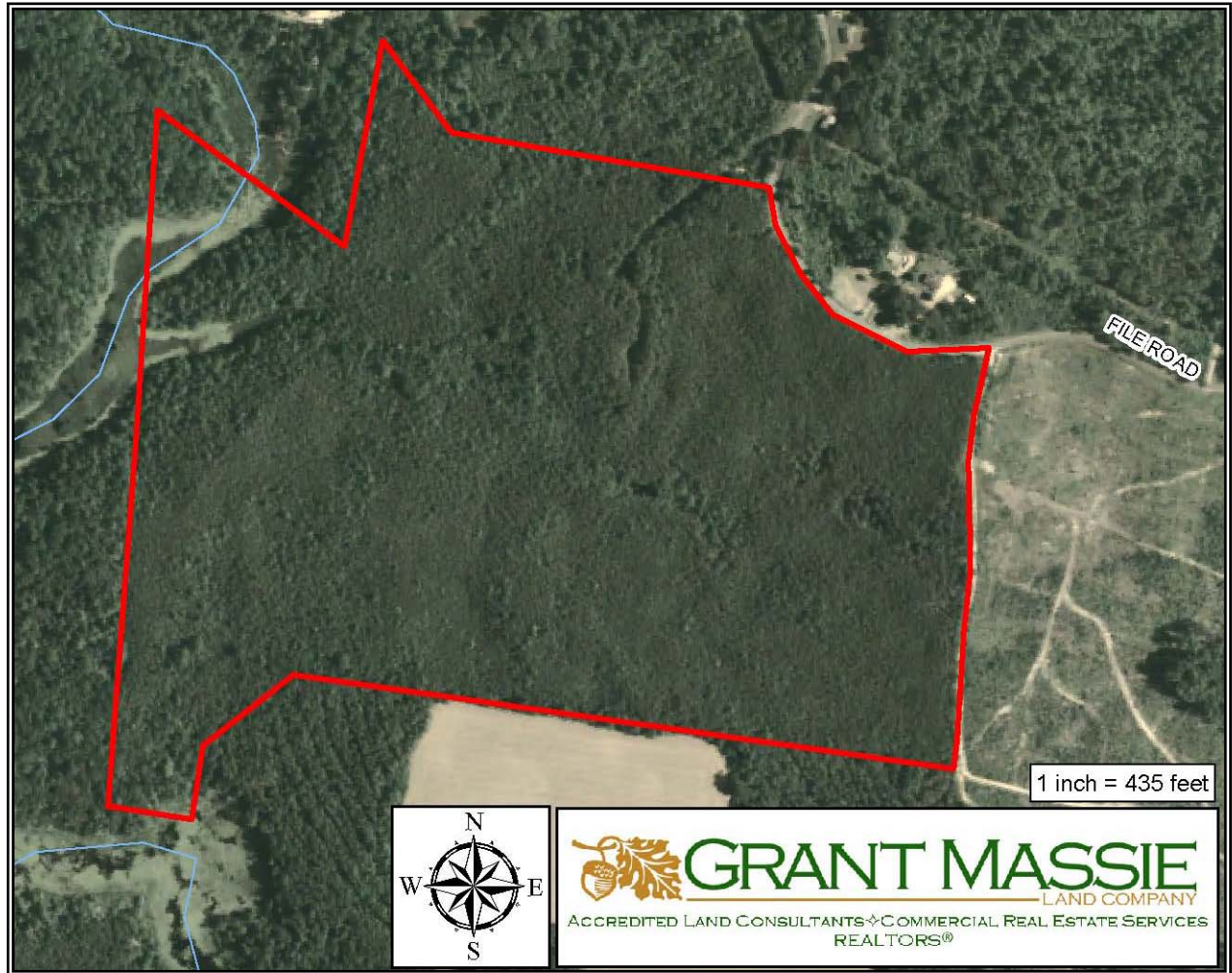
PINE PLANTATION ALONG EASTERN BOUNDARY

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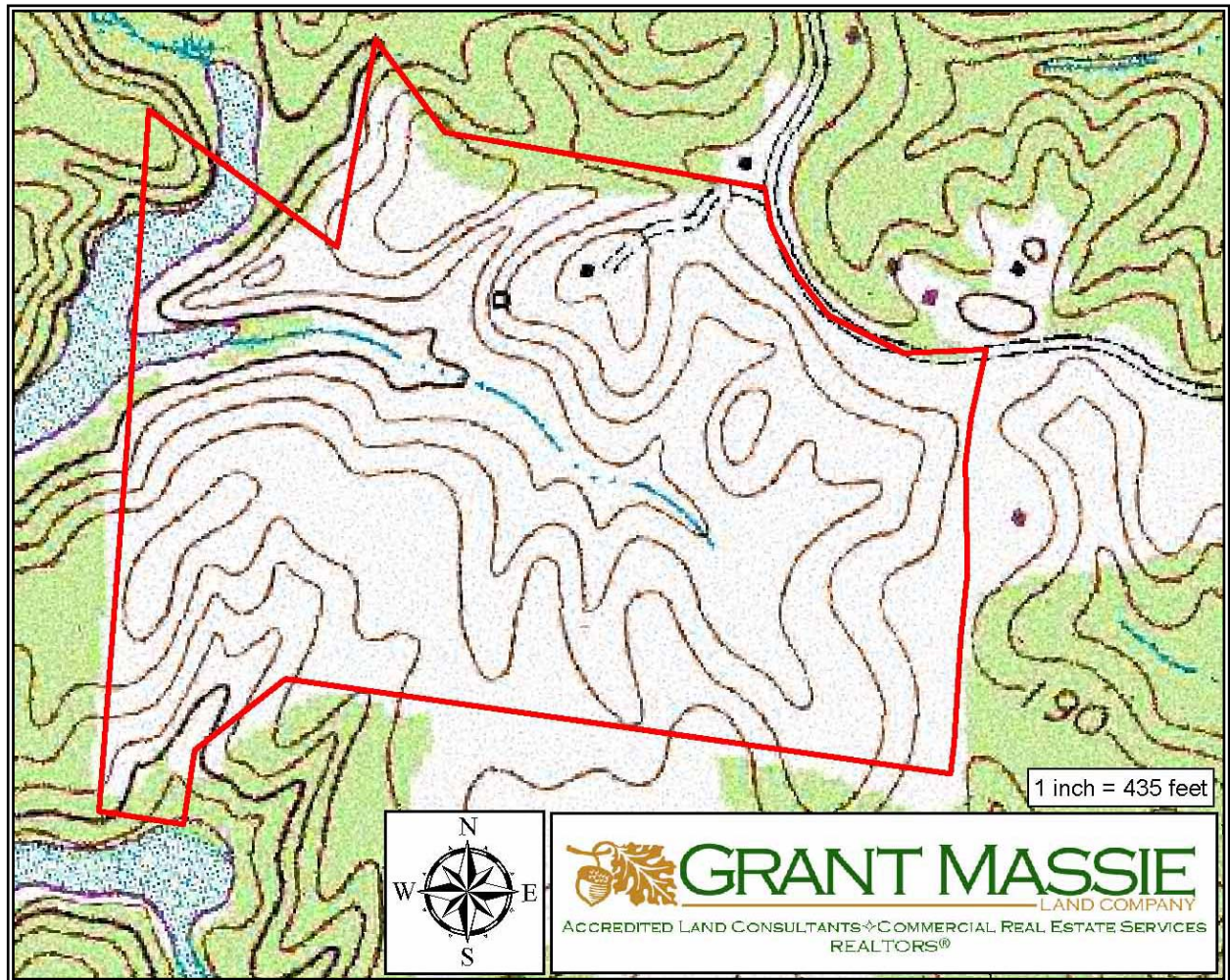
# AERIAL PHOTOGRAPH

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# TOPOGRAPHIC MAP

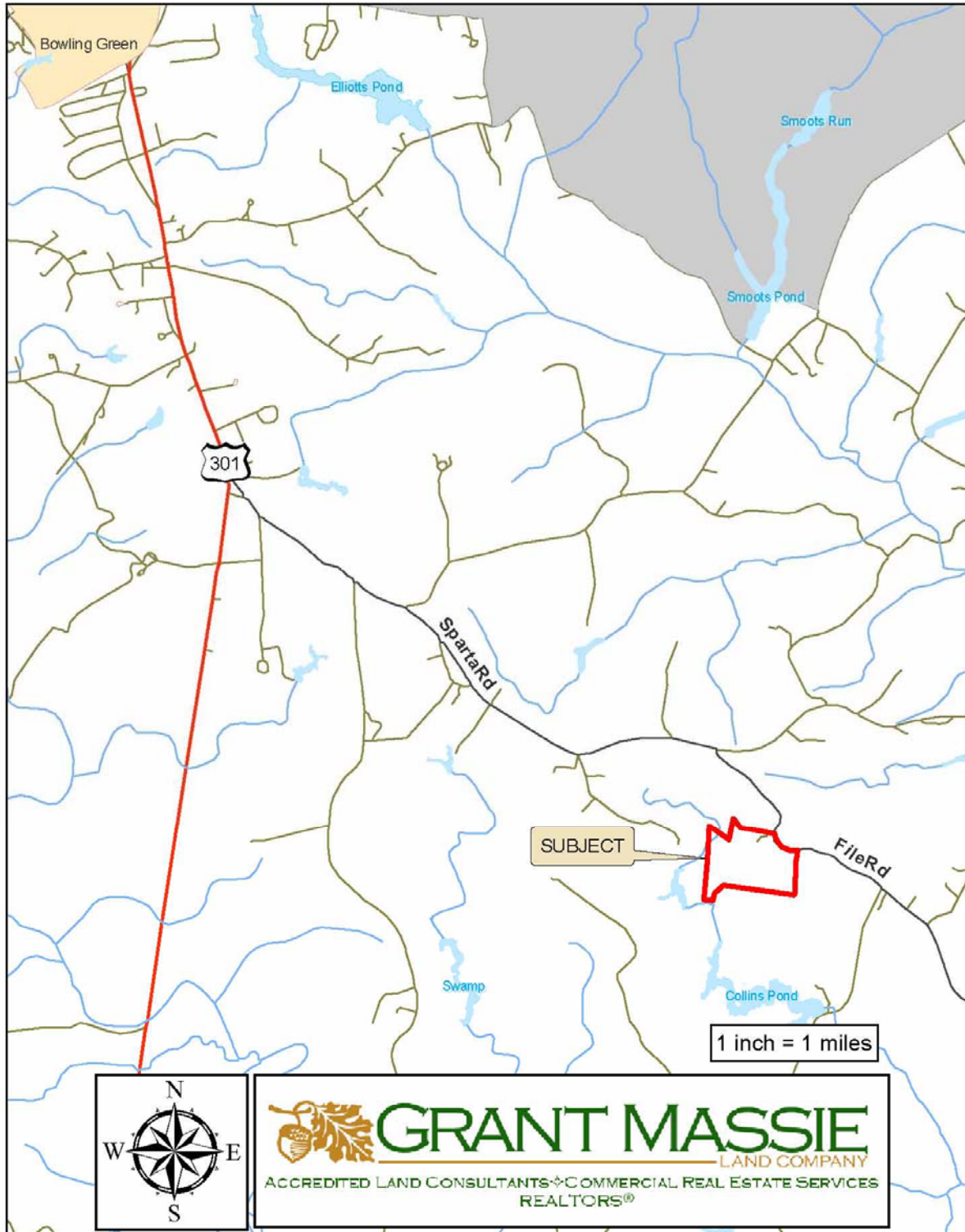
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# LOCATION MAP

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# **FOR SALE - 100 ACRES IN CAROLINE COUNTY**



## **PROPERTY INFORMATION:**

- \*GREAT RECREATIONAL AND TIMBERLAND INVESTMENT
- \*UNTHINNED 25 YEAR OLD PINE PLANTATION
- \*FRONTAGE ON ROUTE 643 (FILE ROAD)
- \*ZONED: AGRICULTURAL PRESERVATION (AP)
- \*CONVENIENT TO BOWLING GREEN (6.5 MI. +/-) AND ROUTE 301 (4 MI. +/-)

**\$235,000**

FOR 24 HOUR RECORDED INFORMATION CALL:  
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All information deemed reliable, but not guaranteed.