

123.55-ACRE FARM ESSEX COUNTY, VIRGINIA

ASKING PRICE - \$350,000



REPRESENTED BY:

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

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PROPERTY DESCRIPTION

The subject property is shown on Essex County Tax Map records as parcel number 61-9A. According to the tax records the property contains 123.55 acres. The deed is recorded in Instrument # 110000010. The plat is recorded in Plat Book 24 on Page 59. A review of the Essex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
61-9A	123.55

The subject property is currently zoned Agricultural. There are approximately 2,010.6 feet +/- of road frontage on State Route 600 (Butylo Road). There is also a 70-foot deeded access easement across a 2.45-acre outparcel (Parcel B) shown on the above plat along with a 30-foot drainage easement (185 feet in length) from that outparcel crossing a portion of the subject property to a nearby ravine.

A portion of an 11-acre stocked pond with a heavily engineered re-built dam (cost around \$150,000+/- in early 2000s) is found along the property's northern boundary. There is also a 0.4-acre minnow pond just off the pond's dam and within the subject property's boundary.

The subject property contains approximately 30.5 acres +/- under cultivation, 5.5 acres +/- in openland (uncultivated) with balance in cut-over woodland (completed in September 2017) and some natural mixed hardwoods and pines along the SMZs leading down to the ponds.

PHOTOGRAPHS







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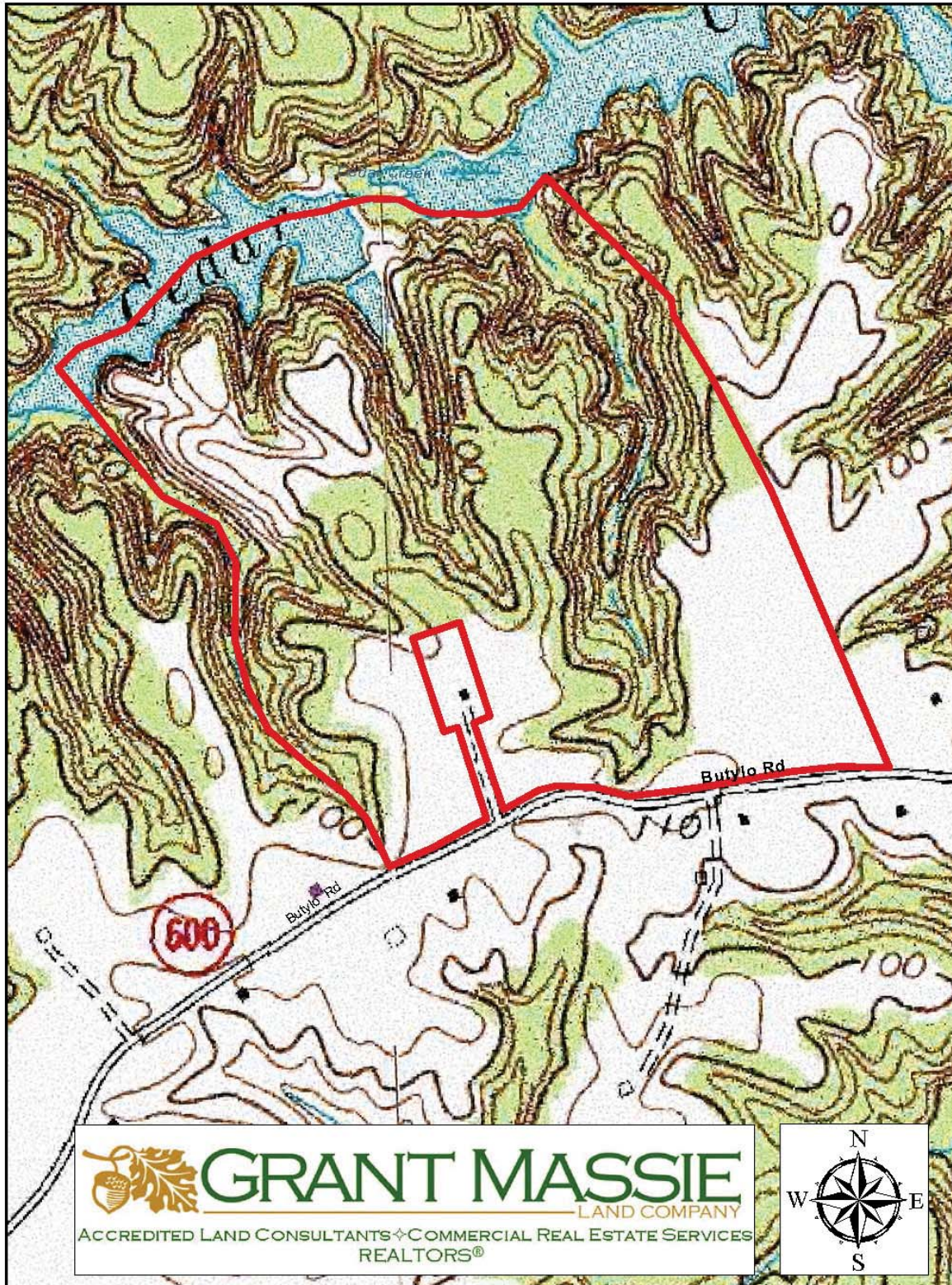


AERIAL PHOTOGRAPH



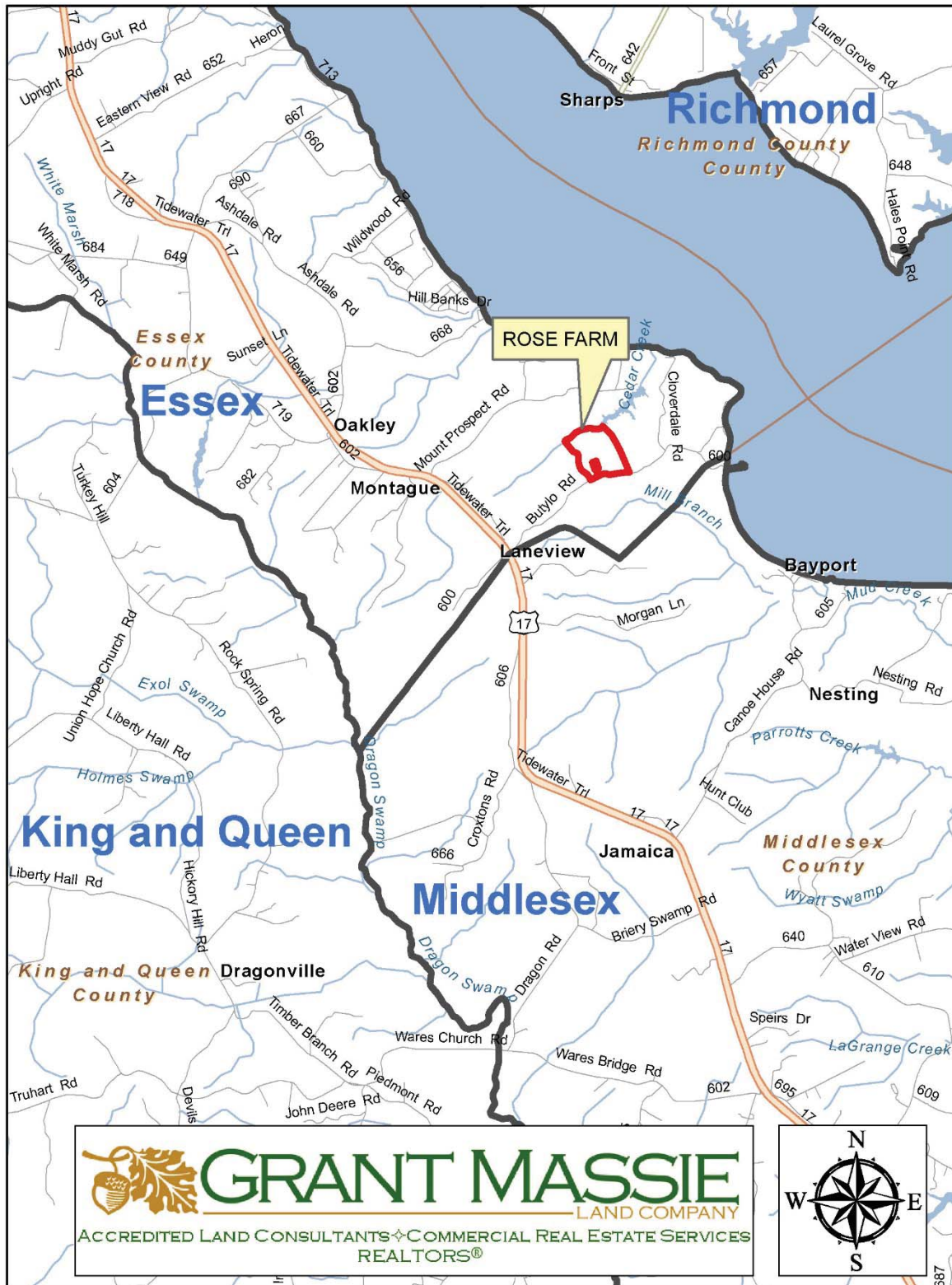
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



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FARM FOR SALE

123.55 ACRES IN ESSEX COUNTY, VA



\$350,000

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PROPERTY INFORMATION:

- ✧ Awesome Farm, Recreational Investment and/or Rural Family Retreat/Homesite(s).
- ✧ Stocked 11-acre Pond Shared with Adjacent Owners.
- ✧ About 30.5 Acres +/- in Cultivation and Another 5.5 Acres +/- in Uncultivated Openland.
- ✧ Balance in Cut-over Woods and Wooded SMZs.
- ✧ Long frontage on State Route 600 (Butylo Rd).
- ✧ Convenient to Route 17, Tappahannock, West Point, Urbanna, Etc. Scenic Drive to Farm from Metro Richmond, Yorktown, and Fredericksburg.



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All information is deemed reliable, but not guaranteed.

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