

105.66 ACRES +/- HANOVER COUNTY, VA

REDUCED PRICE ~ \$399,950



ACCREDITED LAND CONSULTANTS ◊ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as GPIN # 7789-45-3668 (101.66 Acres +/-) and Old Tax Map #s 59A-3-5 to 59A-3-8 (Four 1-Acre Lots). The property contains an approximate combined total of 105.66 acres +/- . The deed is recorded in Deed Book 2968 on Page 3098. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
7789-45-3668	101.66	\$1,541,000 Land Only

The subject property is currently zoned Agricultural (A-1). The land to the west of the Subject Property is zoned Industrial and most of the land on the opposite side of Ashcake Road is zoned Industrial. Hanover County's General Land Use Plan 2012 Map shows the subject property as "Limited Industrial."

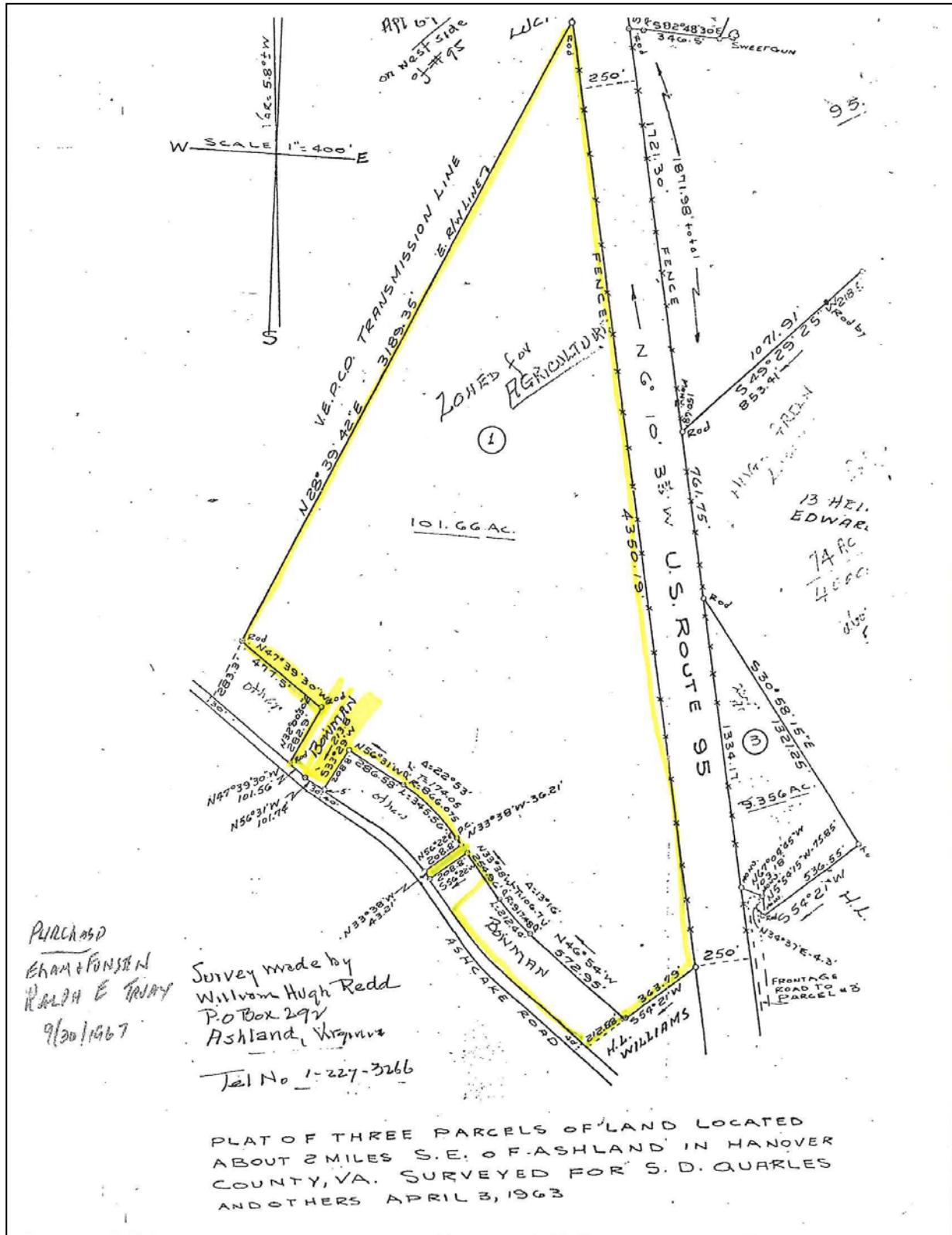
The subject property contains non-contiguous road frontage on Ashcake Road (State Route 657). There is also around 0.80 miles (4,350.19 feet per plat) of frontage along Interstate 95 southbound offering great interstate visibility. It also contains long frontage along a Virginia Power high-voltage transmission powerline easement.

The subject property is not served by county water or sanitary sewer. Based on a utilities map created by Hanover County, there is a 12 inch public water line and an 8 inch sanitary sewer line located approximately 1,200 feet west of the subject property at the intersection of Dow Gil Road and Ashcake Road.

The subject property is completely wooded with a natural mix of hardwood species and natural pines.



PLAT # 1



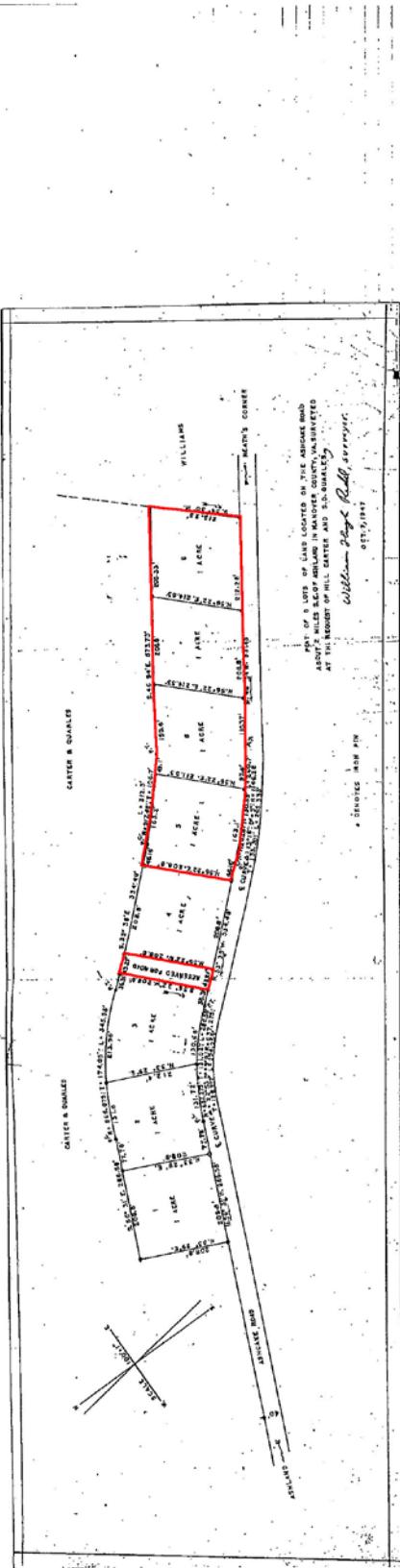
PLAT OF THREE PARCELS OF LAND LOCATED
ABOUT 2 MILES S.E. OF ASHLAND IN HANOVER
COUNTY, VA. SURVEYED FOR S. D. QUARLES
AND OTHERS APRIL 3, 1963

PLAT # 2

P2191, 197

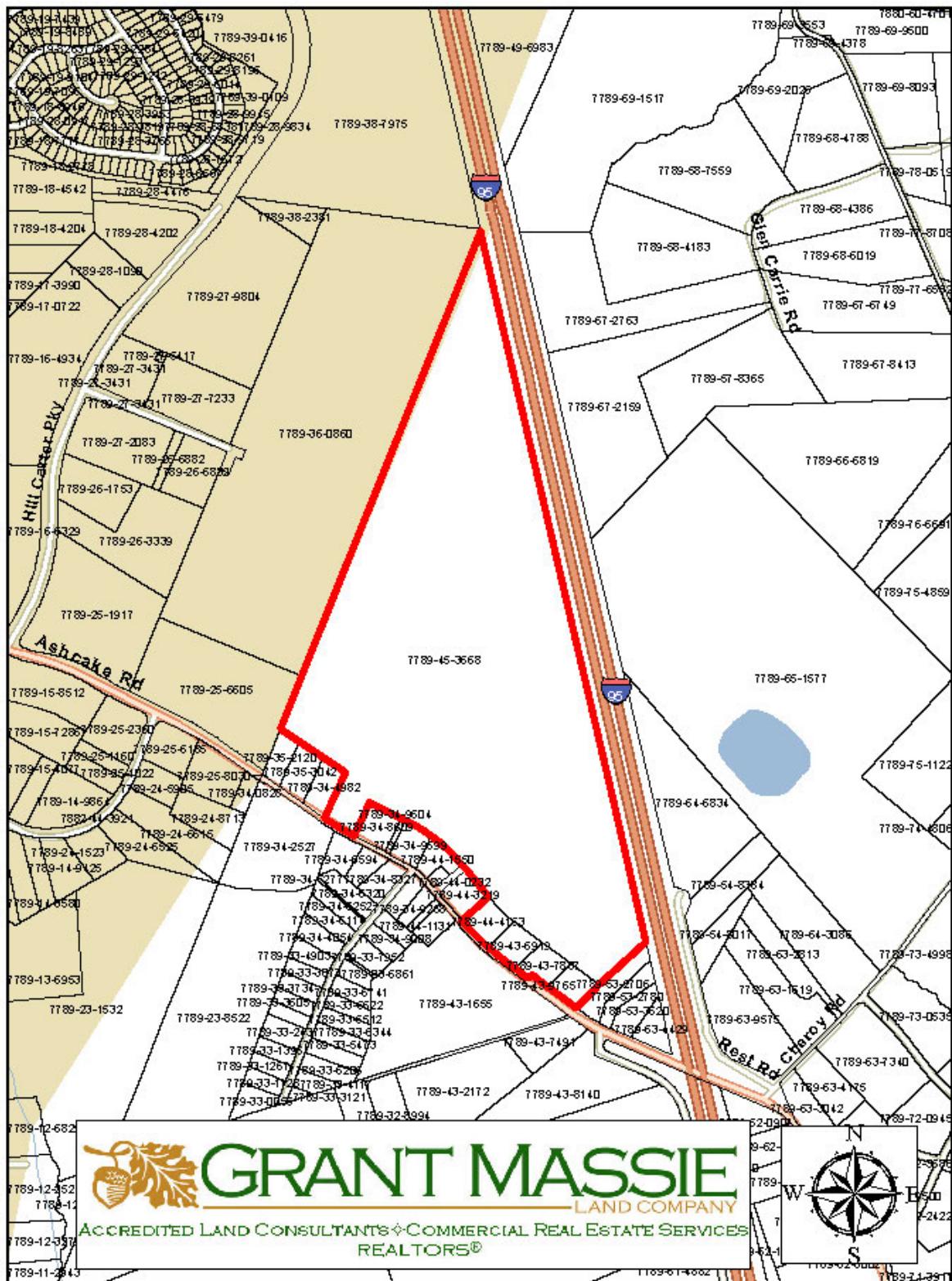
Blomquist, 25, 1938
S. D. B. as *Agave* c
date: Oct. 20, 1938

161



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TAX MAP



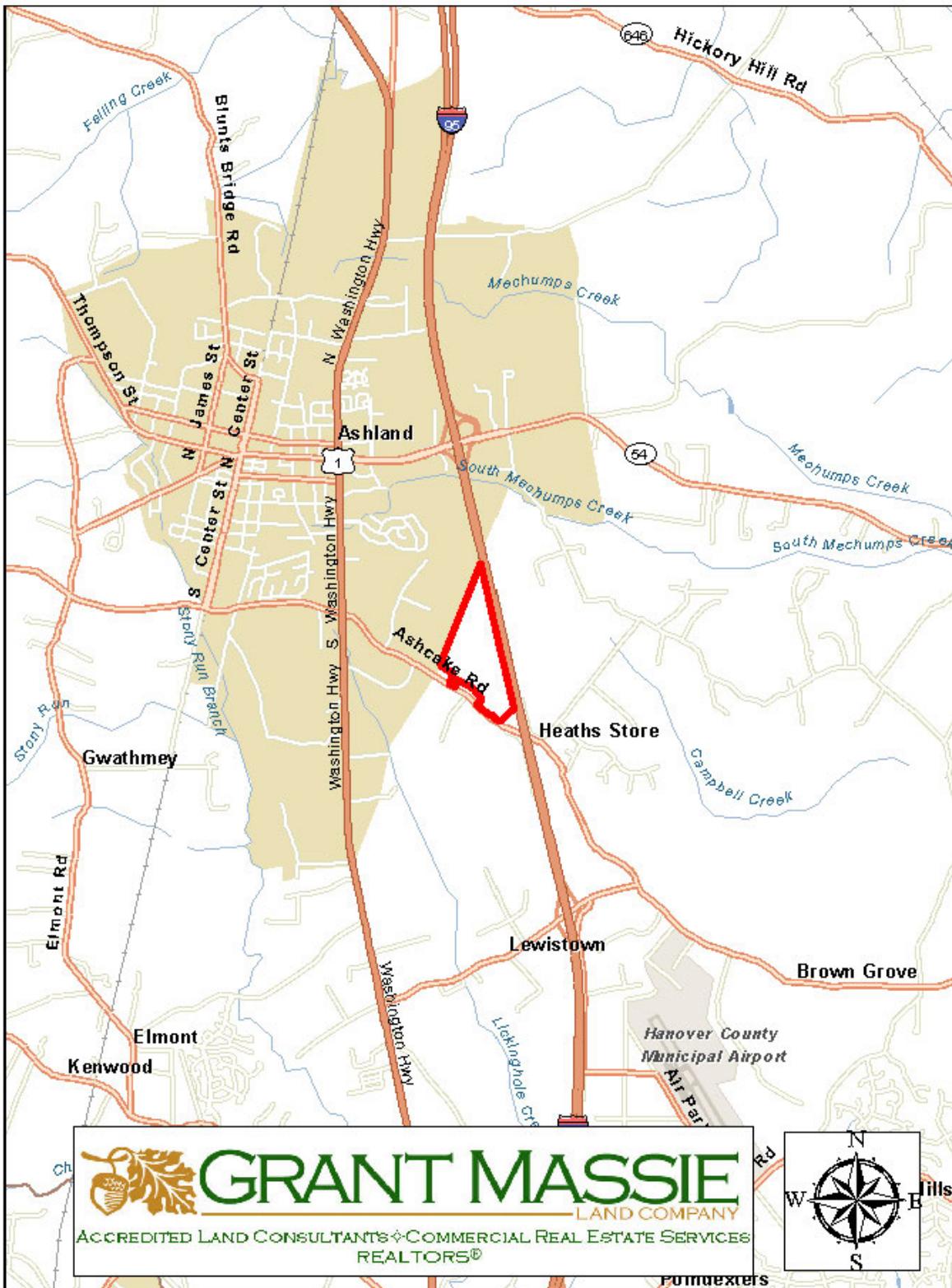
 **GRANT MASSIE**
LAND COMPANY

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LOCATION MAP



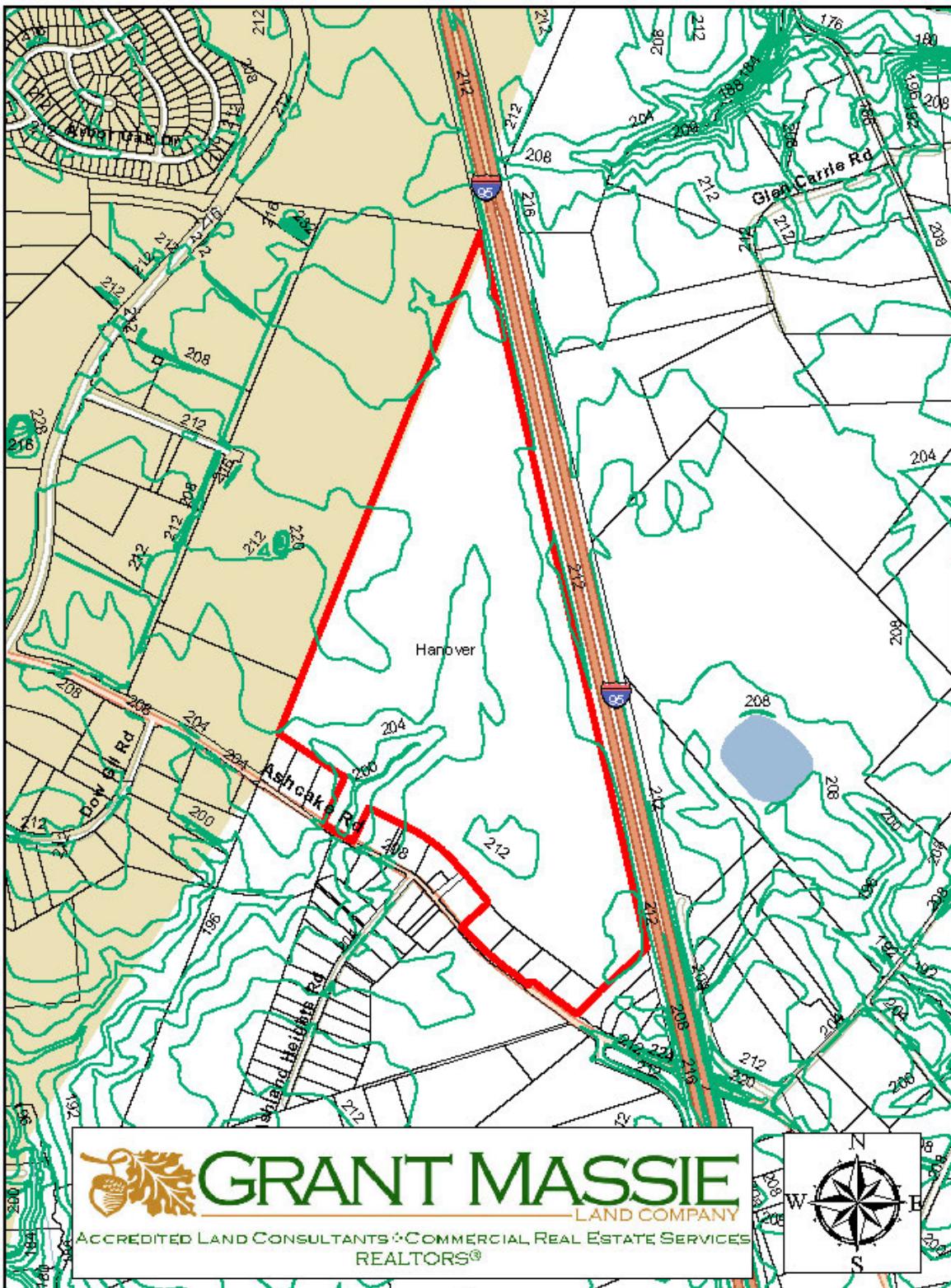
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



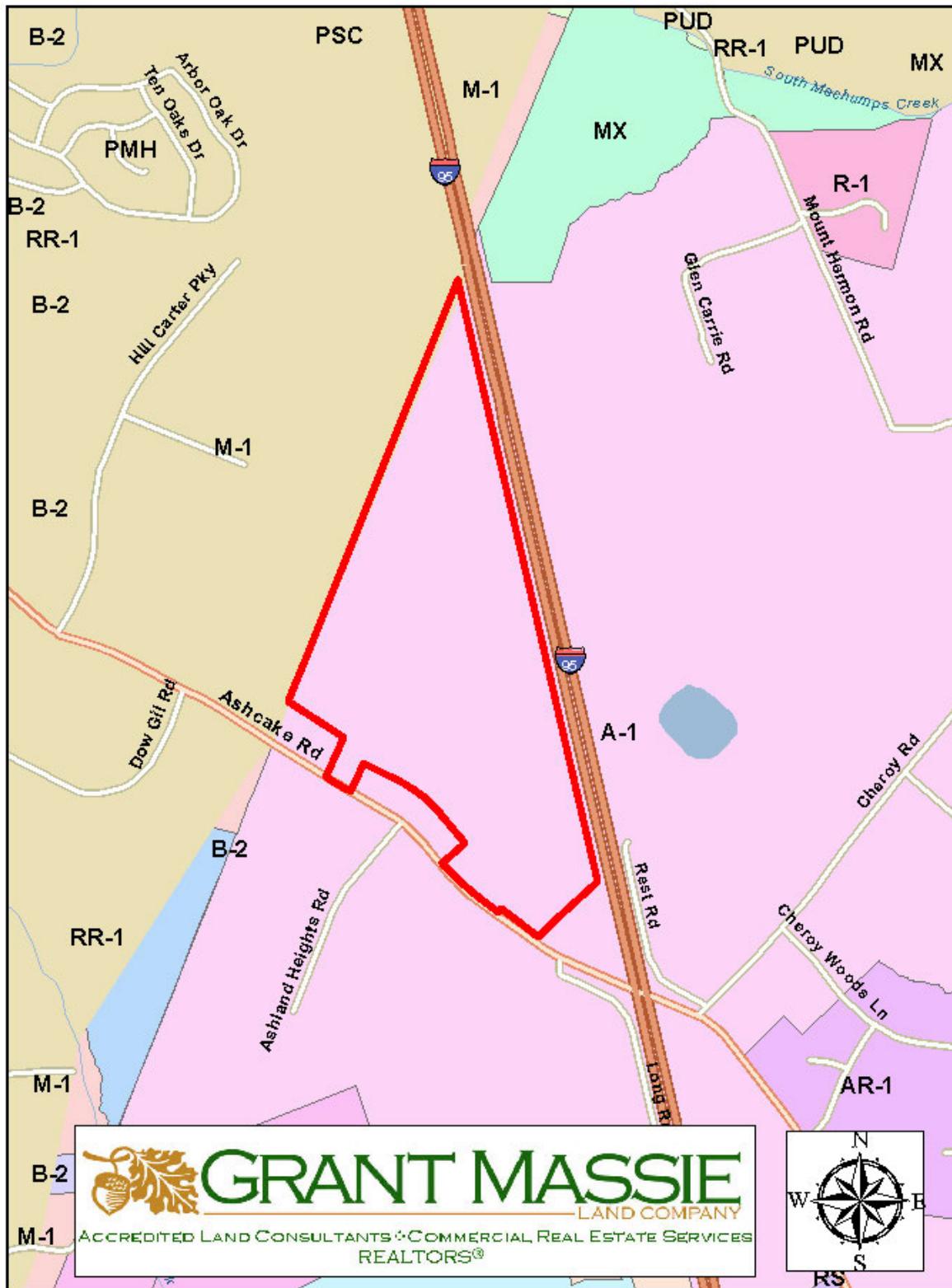
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



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ZONING MAP

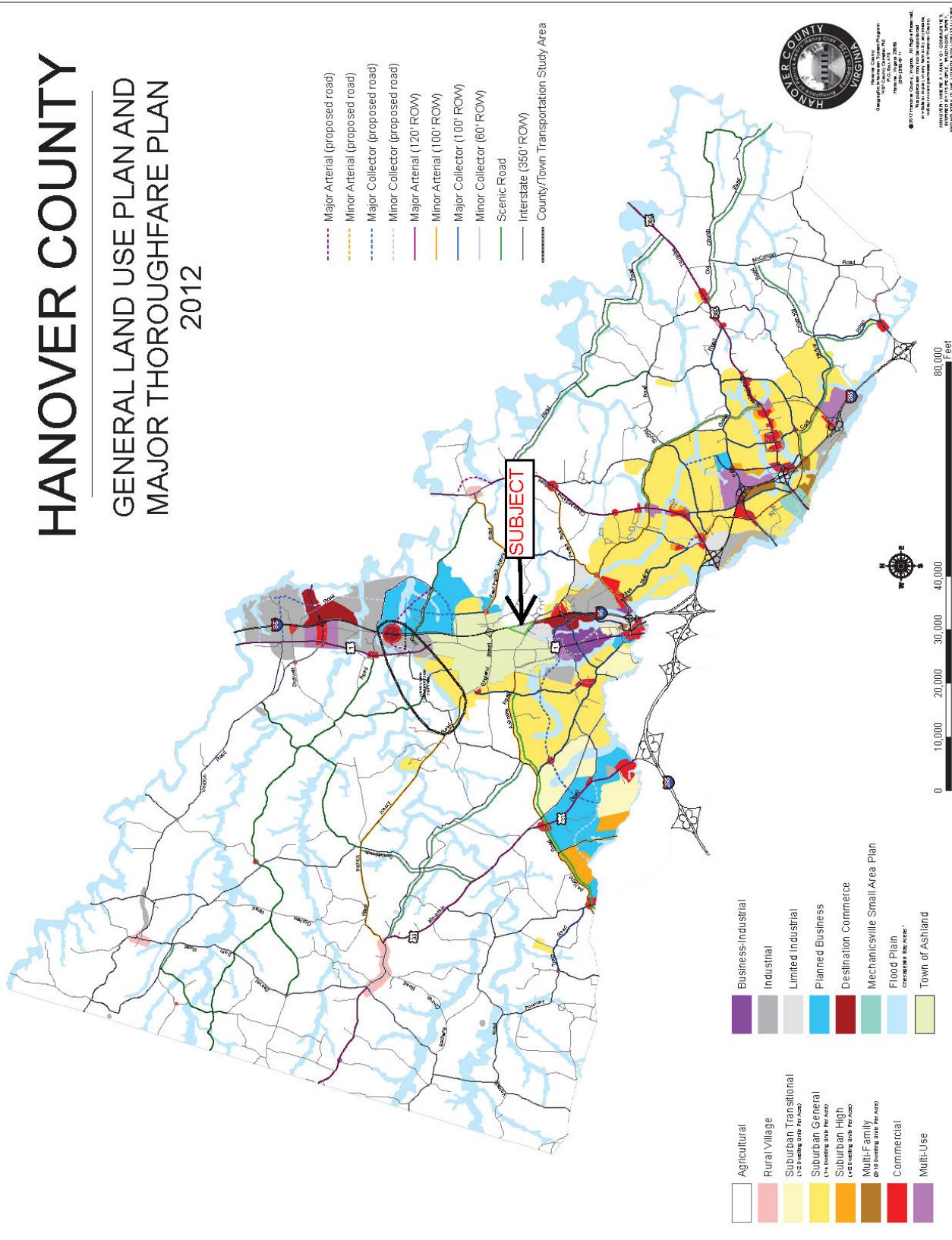


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

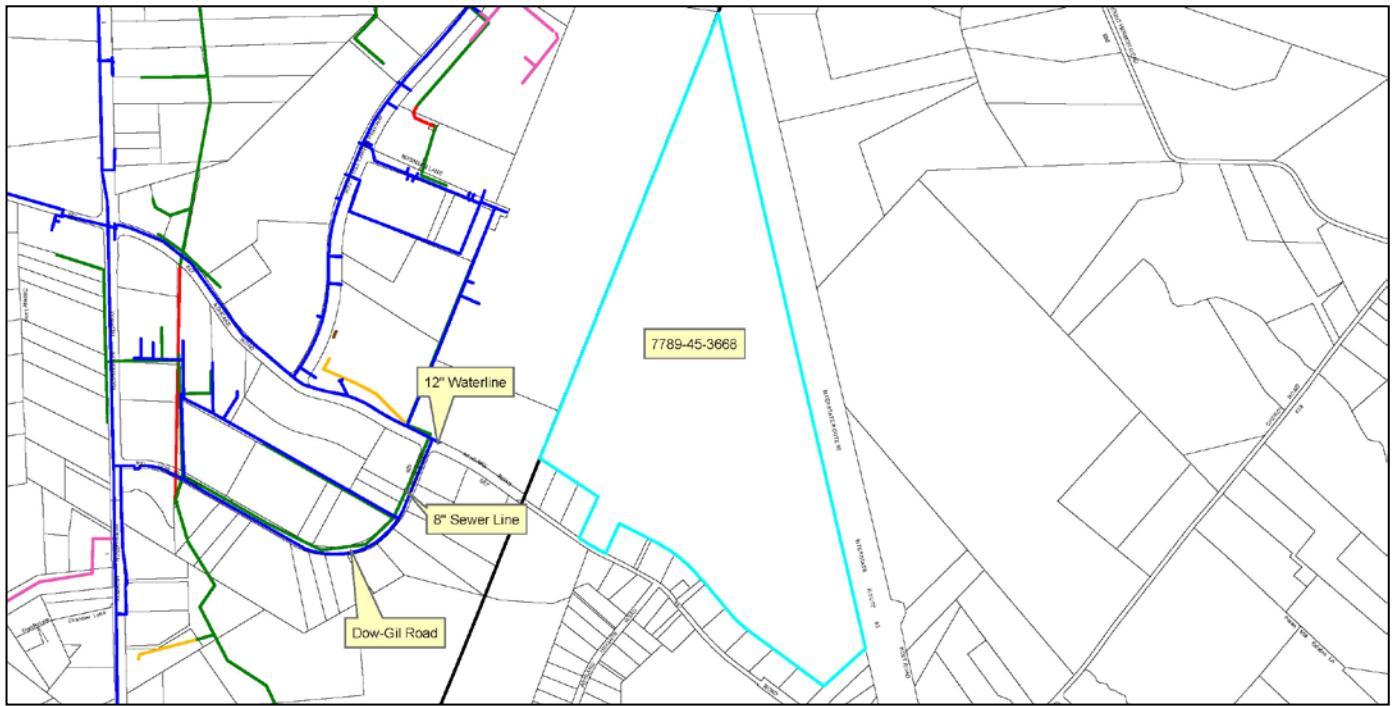
LAND USE PLAN 2012 MAP

HANOVER COUNTY

GENERAL LAND USE PLAN AND MAJOR THOROUGHFARE PLAN 2012



UTILITIES MAP



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