

6 1-ACRE +/- HISTORIC SITE  
RAPPAHANNOCK RIVERFRONT FARM  
PORT ROYAL (CAROLINE COUNTY), VA

---

ASKING PRICE - \$595,000



REPRESENTED BY:

G. EDMOND MASSIE, IV  
ALC, CCIM  
(804) 754-3474

JEFFREY S. HUFF  
ALC, FORESTER  
(804) 750-1207

# TABLE OF CONTENTS

---

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. AERIAL PHOTOGRAPHS
- IV. TOPOGRAPHIC MAPS
- V. TAX MAPS
- VI. ZONING MAP
- VII. FUTURE LAND USE MAP
- VIII. LOCATION MAP

# PROPERTY DESCRIPTION

---

The subject property is shown on Caroline County Tax Map records as parcel number 13-A-8. According to the tax records the property contains 61 acres. The deed is recorded in Deed Book 276 on Page 79 (Fifteenth Tract).

The subject property is currently zoned Rural Preservation (RP). It is shown on the Port Royal Community Plan's Future Land Use Map as "Planned Development." There is approximately 2,260 lineal feet of frontage on the Rappahannock River and Goldenvale Creek drains across the northwestern portion of the farm. The subject property is accessed via the unimproved Water Street from Route 301 (A P Hill Blvd) which ends right at farm's boundary.

There is approximately 49 acres +/- of cropland that is under cultivation. There is 3 acres +/- of riverine openland, 4.4 acres +/- in wetlands with the balance in riverine woodland leading down to the river. A small cemetery can be found on the farm.

The subject property may have some historical significance. Courtesy of some people in Port Royal who have some knowledge of the subject property, the eastern portion of the river frontage may have been utilized as part of the wharf at Port Royal during colonial times. The farm was the former site of a Pre-Revolutionary War-era warehouse (removed sometime in the early to mid-1900s) and a house (removed sometime in the mid-1900s). The approximate locations of these former structures can be seen on the 1967 aerial photograph and the 1942 USGS topo map found later in this promotional package. The farm also located across the Rappahannock River from the historic antebellum home called "Belle Grove", the birth place of James Madison.

# PHOTOGRAPHS

---



GATE AT ENTRANCE TO FARM



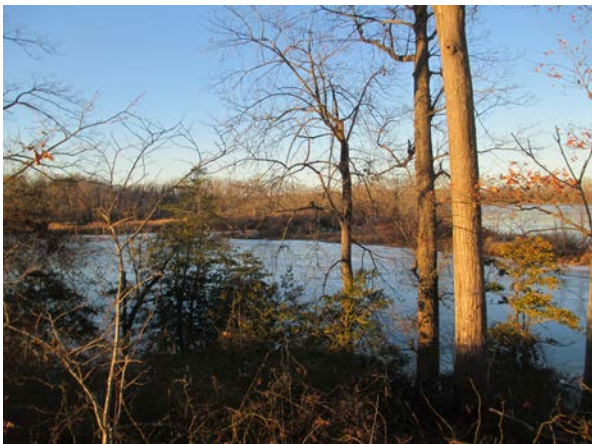
VIEW OF ROUTE 301 BRIDGE



VIEW OF RAPPAHANNOCK RIVER



VIEW OF RAPPAHANNOCK RIVER



GOLDENVALE CREEK NEAR RIVER



DUCK BLIND IN RAPPAHANNOCK RIVER





VIEW OF CROPLAND



OPENLAND NEAR THE RIVER



VIEW ACROSS CROPLAND TO PORT ROYAL



VIEW TOWARD CEMETARY SITE



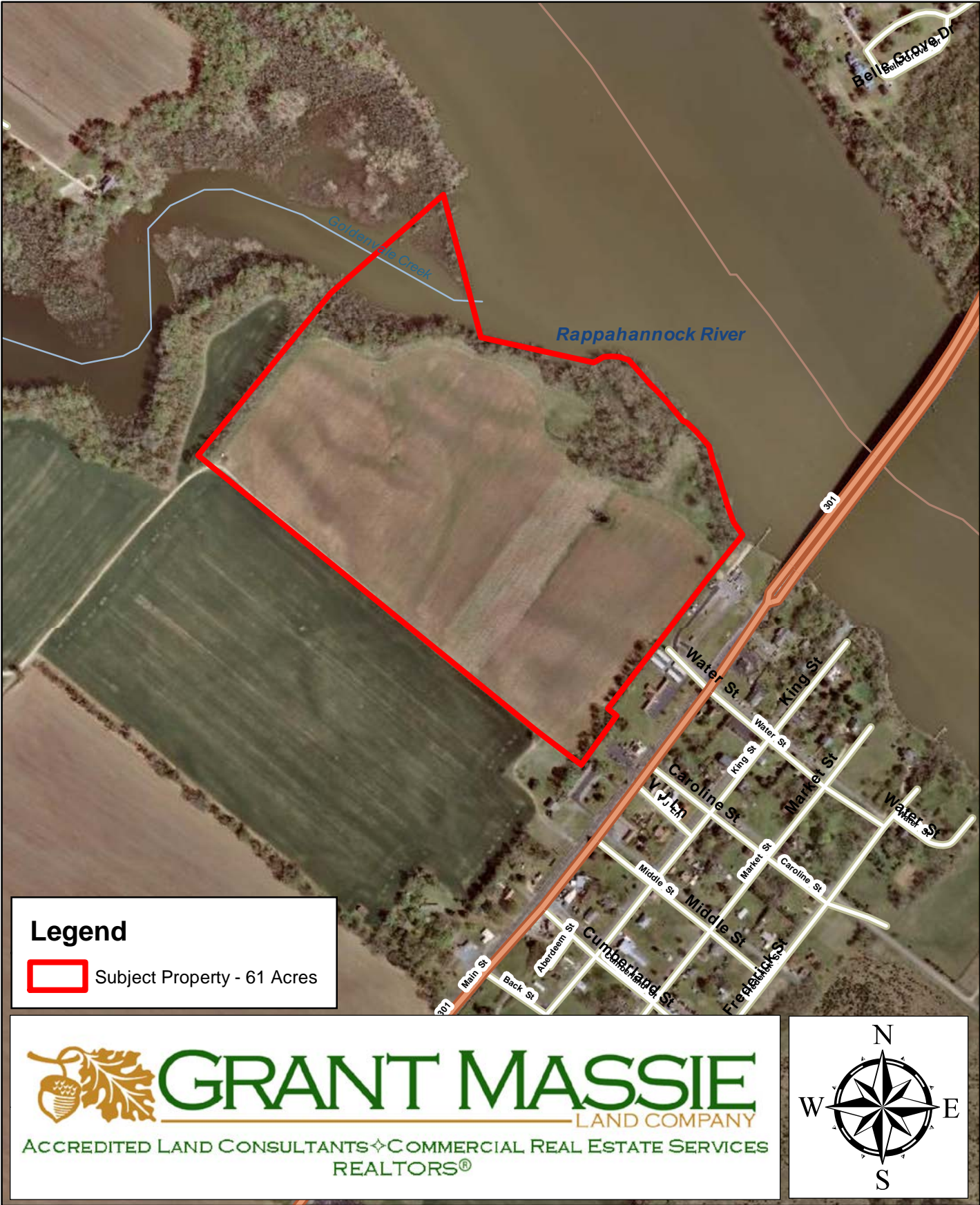
CEMETARY SITE



IRRIGATION SYSTEM CONNECTION

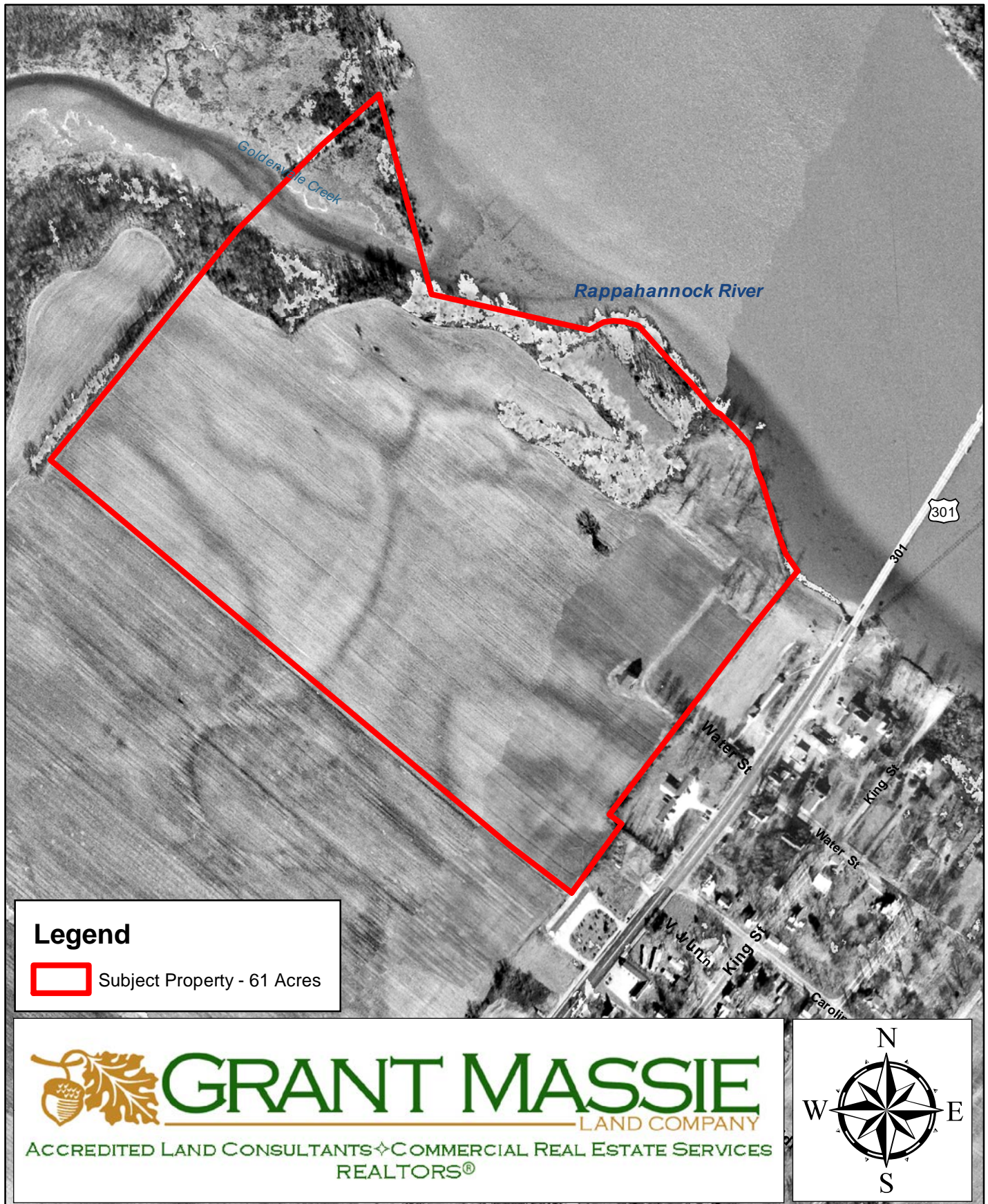


# AERIAL PHOTOGRAPH - CURRENT



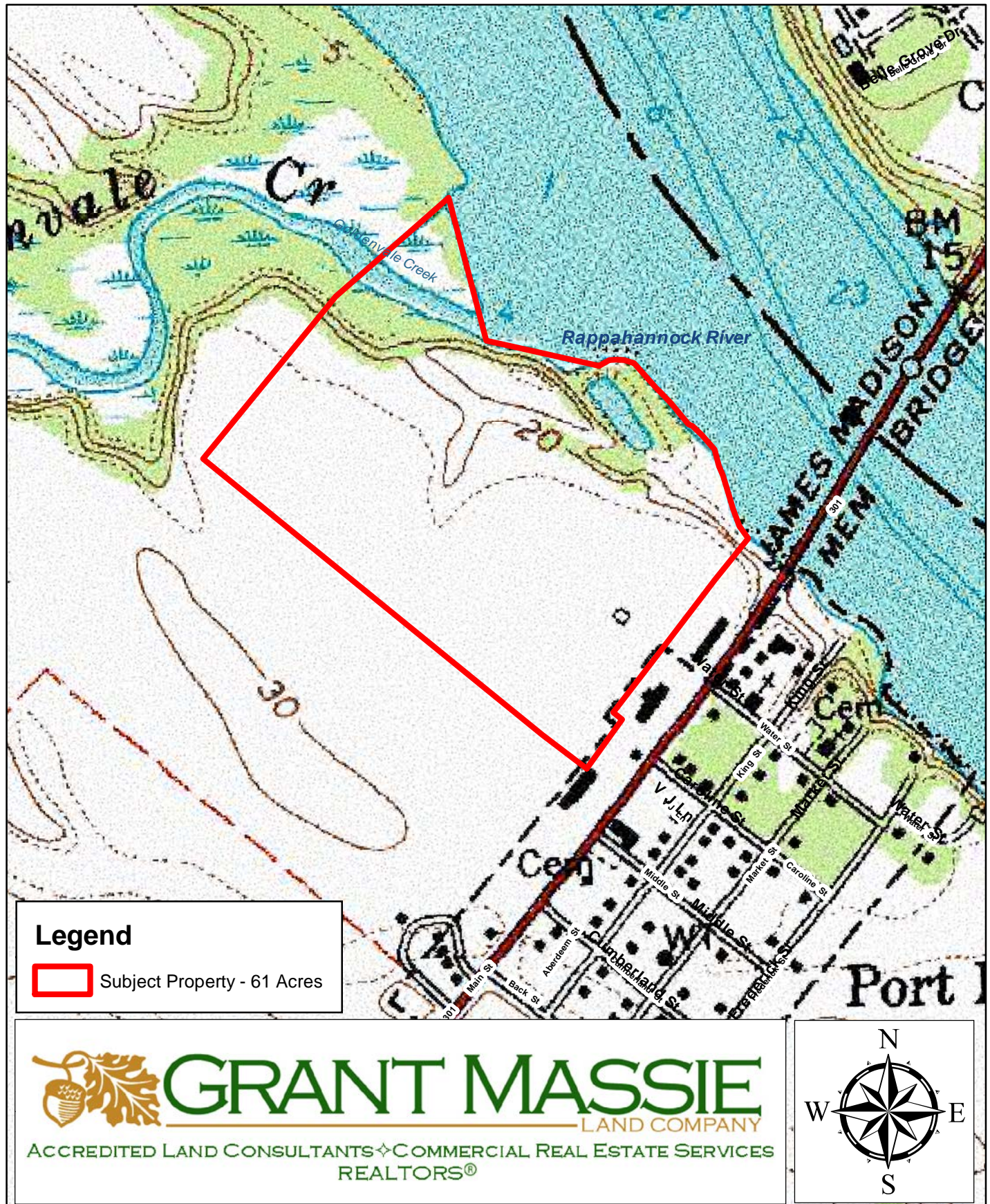


# AERIAL PHOTOGRAPH - 1967





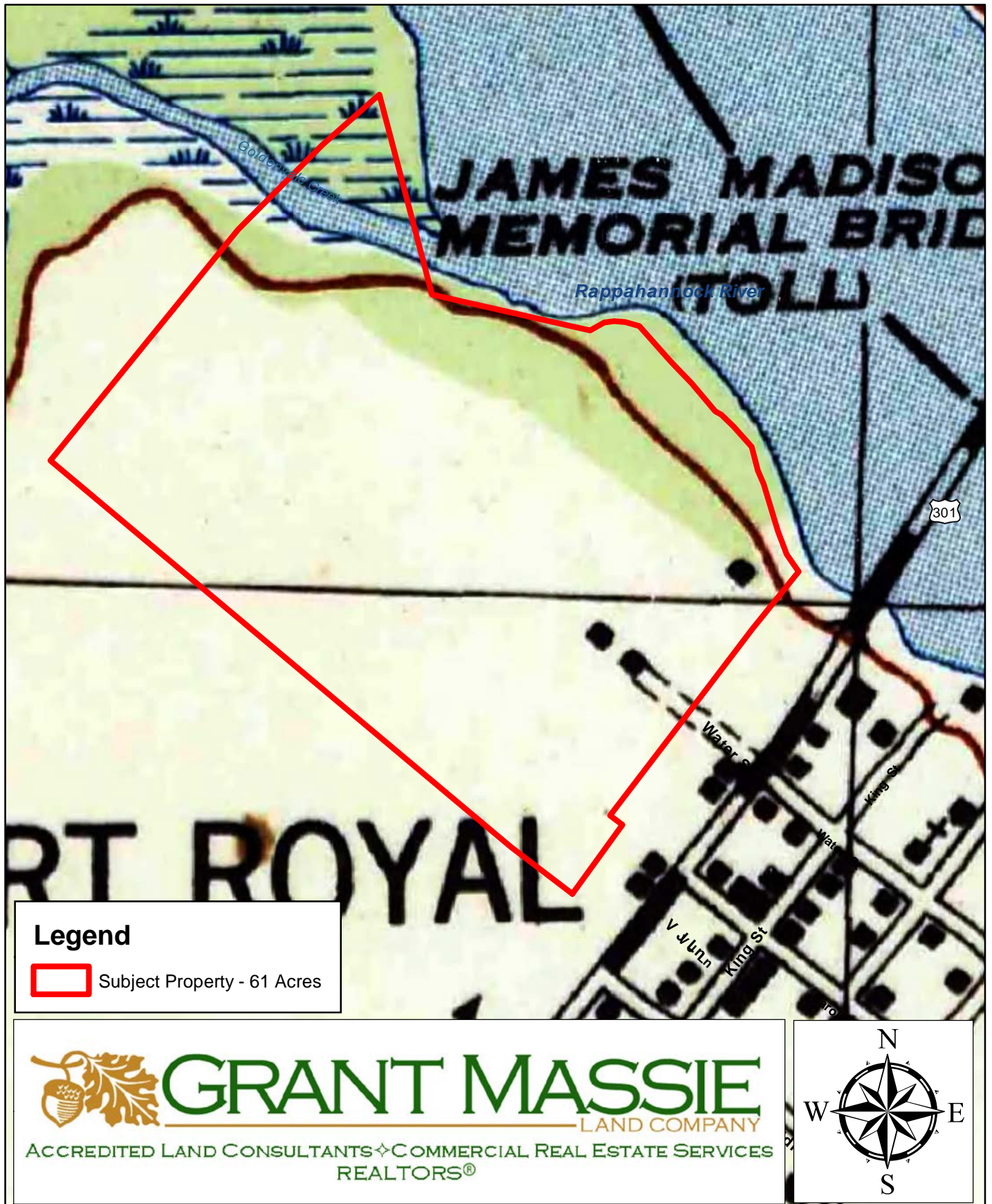
# TOPOGRAPHIC MAP - CURRENT



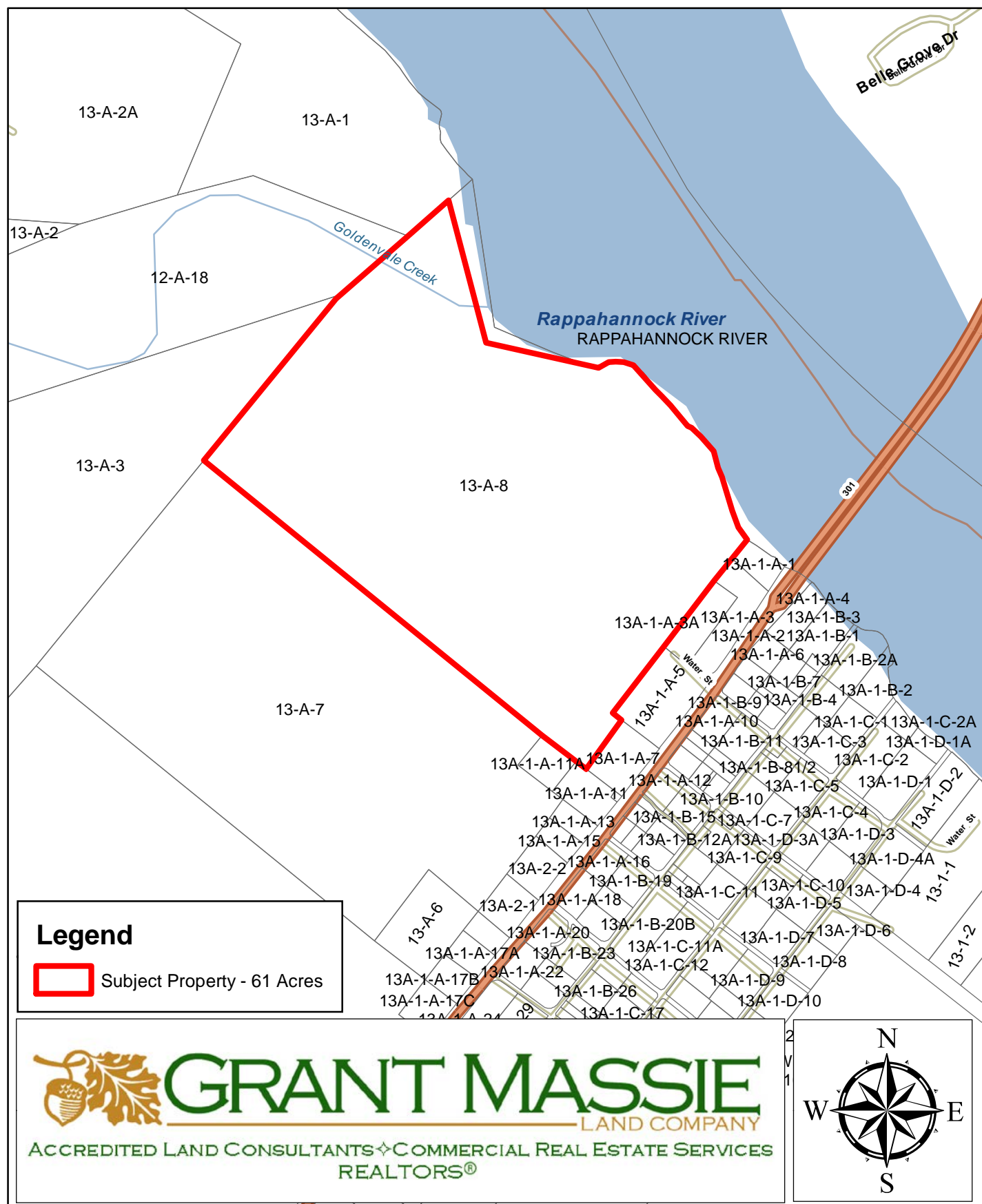
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



# USGS TOPO MAP - 1942



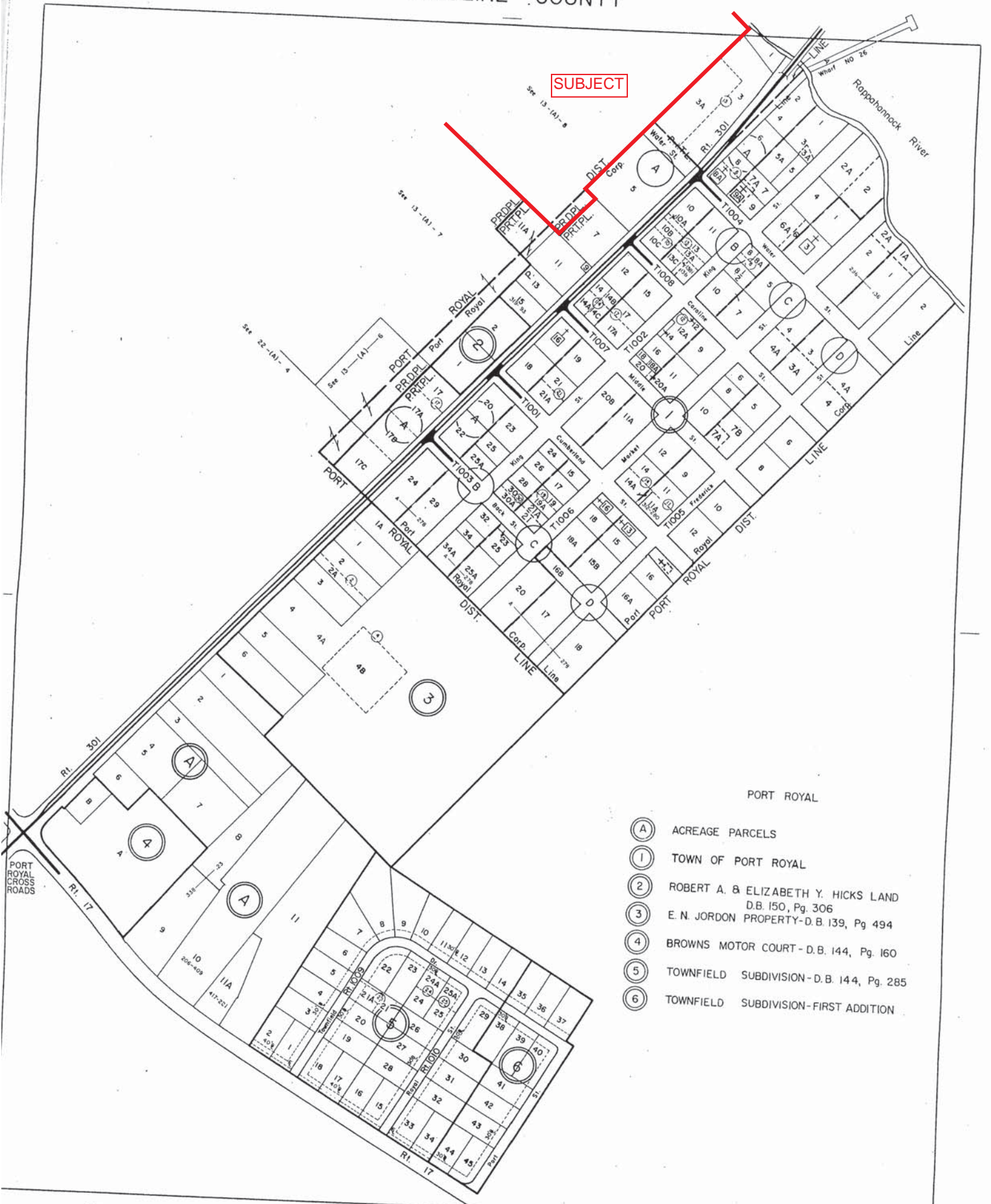
# TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



SUBJECT



PORT ROYAL

- (A) ACREAGE PARCELS
- (1) TOWN OF PORT ROYAL
- (2) ROBERT A. & ELIZABETH Y. HICKS LAND  
D.B. 150, Pg. 306
- (3) E. N. JORDON PROPERTY-D.B. 139, Pg. 494
- (4) BROWNS MOTOR COURT-D.B. 144, Pg. 160
- (5) TOWNFIELD SUBDIVISION-D.B. 144, Pg. 285
- (6) TOWNFIELD SUBDIVISION-FIRST ADDITION

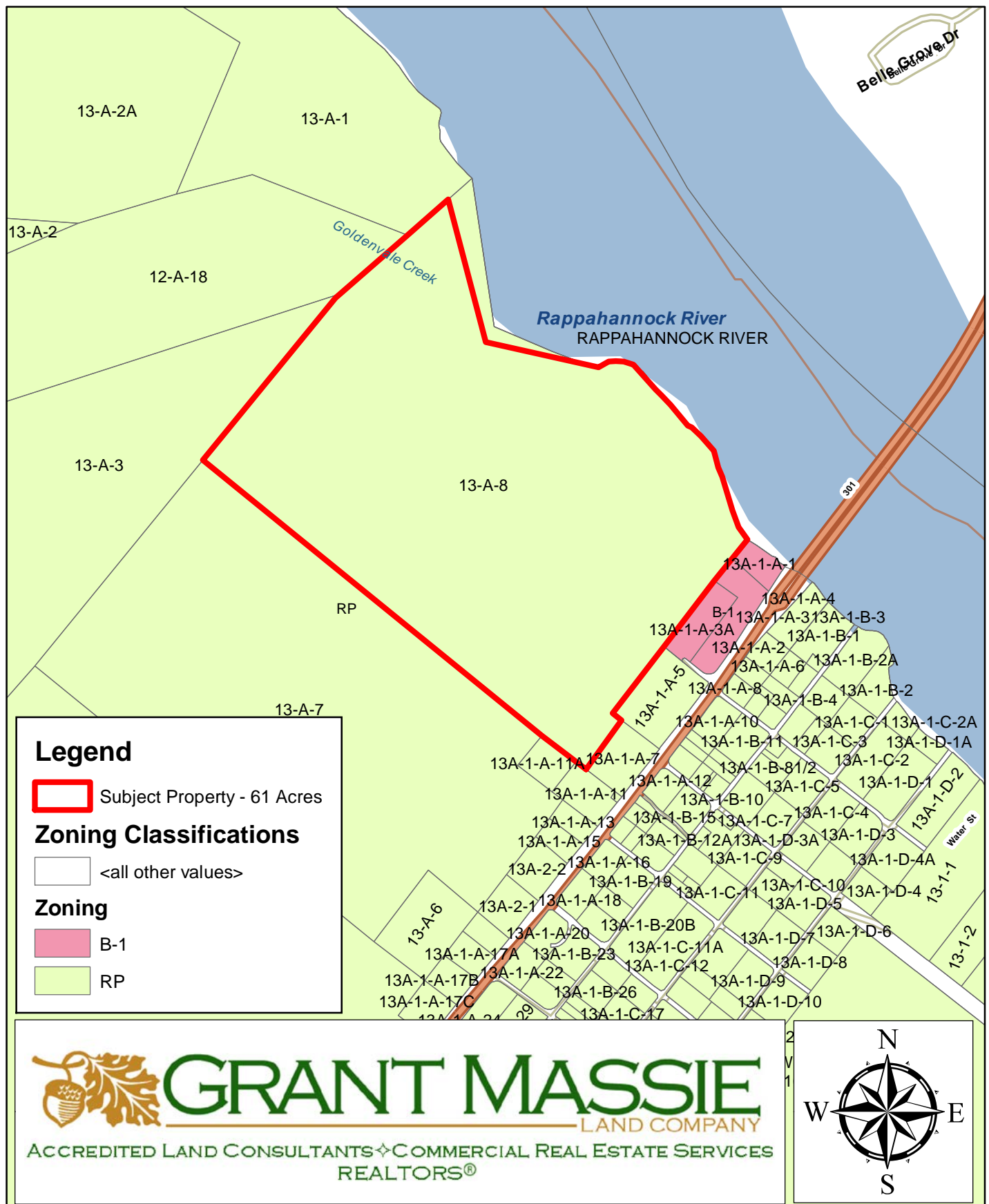


PORT ROYAL  
PORT ROYAL

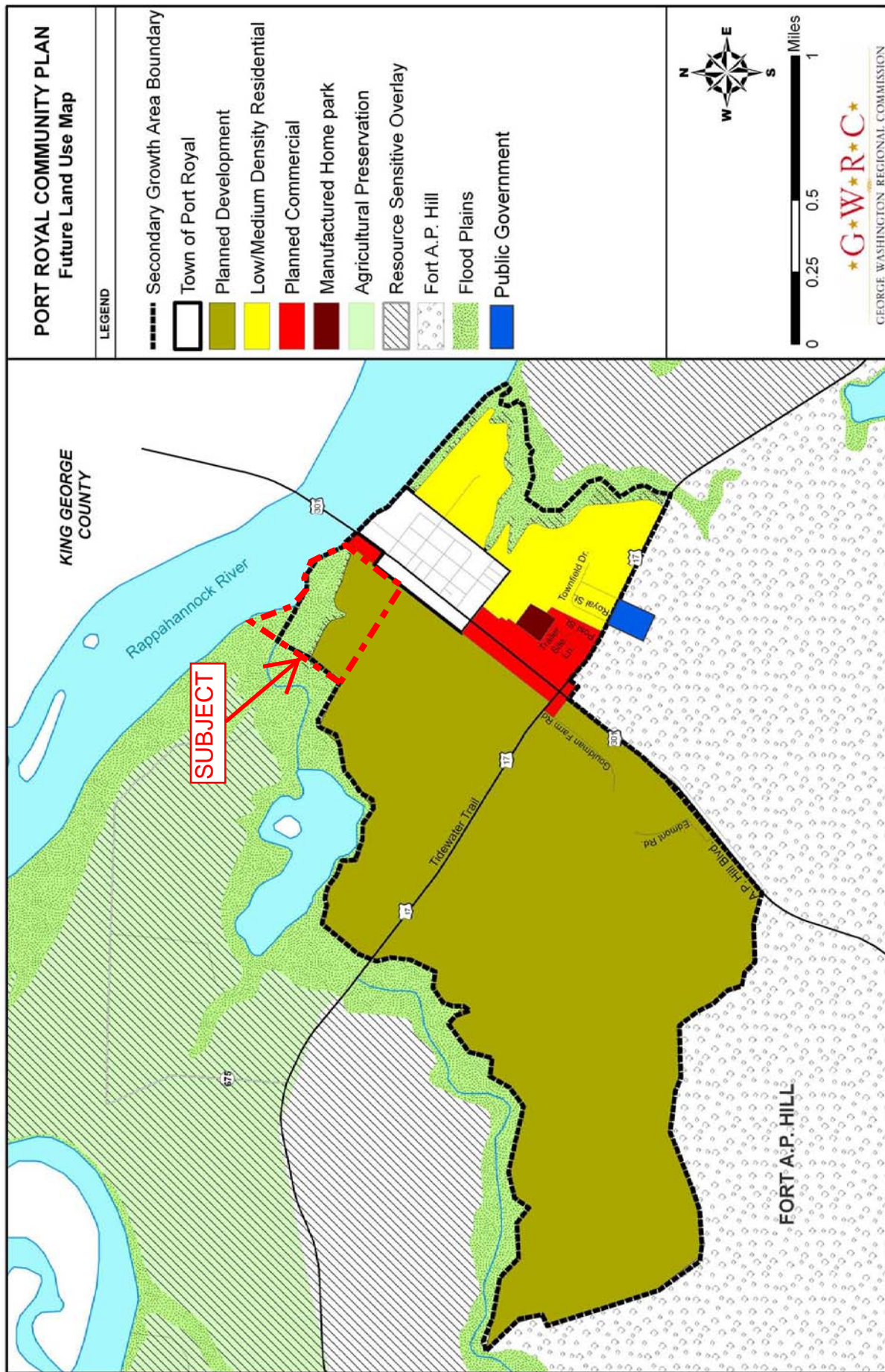
DISTRICT  
TOWN

SECTION  
INSERT 13A

# ZONING MAP







Map 8-5

# LOCATION MAP

