

99.62 ACRES +/- WITH 4 SMALL RENTAL HOUSES PRINCE GEORGE COUNTY, VA

PRICE ~ \$399,950



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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. LOCATION MAP
- V. AERIAL PHOTOGRAPH
- VI. TOPOGRAPHIC MAP
- VII. ZONING MAP

PROPERTY DESCRIPTION

The subject property is shown on Prince George County Tax Map as the combined tax maps numbers listed below. A review of the Prince George County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
430(08)00-00A-0	3.19	\$33,900
430(08)00-00B-0	0.23	\$10,019
430(0A)00-047-0	15.75	\$180,400
430(0A)00-047-A	1	\$102,100
430(07)00-001-0	0.41	\$121,900
430(07)00-002-0	0.18	\$51,700
430(0A)00-043-0	1	\$104,300
430(0A)00-044-0	73.82	\$431,800
430(05)00-003-A	4.04	\$57,600
	99.62	\$1,093,719

The subject property is currently zoned R-1 (Residential). There is frontage on Route 301 and Gravelbrook Road. The parcels are primarily wooded with a 4-5 acre pond and several small areas of open land. There is a significant amount of timber on portions of the property.

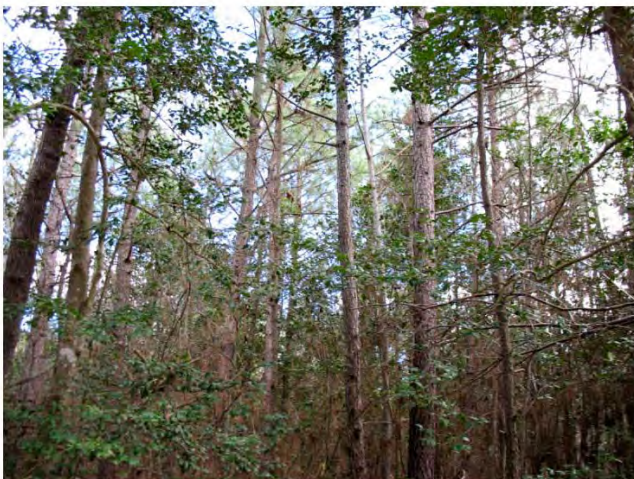
There are several small rental houses located on the subject property. Those improvements are being offered "As-Is, Where-Is." However, these four rental houses generate the following rents (Total: \$3,025 per month):

Chadwick Lane	\$800/mo.
Hill 1 (behind the Days Inn)	\$775/mo.
Hill 2 (also behind Days Inn)	\$750/mo.
Conley (on Rt 301)	\$700/mo.

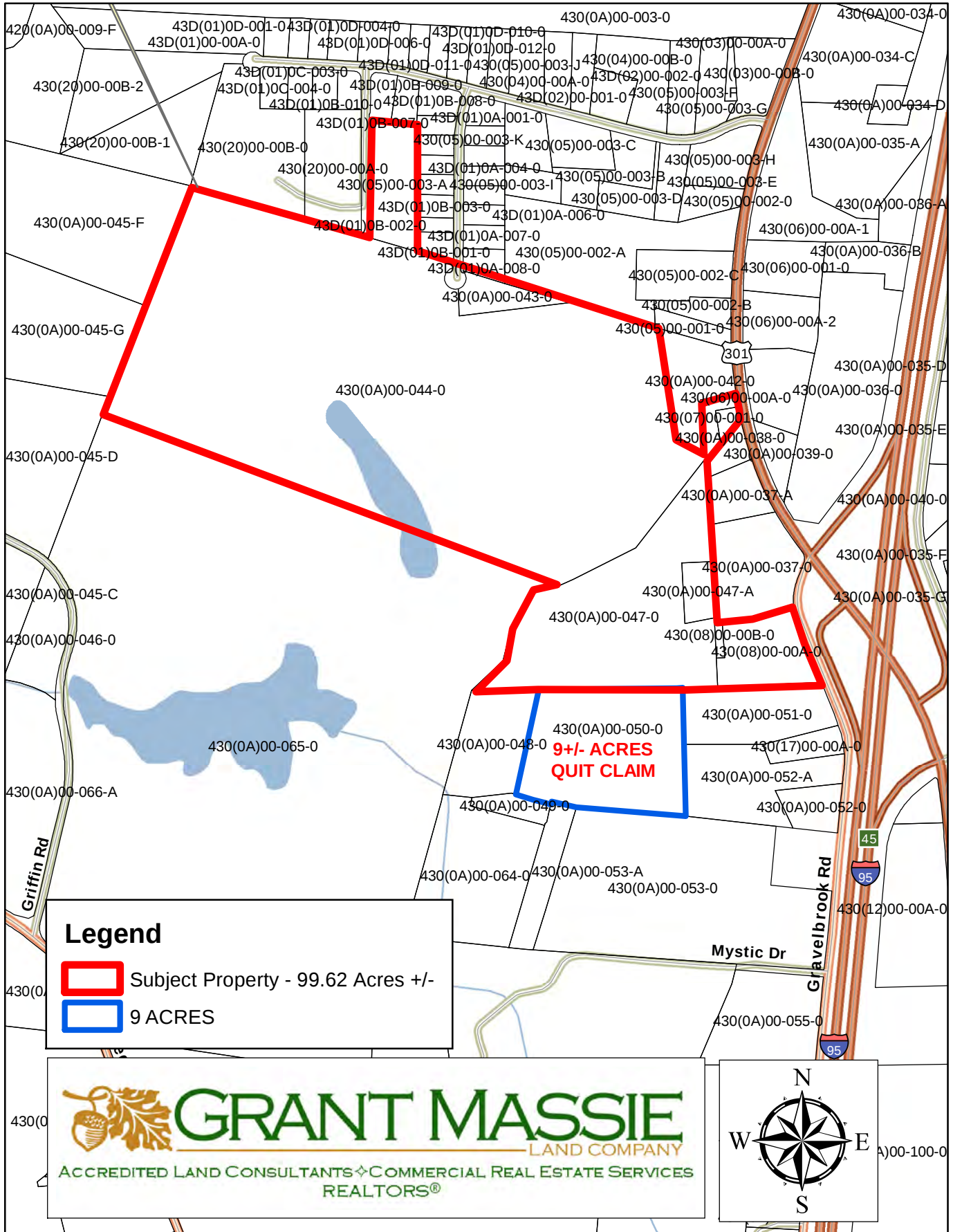
******Sellers own a partial interest in TM #430-0A-00-050-0 which will be "Quit Claimed" to Buyer.**

There are individual plats for many of the subject parcels that are available upon request.

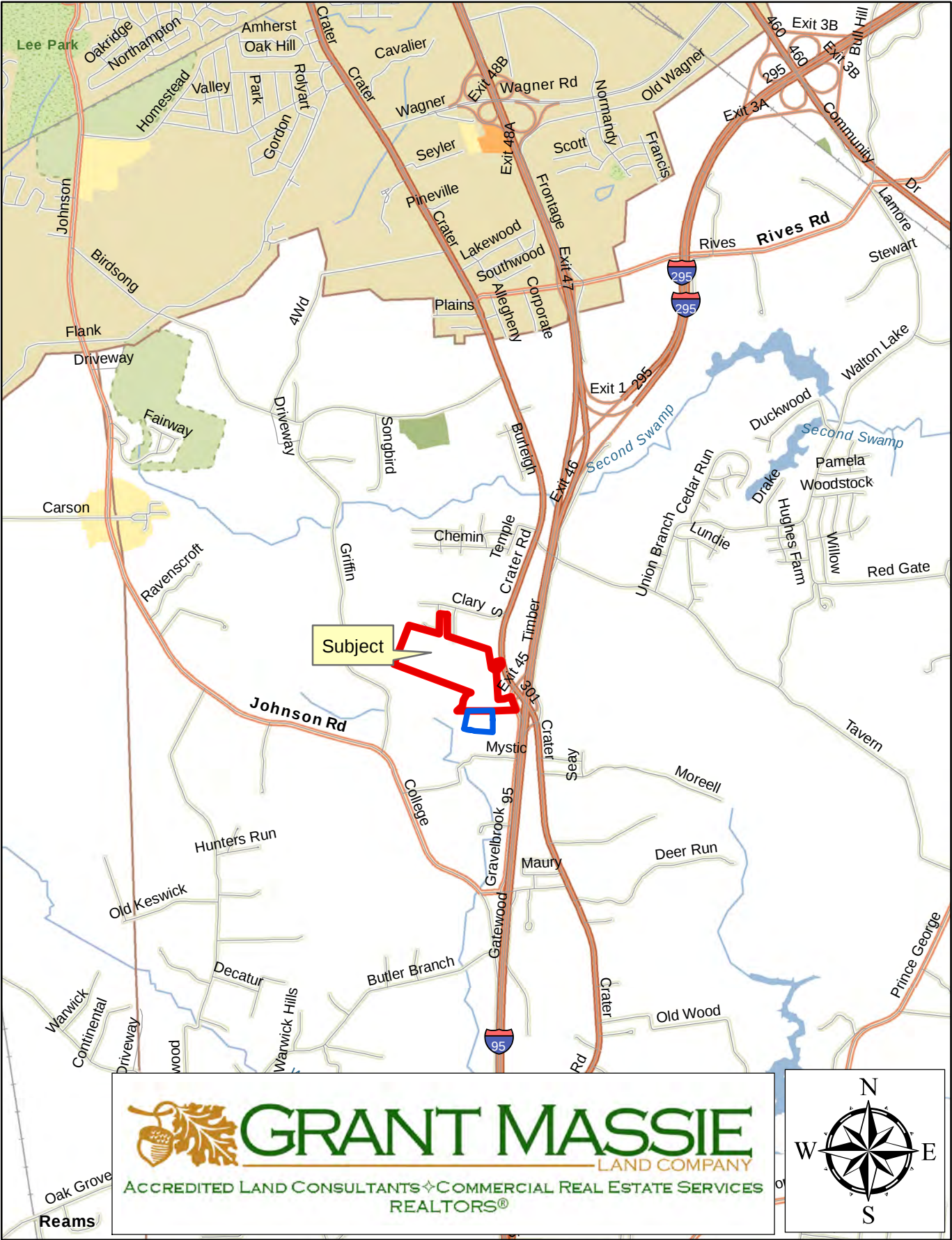
PHOTOGRAPHS



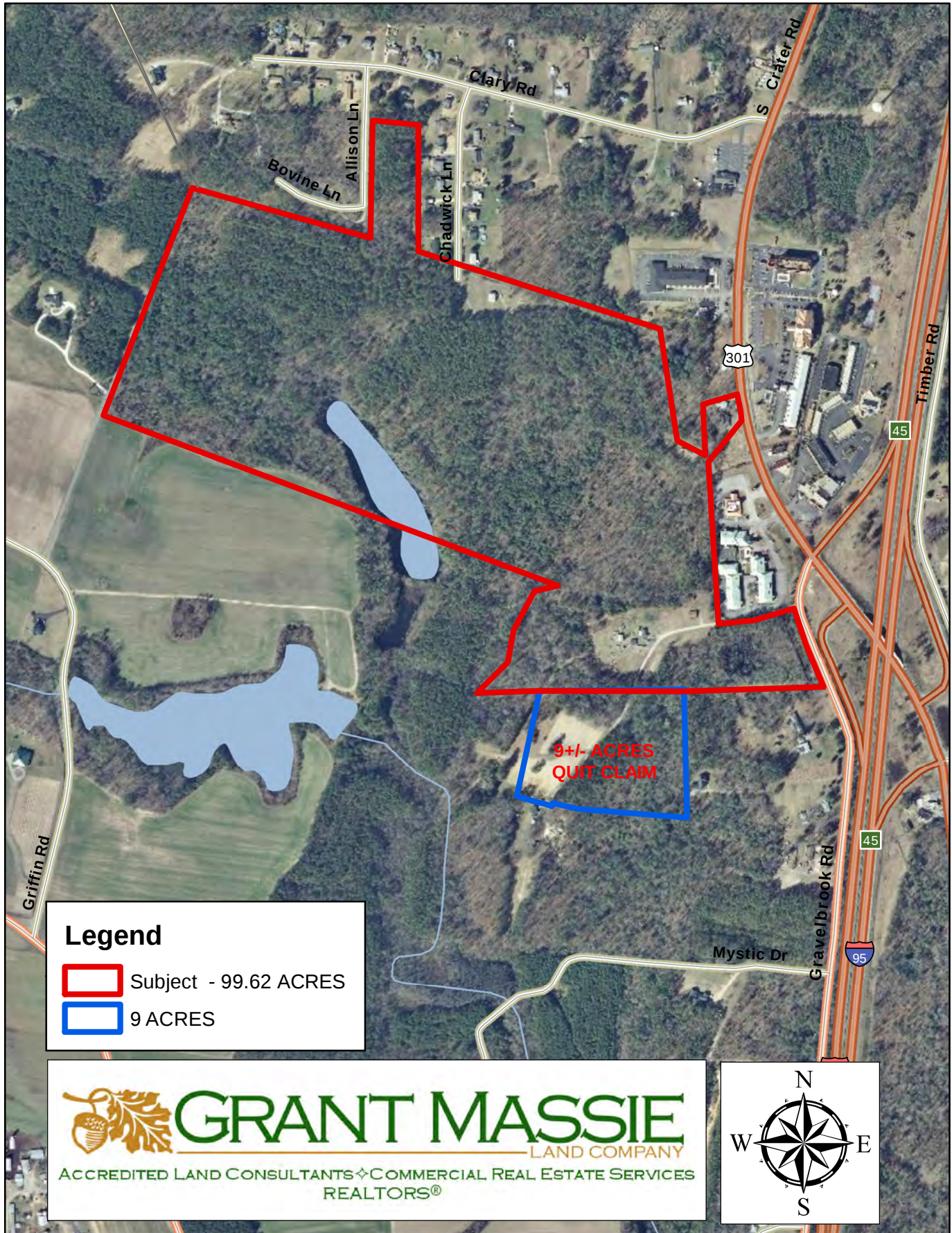
TAX MAP - 99.62 ACRES



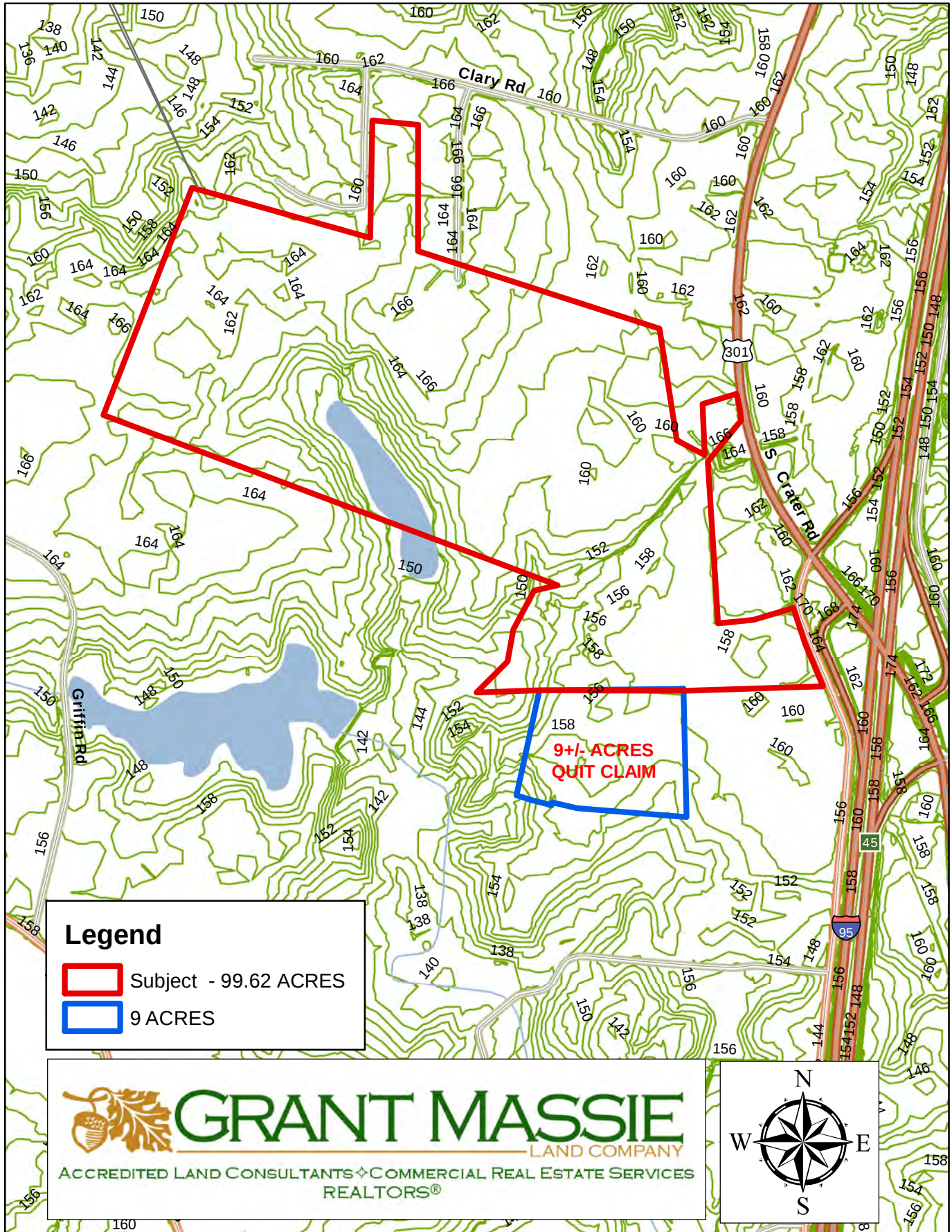
LOCATION MAP



AERIAL PHOTO - 99.62 ACRES



TOPOGRAPHIC MAP - 99.62 ACRES



ZONING MAP - 99.62 ACRES

