

26.278 ACRES +/-
MONTPELIER (HANOVER COUNTY), VA

ASKING PRICE - \$142,950



REPRESENTED BY:

ROBERT A. WOOD
ALC, CCIM
(804) 788-1325

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

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. OLD PLAT – 26.19 ACRES
- III. COMPOSITE PLAT – 25.550
ACRES +/- & AREA A (0.068
ACRES)
- IV. AERIAL PHOTOGRAPH
- V. TOPOGRAPHIC MAP
- VI. TAX MAP
- VII. ZONING MAP
- VIII. LOCATION MAP
- IX. ADDITIONAL PARCEL MAP

PROPERTY DESCRIPTION

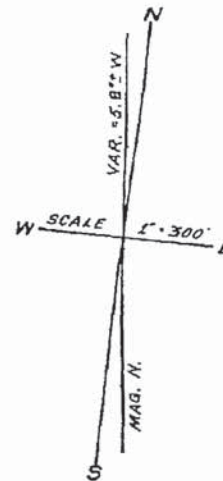
The subject property is shown on Hanover County Tax Map records as GPIN # 7822-32-9721. According to the deed, the property contains 26.278 acres +/-; however, a composite plat completed in 10/07/03 by Dan E. Williams III, Inc. shows the approximate acreage around 25.68 acres +/- . The deed is recorded in Deed Book 2224 on Page 615. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
7822-32-9721	25.55	\$121,800 Land Only

The subject property is currently zoned Agricultural (A-1). According to the composite plat, the subject property contains 51.17 feet of road frontage on Route 33 (Mountain Road) and forms a flag-lot with the bulk of the acreage located off the road. There is a half-acre +/- pond.

The subject property was mostly cutover woodland (~ 14.5 acres +/-) with the balance in wooded streamside management zones (SMZs) and young natural woodland surrounding the pond.

The adjacent Seller-owned **14.984-acre** +/- tract is available for purchase (Asking Price - \$109,950), subject to availability.



NOTE: THE LINES FROM A
CLOCKWISE DIRECT-ON WIRE TO B. STARTING IN A
PLAY MADE BY WILLIAM HUGH TAYLOR FROM A
FOR BROWN PLEASANTS

WILLIAM RICE

48.2 ACRES
BROWN PLEASANT

26.19 ACRES

DOROTHY M. JARREN CHEWING

15.337 ACRES
- 0.337 AC IN
4040
15 000 ACRES

15.0 ACRES
EISEL E
DAIR P
ELBAN

CHANDON PLASANTS

F THE DIVISION OF THE
EASANTS ESTATE LOGATED
ONTPELIER IN SOUTH ANNA
HANOVER COUNTY, VA,
69



-THIS IS NOT A CURRENT
FIELD BOUNDARY SURVEY.
THE PLAT SHOWN HEREON
WAS COMPILED FROM PLATS
OF RECORD.
-THE SUBJECT PARCELS WERE
COMPILED FROM SEVERAL PLATS
BY WM. H. REDD DATED
05-26-69, 10-55, 05-10-47.
THE ADJOINING PARCELS ARE
SHOWN IN THEIR APPARENT
RELATIONSHIP TO SAID
SUBJECT PARCEL.
-IMPROVEMENTS NOT SHOWN

INSTRUMENT #030035117
RECORDED IN THE CLERK'S OFFICE OF
HANOVER COUNTY
NOVEMBER 16, 2003 AT 03:33PM
FRANK L. HARGROVE, JR., CLERK
BY: *[Signature]* (DC)

7822-33-8609
PLEASANTS, LIFE
1385/852

N87°09'00"E
906.74' (966.71' PER PLAT)

7822-32-9721
CHEWNING, LIFE
1173/304
25.550± AC.

7822-32-3707
LEWIS
1041/565

7822-32-3488
STEELE
1161/3

7822-32-3292
LUCK
1124/789

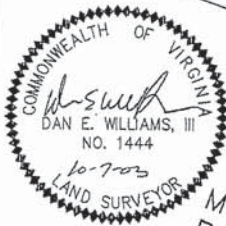
7822-31-3772
PLEASANTS
524/663

7822-42-3122
EUBANK
884/722

7822-41-0443
CHEWNING, LIFE
1173/304
4.666 AC.

AREA "B"
0.120 AC.
7822-31-8377
CHEWNING
1.126 AC.

7822-41-3393
J & F LAND CO.
1666/544



OLD TRACT LINE
AREA "A"
0.068 AC.
MOUNTAIN ROAD
ROUTE # 33
(58' R/W)

DAN E. WILLIAMS III, INC.
BOX 67
STUDLEY, VIRGINIA 23162
JN 022503

REVISED
10-07-03

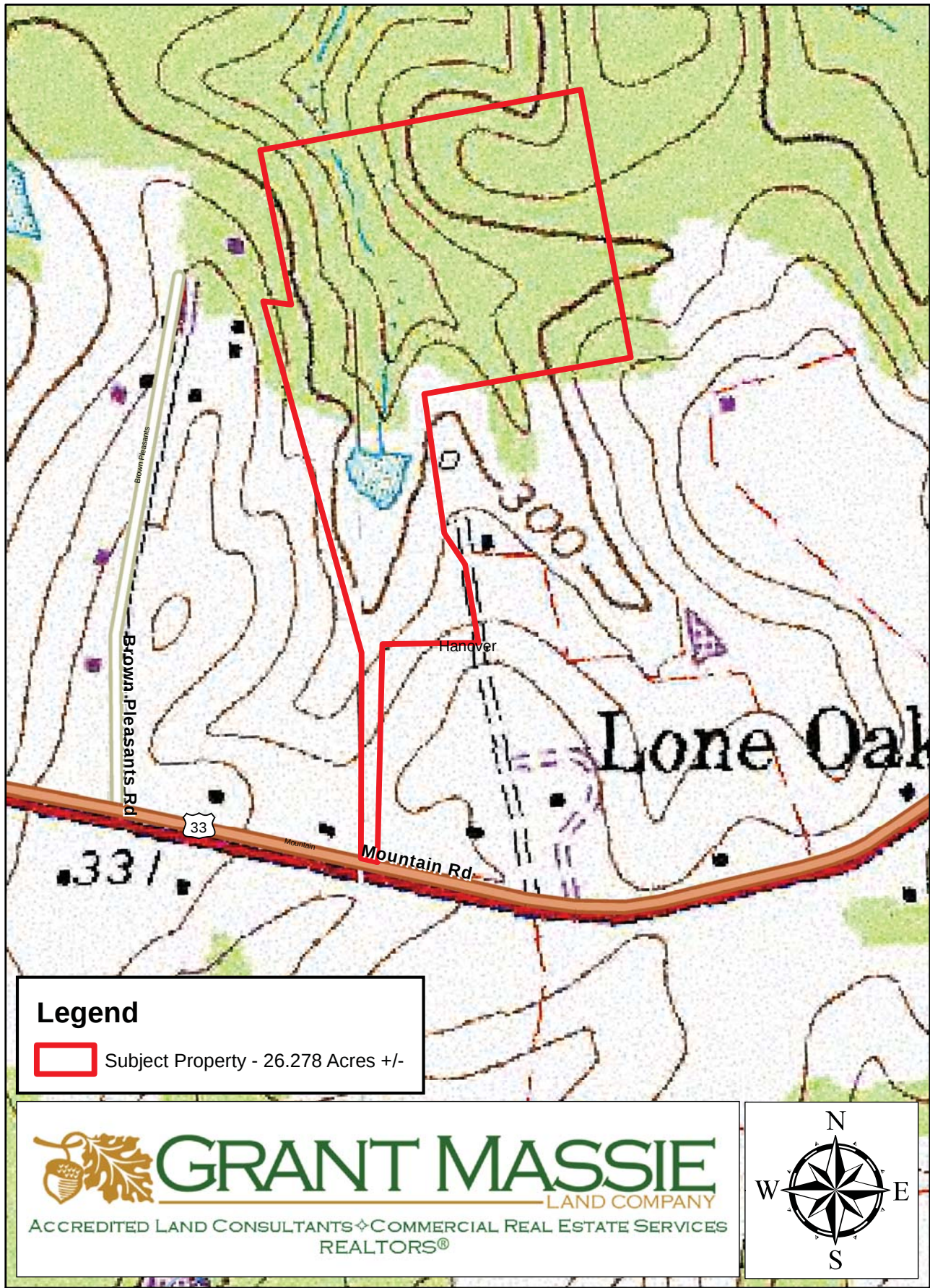
COMPILED PLAT SHOWING A
BOUNDARY ADJUSTMENT LOCATED
IN THE BEAVERDAM DISTRICT
OF HANOVER COUNTY, VIRGINIA
09-16-03 1" = 200'

Recorded 11/18/03 Plat Book 38, Page 694 See DB 2224 P 609

[illegible]

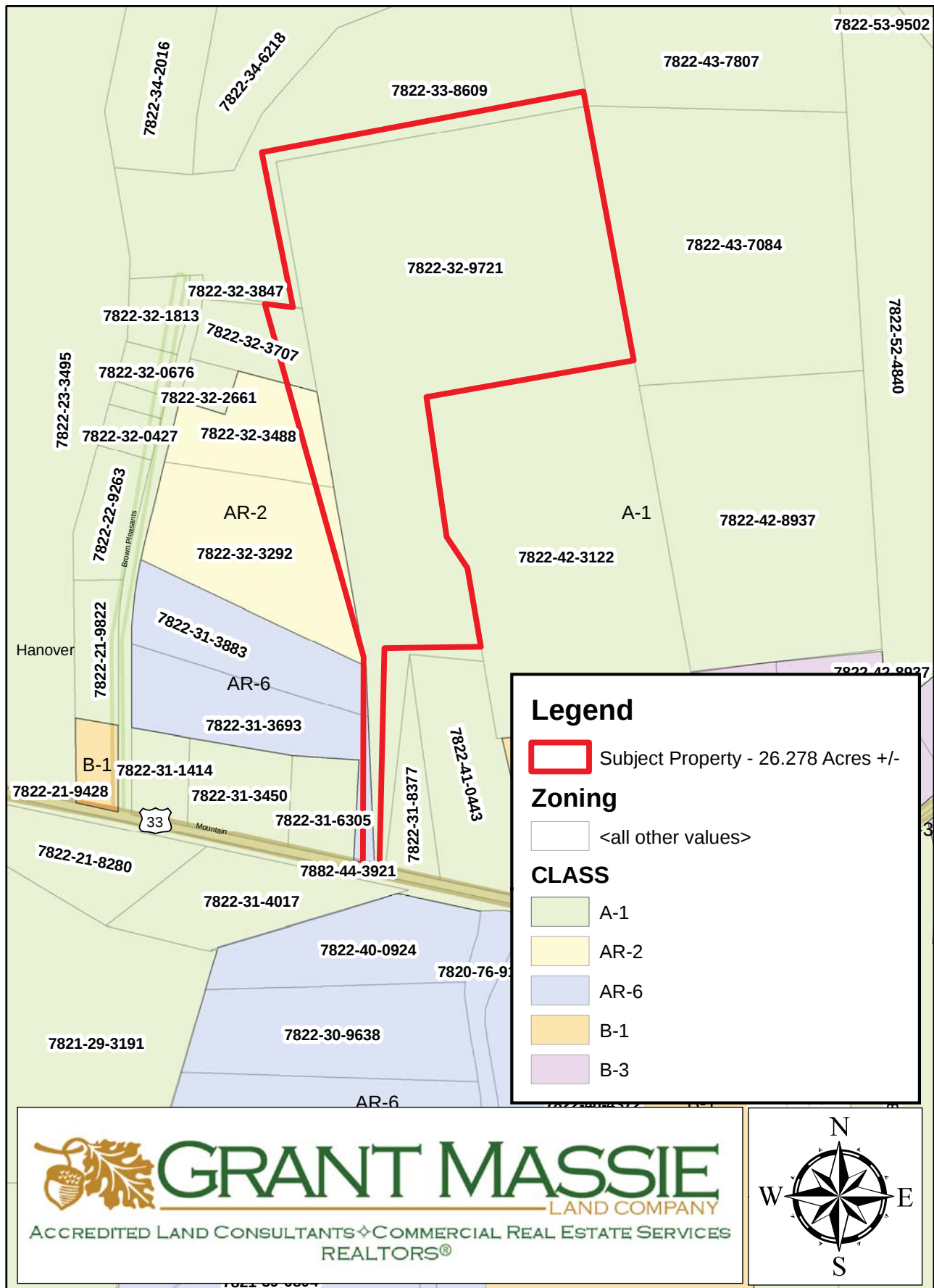
4-00000-00000

TOPOGRAPHIC MAP

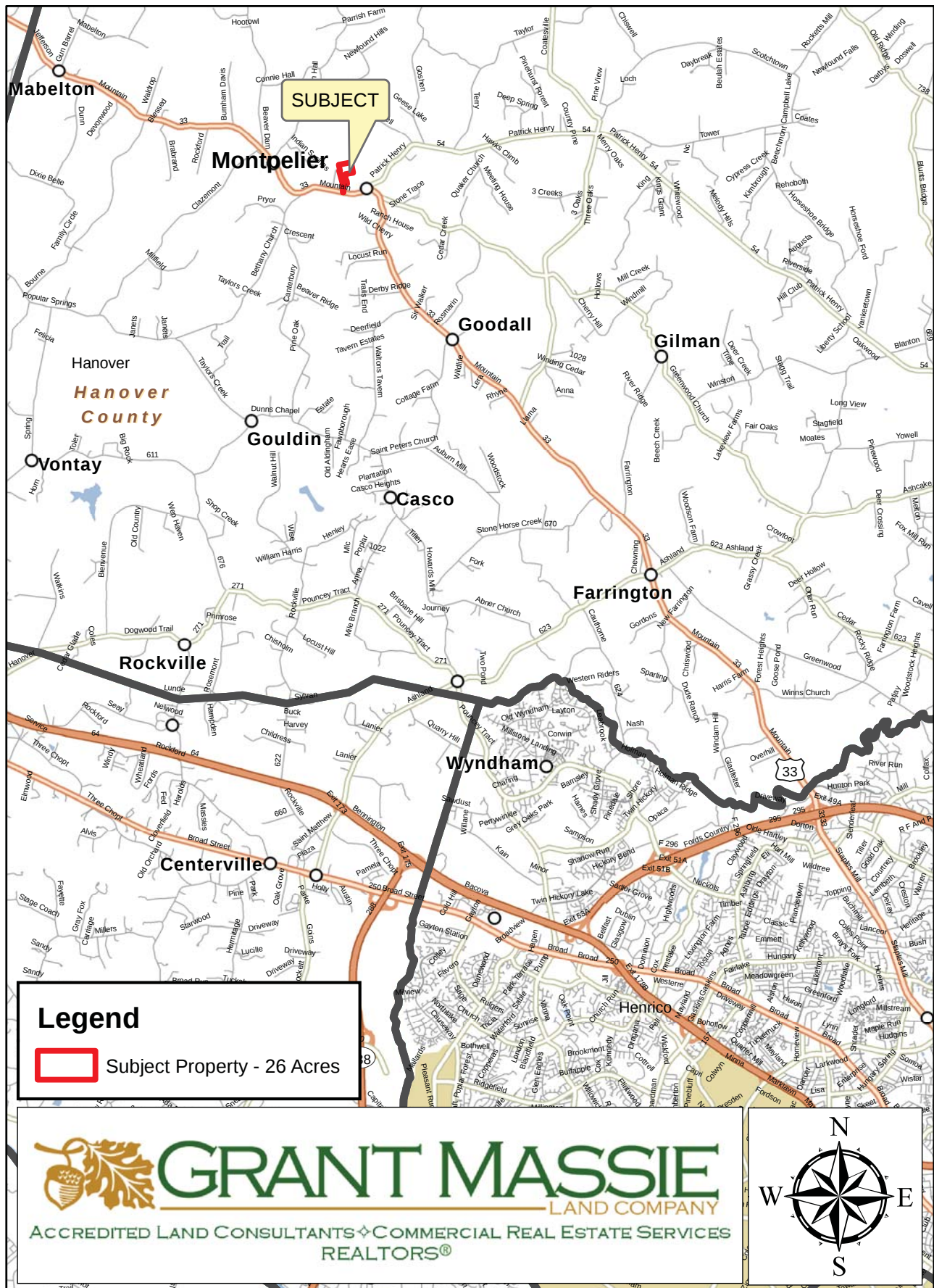


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

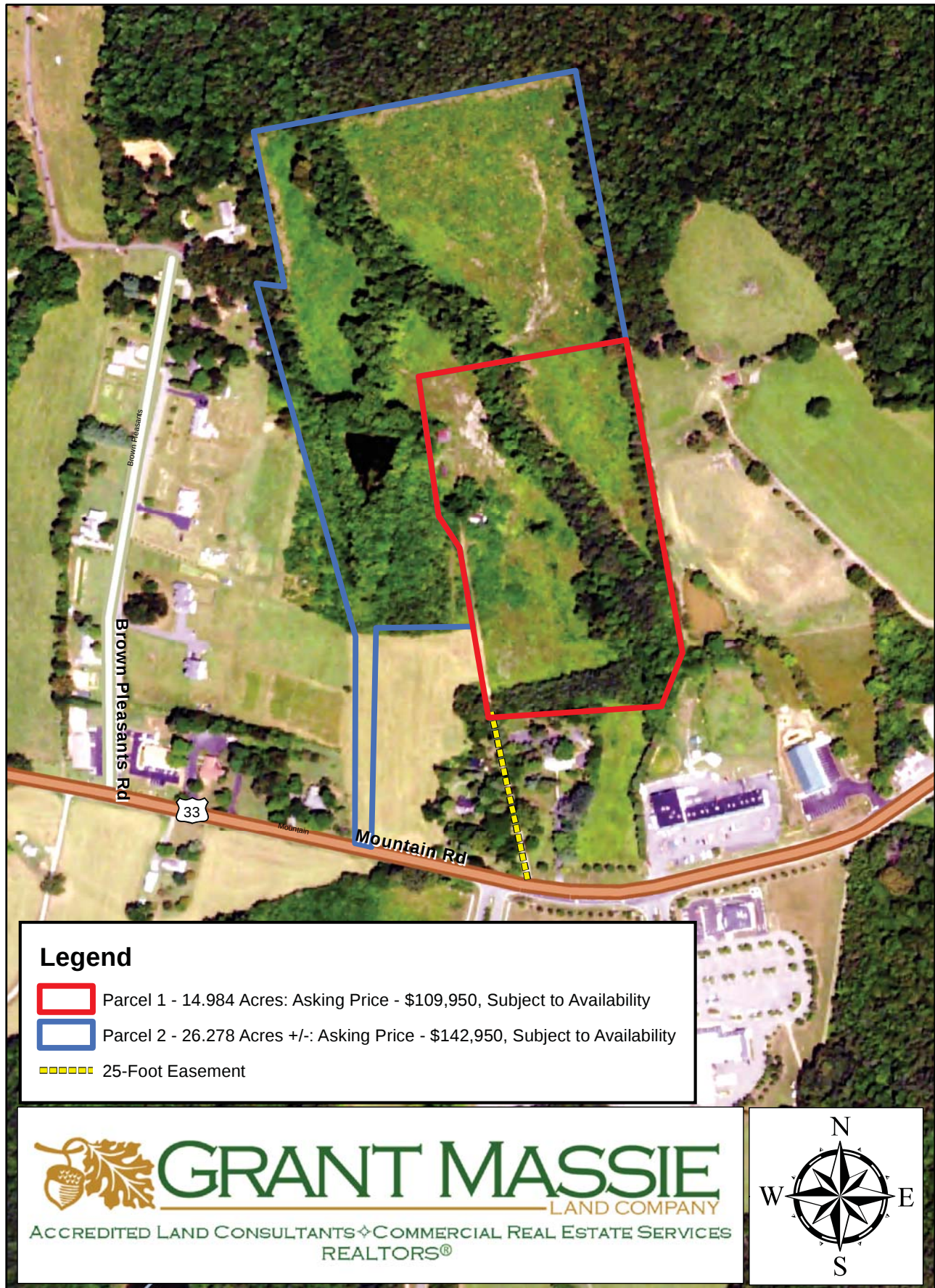
ZONING MAP



LOCATION MAP



ADDITIONAL PARCEL MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.