

“RIVERBEND FARM”  
BRICK RANCHER ON 108.4+/- ACRES  
CAROLINE COUNTY, VIRGINIA

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PRICE - \$499,950



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# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 64-A-22. According to the tax records the property contains 108.405 acres +/- . The original deed of the parent tract was recorded in Deed Book 163 on Page 12.

Known locally as the “Riverbend Farm,” the subject property is located at the end of Shockey Lane. Its physical address is **20422 Shockey Lane, Beaverdam, VA 23015**. It is located about 3 miles southwest of Chilesburg. The subject property is currently zoned Rural Preservation (RP).

The subject property contains a 2-acre +/- home site, around 13 acres +/- of pastureland, and about 92.3 acres +/- of mixed woodland that was select cut 5 to 7 years ago. This select cut has left some scattered larger trees with a dense natural understory leading to the homesite.

The subject property boasts just over 2,000 feet of frontage on the North Anna River. There is also a 1.1-acre pond located along the property's western boundary and a perennial creek meanders along the eastern boundary into the North Anna River.

Per the county tax records, the 2,152-square foot brick Rancher (c. 1970) features 9 total rooms, 2 full bedrooms, 2.5 bathrooms, formal living room with fireplace, large family room/den, dining area, kitchen, large walk-in closet off the master bedroom, large Florida room and a split basement measuring around 1,140 square feet. There is a 16'x16' rear deck and breezeway leading to a 2-car detached brick garage with rear deck. Other noteworthy features include an emergency whole-house generator, a geothermal water furnace, an in-ground pool and a partially paved driveway leading to the house.

Per the county tax records, the subject property's other improvements include a 22'x52' framed garage with attached shop, a 24'x30 pole barn and a 30'x30' trapezoid barn.

# PHOTOGRAPHS

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# PHOTOGRAPHS

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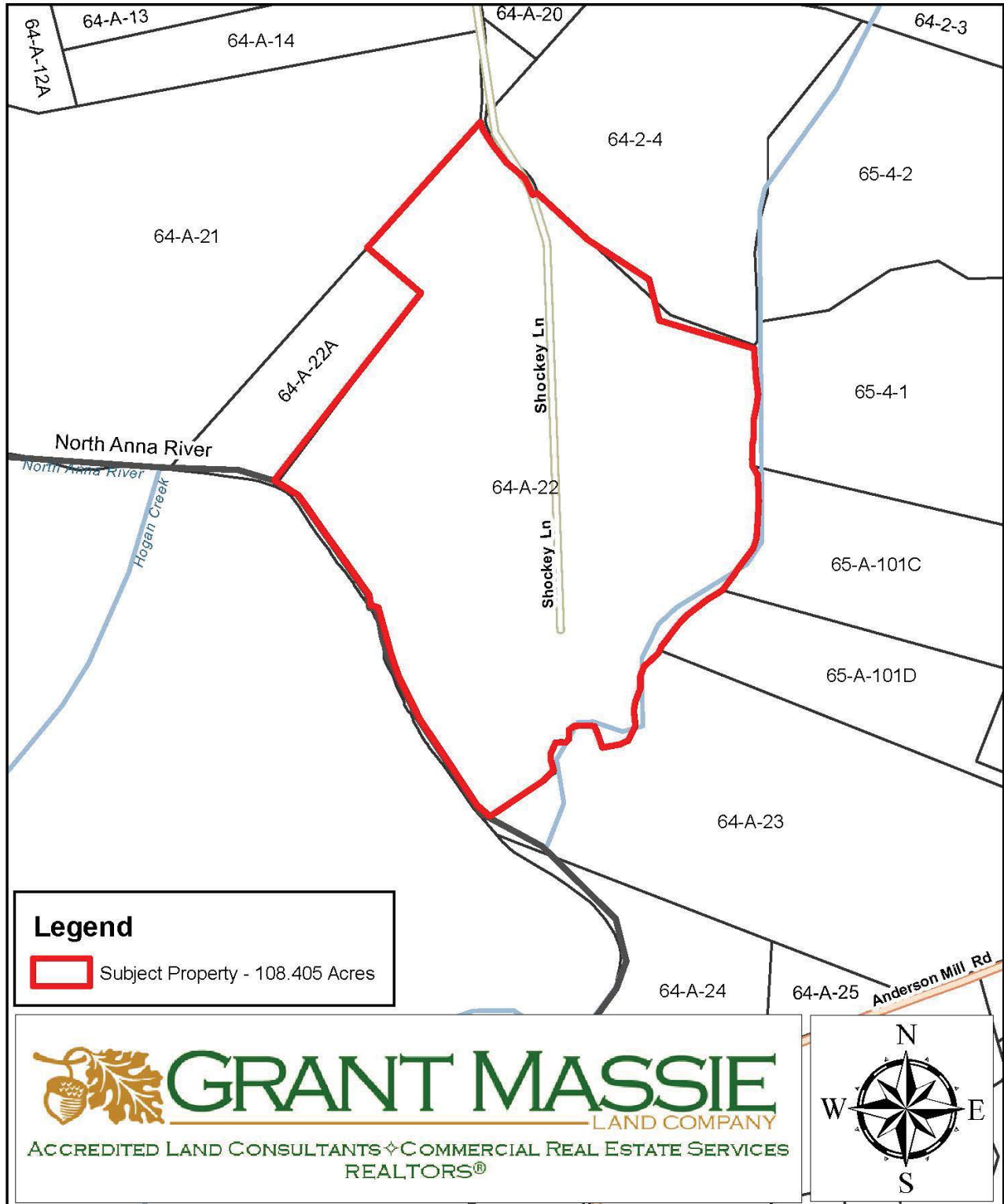
# PHOTOGRAPHS

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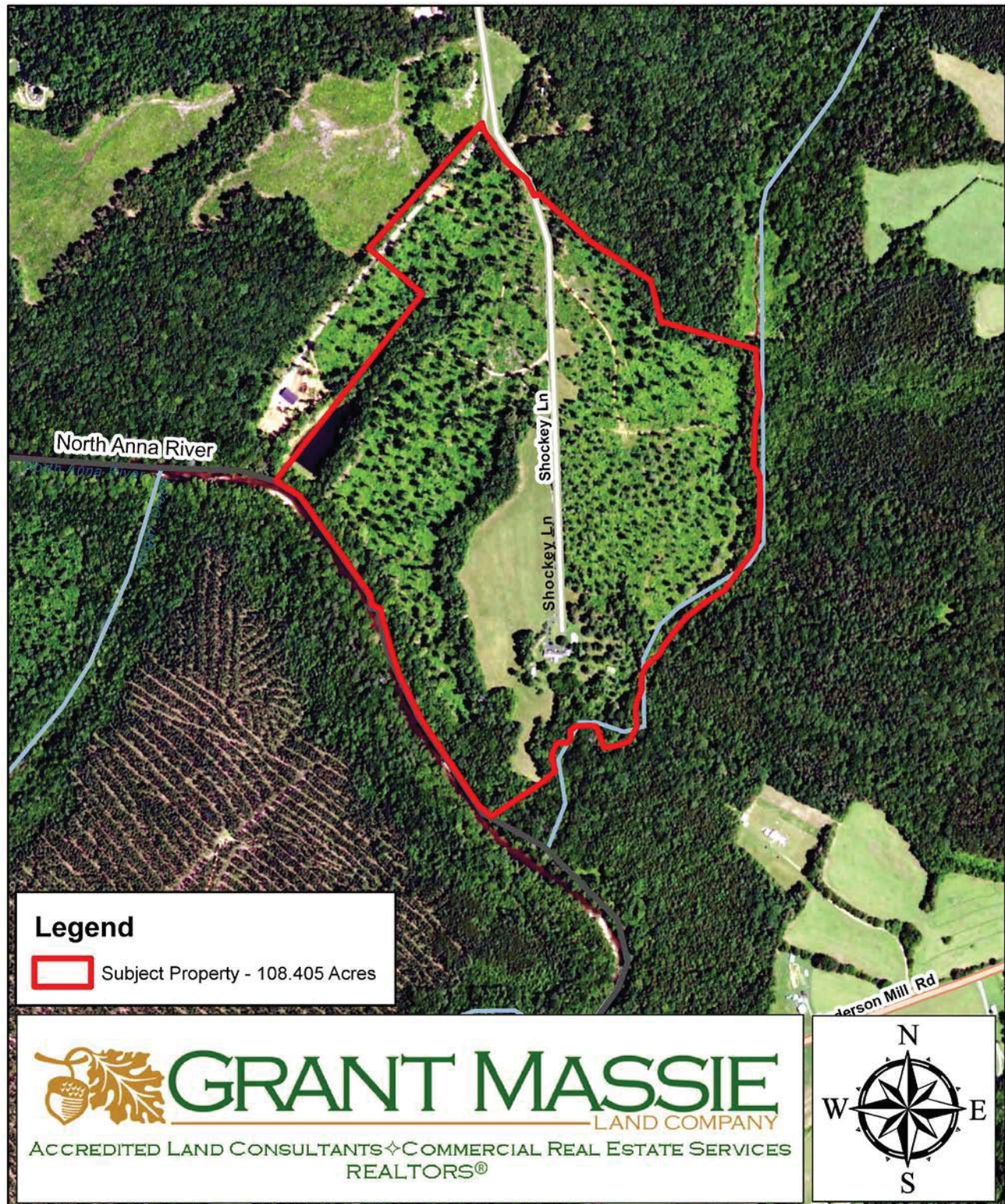


# TAX MAP



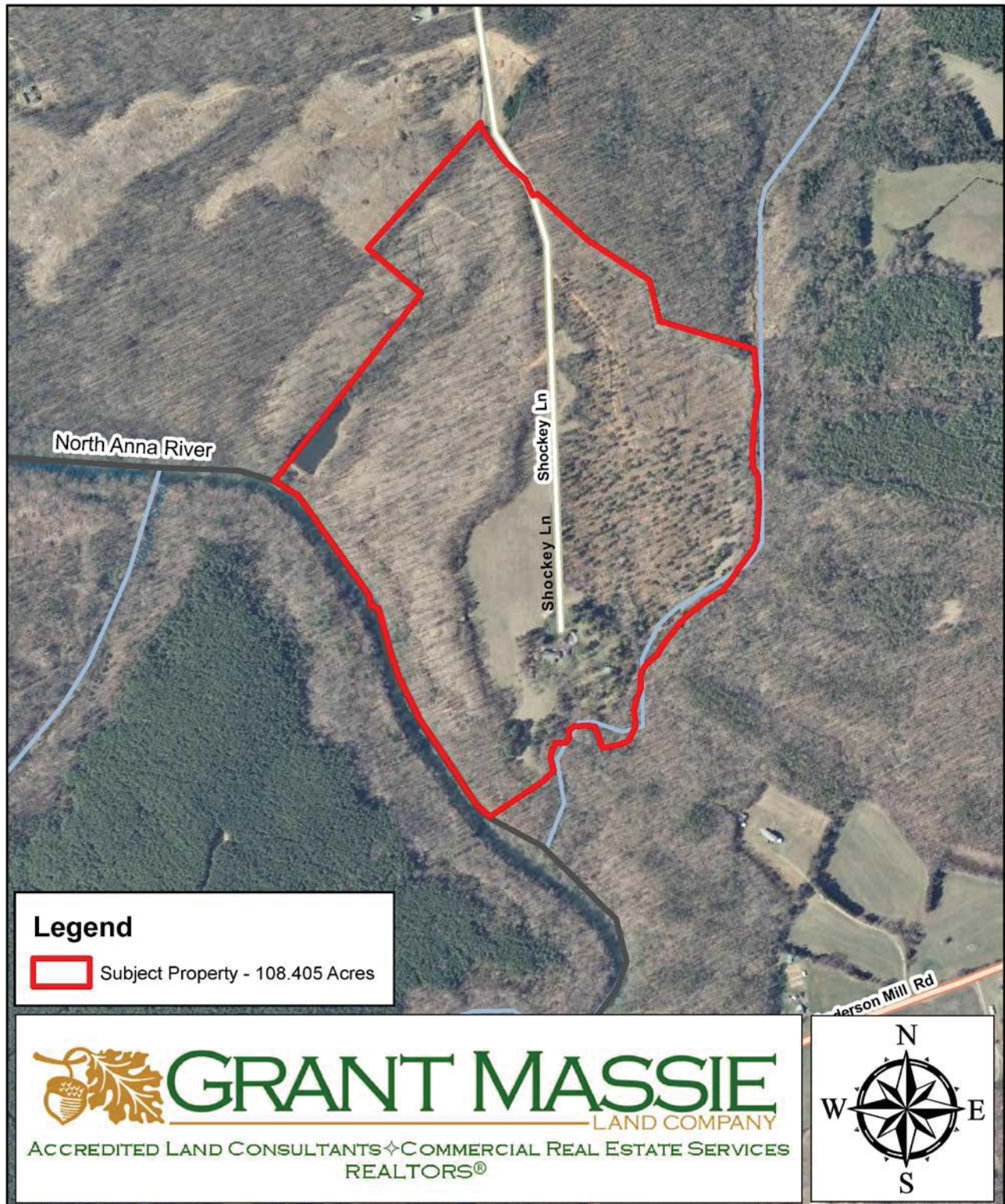


# AERIAL PHOTOGRAPH - SUMMER



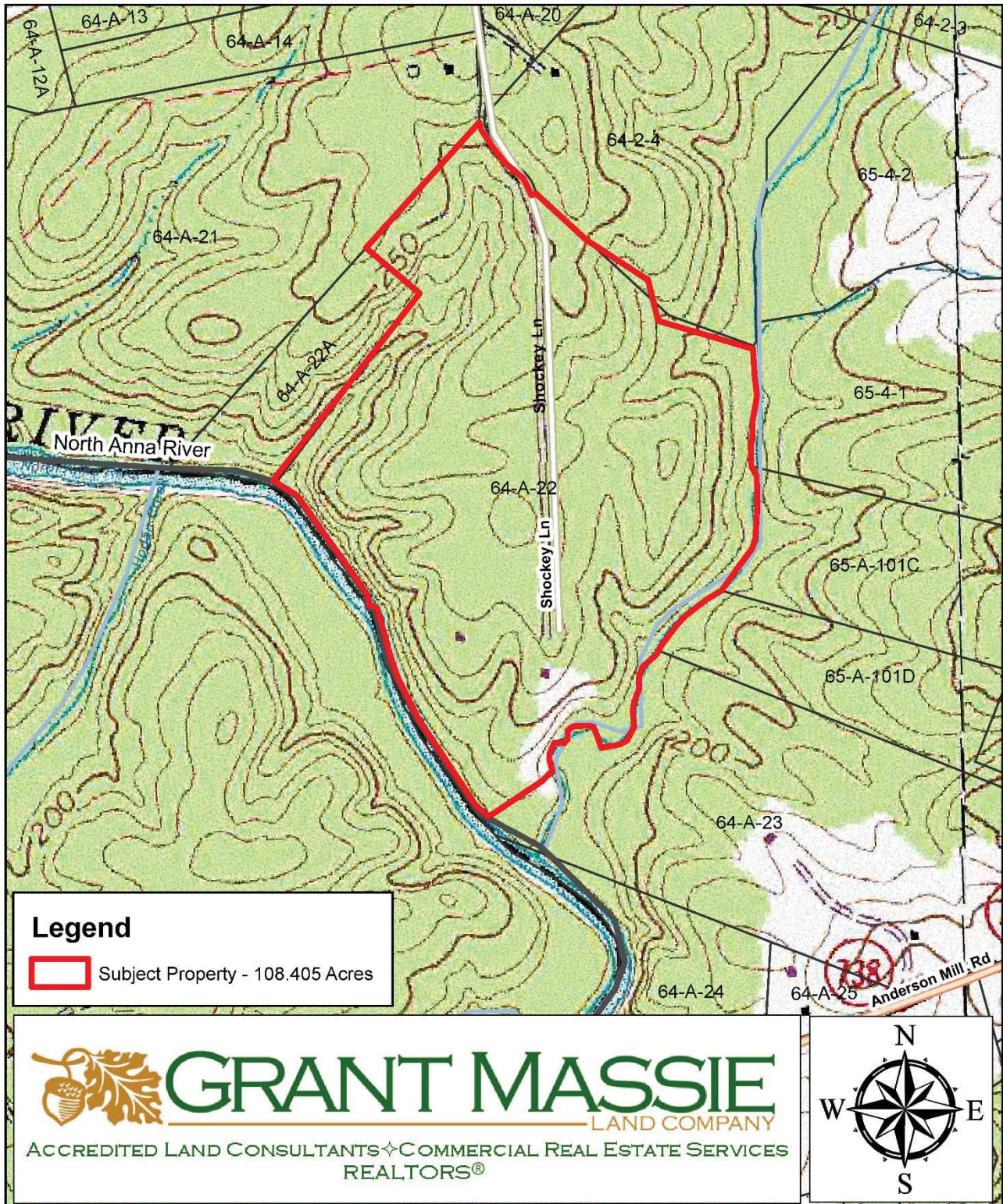


# AERIAL PHOTOGRAPH - WINTER



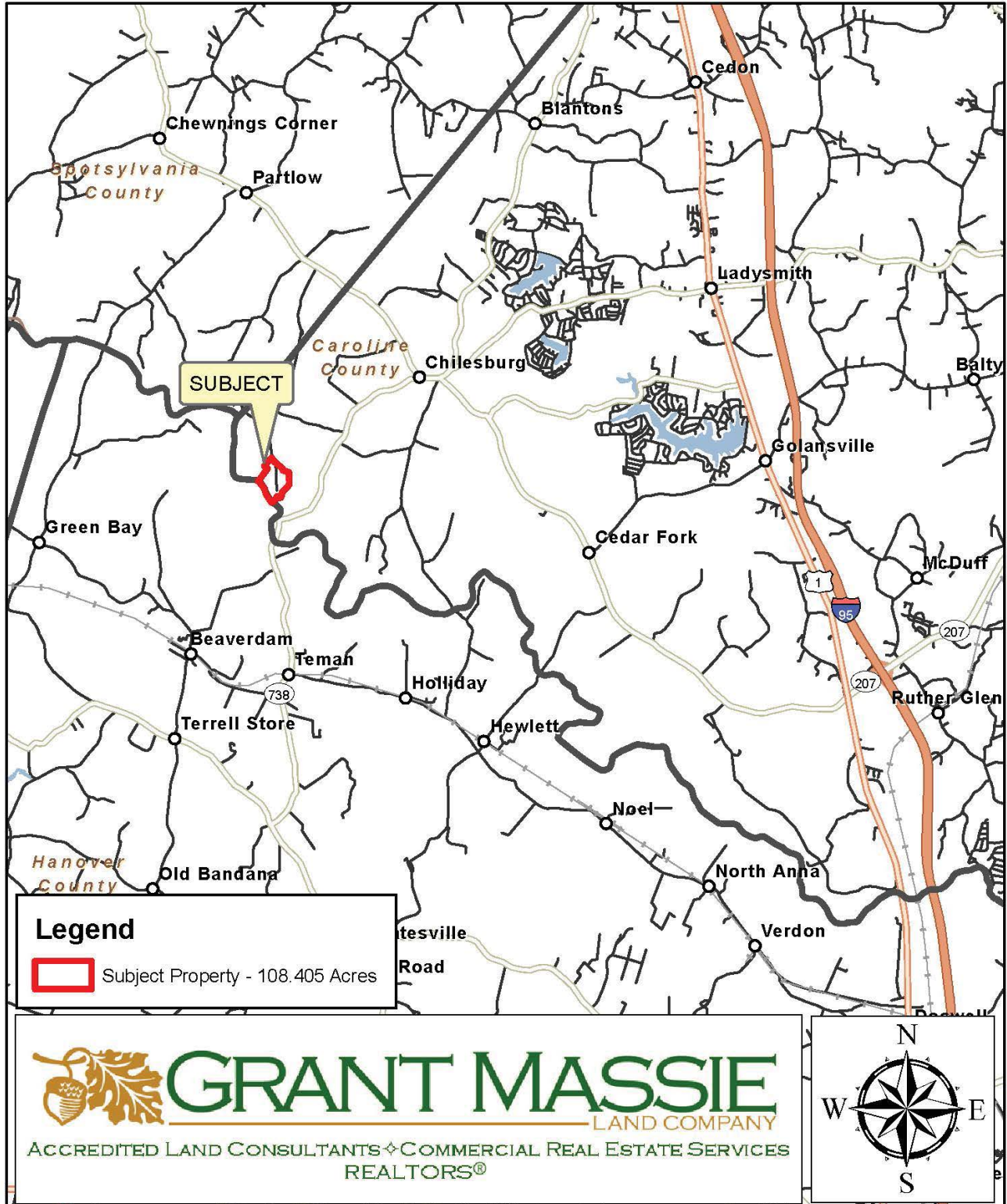


# TOPOGRAPHIC MAP

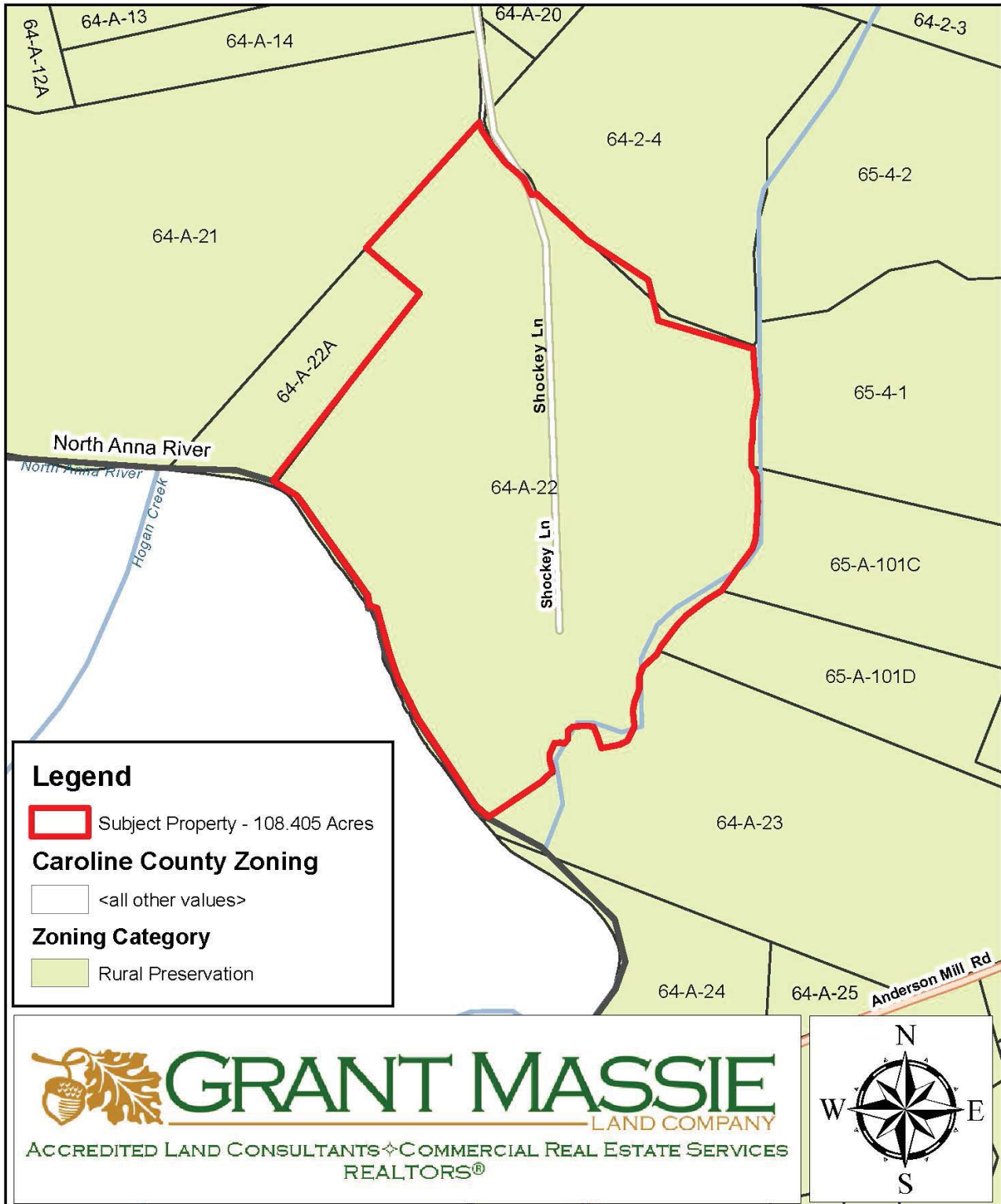




# LOCATION MAP



# ZONING MAP

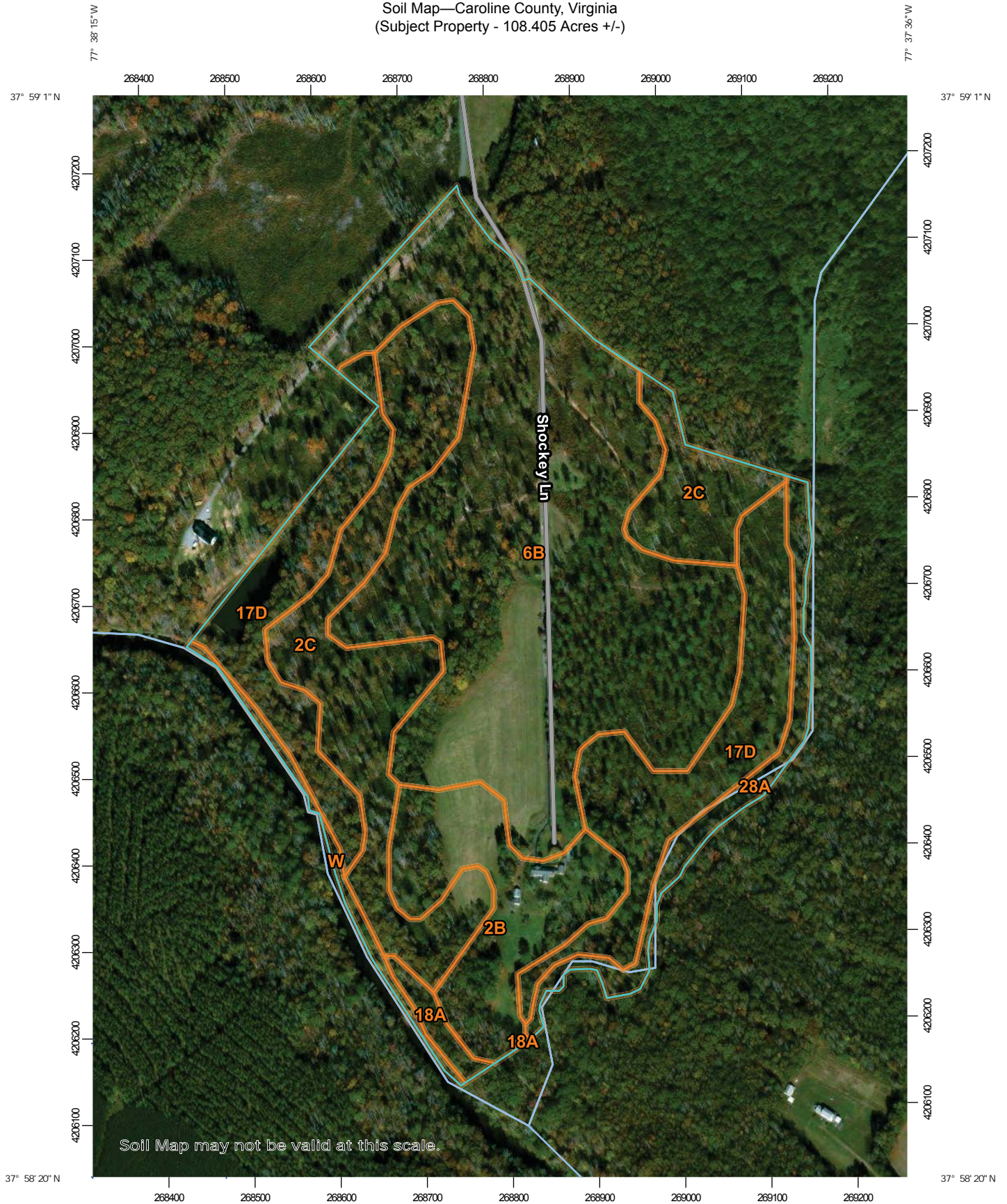




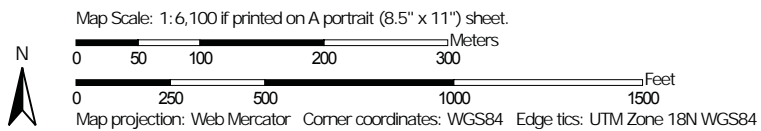
# GENERAL SOILS MAP

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Soil Map—Caroline County, Virginia  
(Subject Property - 108.405 Acres +/-)



Soil Map may not be valid at this scale.



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

8/11/2018  
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MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

**Special Point Features**

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Caroline County, Virginia  
Survey Area Data: Version 17, Oct 2, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2012—Mar 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2B	Appling sandy loam, 2 to 7 percent slopes	10.6	10.1%
2C	Appling sandy loam, 7 to 15 percent slopes	20.4	19.5%
6B	Cecil sandy loam, 2 to 7 percent slopes	47.4	45.3%
17D	Rion sandy loam, 15 to 25 percent slopes	19.5	18.7%
18A	Riverview silt loam, 0 to 2 percent slopes, occasionally flooded	1.1	1.1%
28A	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded	4.2	4.0%
W	Water	1.4	1.3%
<b>Totals for Area of Interest</b>		<b>104.5</b>	<b>100.0%</b>