

148.13 ACRES HANOVER COUNTY, VIRGINIA

ASKING PRICE - \$515,000



REPRESENTED BY:
WILLIAM G. GRANT
ALC, VLS
804-754-3476

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

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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as parcel number 7854-05-9192. According to the tax records the property contains 148.33 acres. The plat indicates 148.13 acres. The deed is recorded in Deed Book 155 on Page 11. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
7854-05-9192	148.33	\$566,600 Land

The subject property is currently zoned Agricultural (A-1). There are approximately 2,850 feet of road frontage on Old Ridge Road (Route 738).

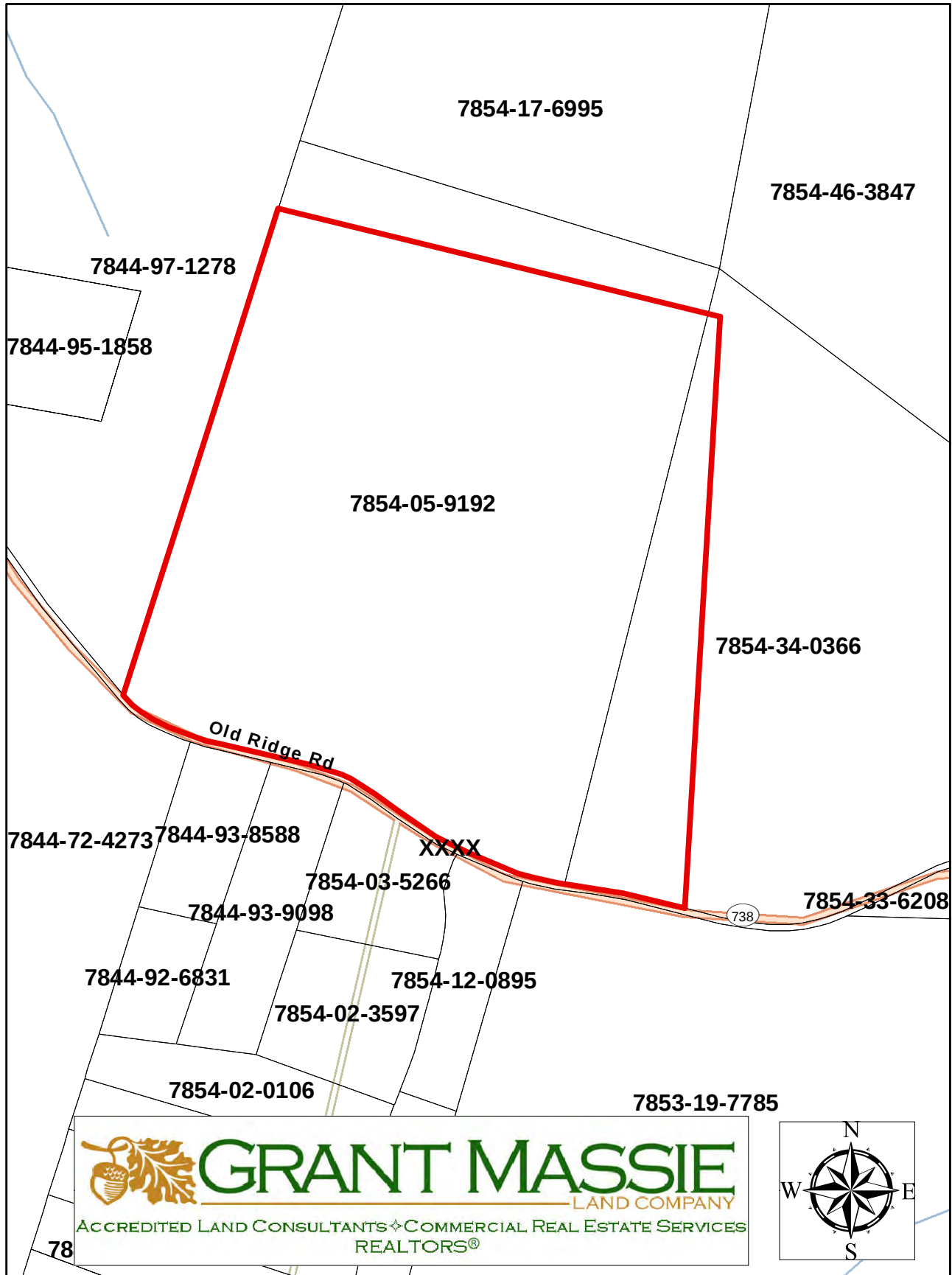
The property has 67 acres of wooded area with mature mixed timber, 66.5 acres in cut-over woodland which was re-planted in Loblolly pine approximately 2 years ago. The remaining 15 acres is cropland.

The property has rolling topography and is located in the northwest portion of Hanover County.

PHOTOGRAPHS



TAX MAP

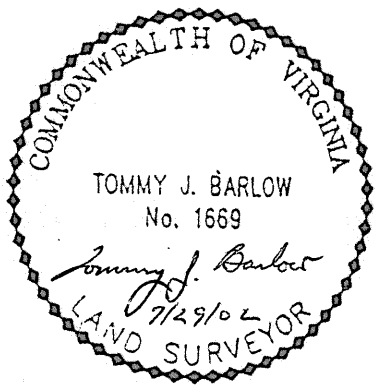


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.

This survey is based on a current field survey and has been prepared without benefit of a current title binder.

NOTE:
This property is located within FIRM Flood Plain Zone C.
(See Community Panel No. 510237 0065 A - effective date 9/2/81).



HOWARD RHOADES SMITH
JENNIFER B. SMITH
DB 411-13
Plat : DB 448 - 331

HOWARD RHOADES SMITH
JENNIFER B. SMITH
DB 546 - 405
PB 24 - 192, #1

Note:
Property Line is established 10'
Northwest of eastern edge of old road.

148.13 ACRES
DB 155 - 11
Portion of Desc.:
DB 9 - 596
GPIN 7854-05-9192

FREDERICO ATTEMPS
WB 39 - 862
PB 15 - 115
Lot A

Plat of Survey of 148.13 Acres
Now or Formerly in the Name of
L. B. ARMSTRONG & LAURA B. ARMSTRONG
Beaverdam District, Hanover County, Virginia

Scale : 0 200 400 600 800

29 July 2002

KENNETH M. HART & ASSOCIATES
Tommy James Barlow Land Surveying, P. C.
Gum Spring, Virginia 23065
(804) 556-4666

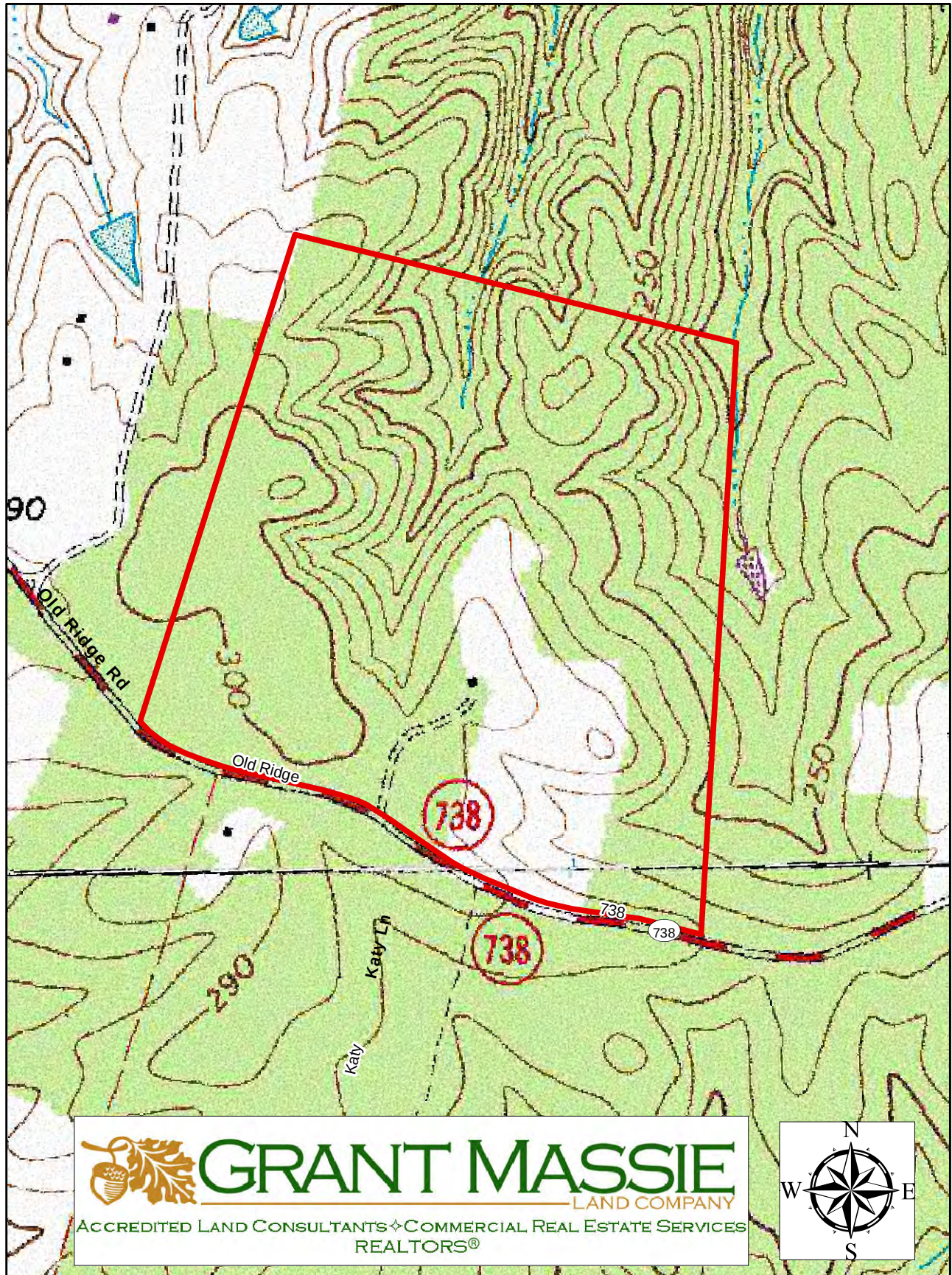
Meridian Per KENNETH M. HART & ASSOCIATES Survey - Plat : DB 1225 - 165

AERIAL PHOTOGRAPH



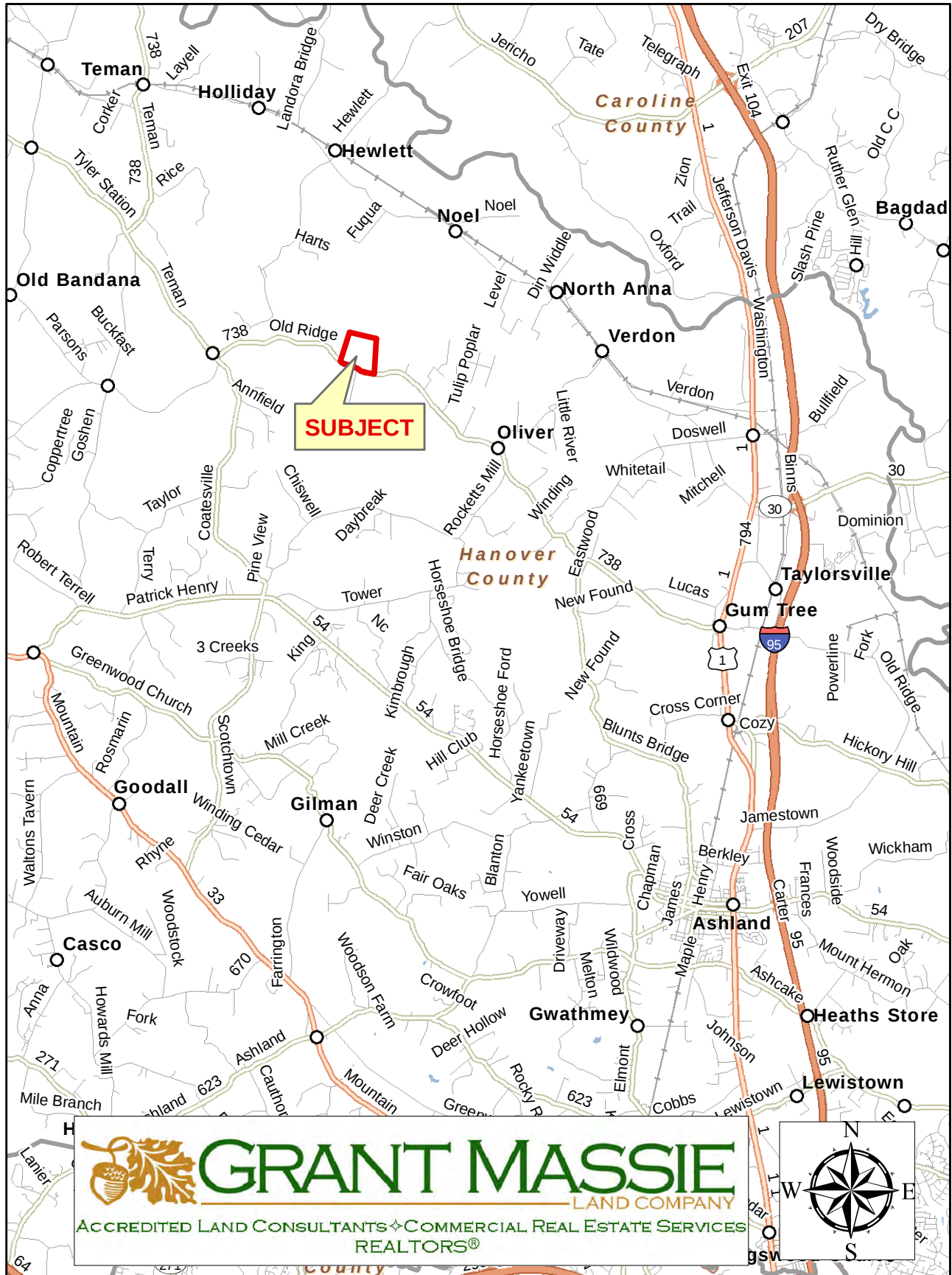
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TOPOGRAPHY MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



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