

“SOUTH GARDEN FARM”
195.457 ACRES @ THORNBURG
SPOTSYLVANIA & CAROLINE COUNTIES, VA

ASKING PRICE - \$2,922,082.15
(OR \$14,950/ACRE)



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. PLAT
- IV. AERIAL PHOTOGRAPH
- V. TOPOGRAPHIC MAP
- VI. TAX MAP
- VII. REGIONAL ZONING MAP
- VIII. FUTURE LAND USE MAPS
- IX. UTILITIES MAP
- X. LOCATION MAPS

PROPERTY DESCRIPTION

The subject property is shown on Caroline County and Spotsylvania County Tax Map records as parcel numbers 15-A-5 (Caroline) and 64-A-8 (Spotsylvania). The original deed is recorded in Caroline County Deed Book 114 on Page 120. A recent boundary survey completed by Webb and Associates on February 13th, 2019, shows the farm's total acreage as 195.457 Acres (or 116.6267 Acres in Caroline County and 78.8303 Acres in Spotsylvania County).

The subject property is currently zoned Rural Preservation (RP) in Caroline County and zoned Agricultural (A2) in Spotsylvania County. Spotsylvania County's Future Land Map shows that county's portion of the subject property located within the "Employment Centers" designation. Caroline County's Future Land Use Map shows its portion of the subject property as Agricultural Preservation (0.04 DUA).

The subject property is not currently served by public sewer or public water. Per the Utilities Map in this Package, Spotsylvania County Department of Public Utilities staff indicate that the existing 12-inch water mainline connection located at the intersection of Dominion Raceway Avenue and Mudd Tavern Road is approximately 2,410 lineal feet +/- from the subject property (Tax Map # 64-A-8). There is an existing 8-inch water main line that runs eastward from the 12-inch connection which is approximately 900 feet +/- from the subject property. That water line could be up-sized to a 12-inch mainline during a future VDOT Project per the Department of Public Utilities staff.

Per the Department of Public Utilities staff, there is an 8-inch sewer line connection located about 2,340 lineal feet +/- from the subject property. The staff indicated that a local pump station would be required on the subject property to pump into the existing gravity sewer system due to elevation differences.

The existing brick-over-cinderblock Cape Cod house with a basement on the subject property is served currently by a well and septic system. There is electricity and telephone at the house. A former dairy farm, most of the property is being used for pasture and hay production. There is a very attractive 1.8-acre +/- pond on the property, and the homestead overlooks the pond. Other improvements include a dairy barn with support buildings and sheds, hay barn, pole barn with farm equipment lean-tos, several pole sheds and a detached garage. **All Improvements on the subject property are being offered "AS-IS, WHERE-IS."**

There is approximately 20 acres +/- of mixed pine and hardwood woodland with the balance in open pastureland or hay fields. The homestead covers approximately 5 acres +/- surrounding the improvements.

The subject property is located on the south side of State Route 606 (known as Mudd Tavern Road in Spotsylvania or Stonewall Jackson Road in Caroline), approximately one-half mile east of the Thornburg Interchange (Exit # 118) of I-95. There is approximately 3,844.52 lineal feet +/- of road frontage on State Route 606.

PHYSICAL ADDRESS: 8476 Stonewall Jackson Road, Woodford, VA 22580

PHOTOGRAPHS



SIGN FOR SOUTH GARDEN FARM



DRIVEWAY INTO SOUTH GARDEN FARM



HAY FIELD



FRONTAGE ON STATE ROUTE 606



HAY FIELD ALONG STATE ROUTE 606



POND



FIELD NEAR IMPROVEMENTS



FRONT VIEW OF HOUSE



REAR VIEW OF HOUSE



VIEW OF DAIRY BARN



DAIRY BARN WITH SUPPORT BUILDINGS
AND SHEDS



BARN



FRONT VIEW OF HAY BARN



SIDE VIEW OF HAY BARN



FARM BUILDING AND POLE SHED



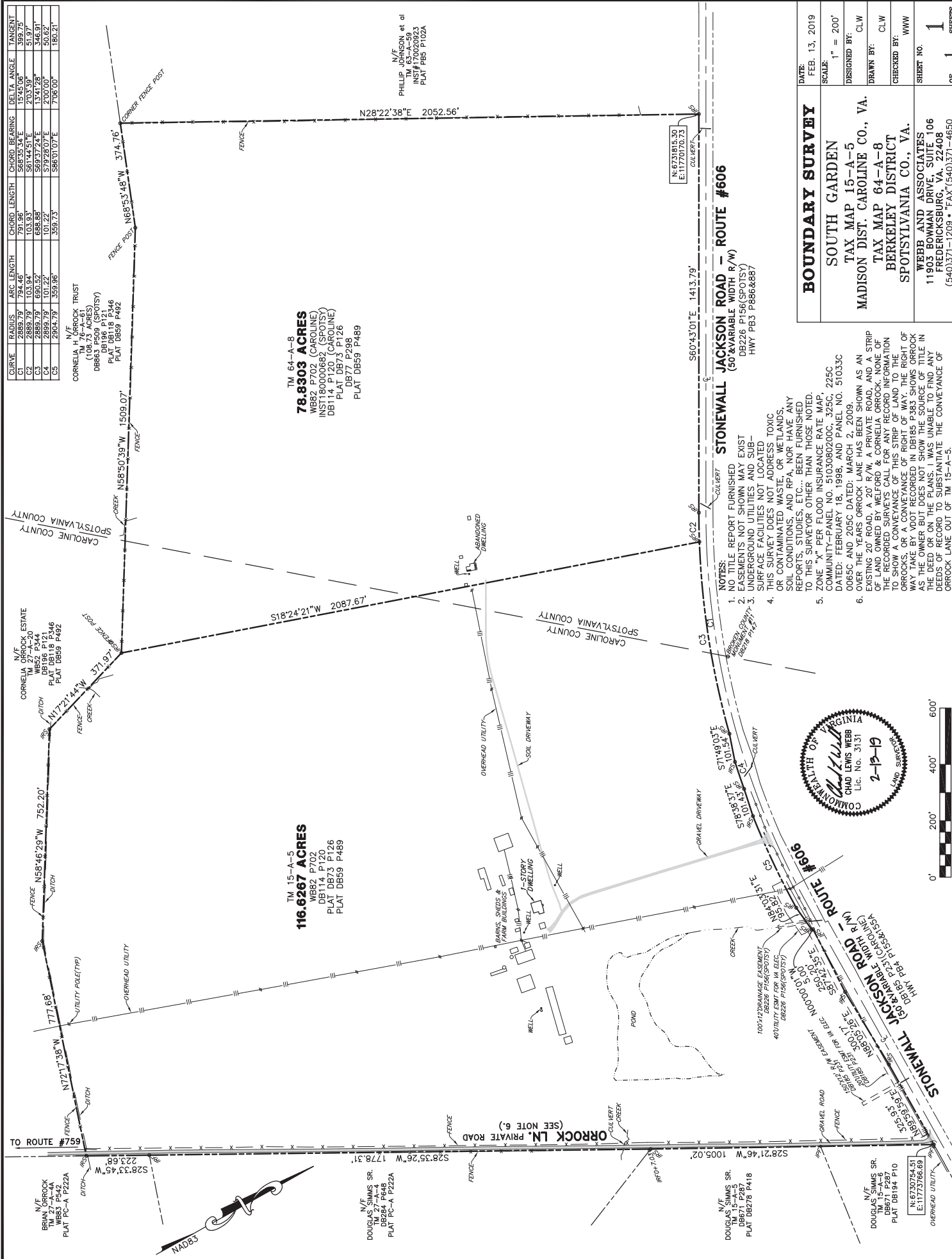
POLE SHED



POLE BARN WITH EQUIPMENT
LEAN-TOS



GARAGE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2889.79'	103.94'	561.4451'	203.59°	51.97°	51.97'
C2	2889.79'	103.94'	561.4451'	203.59°	51.97°	51.97'
C3	2889.79'	690.52'	569.3724'	134.728°	346.91°	346.91'
C4	2889.79'	101.22'	579.2807'	200.00°	50.62°	50.62'
C5	2904.79'	359.96'	559.73'	586.0107°	7.06.00°	180.21°

CORNELIA H. ORROCK TRUST
(108.73 ACRES)
DB863 P508 (SPOTS)Y
PLAT DB818 P1346
PLAT DB859 P492

TM 15-A-5
WB82 P702
DB114 P120
PLAT DB873 P126
PLAT DB859 P489

TM 64-A-8
78.8303 ACRES
WB82 P702 (CAROLINE)
INST180000682 (SPOTS)Y
DB114 P120 (CAROLINE)
PLAT DB873 P126
PLAT DB859 P489

PHILLIP JOHNSON et al
TM 7-A-4
INST# 70020923
PLAT P85 P102A

N/F
BRIAN ORROCK
DB863 P542
PLAT PC-A P222A

N/F
DOUGLAS SIMMS SR
TM 7-A-4
DB284 P648
PLAT PC-A P222A

N/F
DOUGLAS SIMMS SR
TM 15-A-5
DB671 P287
PLAT DB276 P418

N/F
DOUGLAS SIMMS SR
DB671 P287
PLAT DB194 P10

N/F
DOUGLAS SIMMS SR
DB671 P287
PLAT DB194 P10

BOUNDARY SURVEY	
DATE:	FEB. 13, 2019
SCALE:	1" = 200'
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	WWW
SHEET NO.	1
OP	1

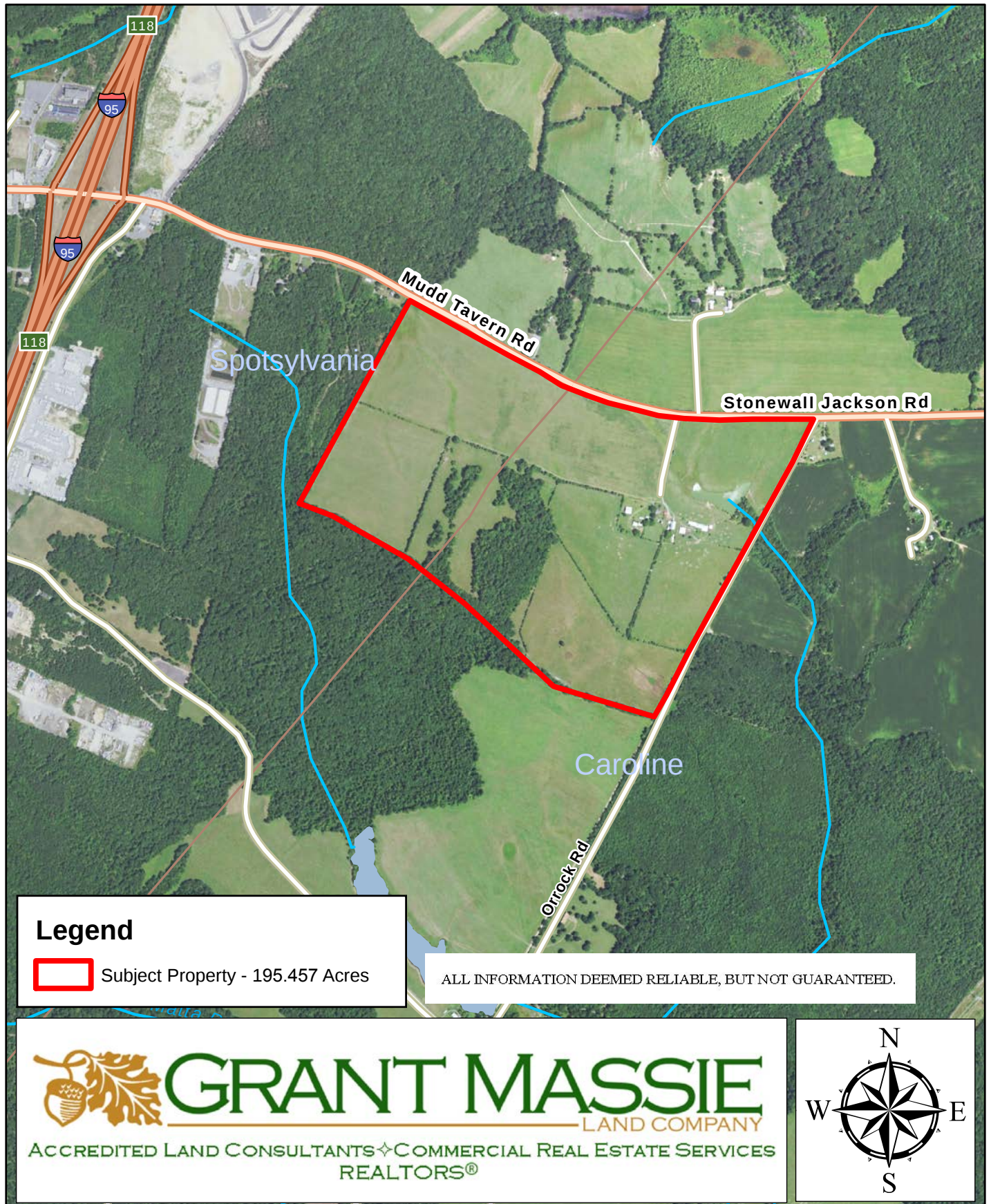
SOUTH GARDEN	
TAX MAP 15-A-5	
MADISON DIST. CAROLINE CO., VA.	
TAX MAP 64-A-8	
BERKELEY DISTRICT	
SPOTSYLVANIA CO., VA.	
WEBB AND ASSOCIATES	
11903 BOWMAN DRIVE, SUITE 106	
FREDERICKSBURG, VA. 22408	
(540)371-1209 • "FAX"(540)371-4650	

NOTES:
1. NO TITLE REPORT FURNISHED
2. EASEMENTS NOT SHOWN MAY EXIST
3. UNDERGROUND UTILITIES AND SUB-
SURFACE FACILITIES NOT LOCATED
4. THIS SURVEY DOES NOT ADDRESS TOXIC
OR CONTAMINATED WASTE, OR WETLANDS,
OR OTHER SPECIAL AREAS. ANY
REPORTS, STUDIES, ETC., BEEN FURNISHED
TO THIS SURVEYOR OTHER THAN THOSE NOTED.
5. ZONE "X" PER FLOOD INSURANCE RATE MAP.
COMMUNITY-PANEL NO. 5103080200C. 325C. 225C
DATED: FEBRUARY 18, 1998. AND PANEL NO. 510333C
0065C AND 205C DATED: MARCH 2, 2009.
6. OVER THE YEARS ORROCK LANE HAS BEEN SHOWN AS AN
EXISTING 20' ROAD, A 20' R/W, A PRIVATE ROAD, AND A STRIP
OF LAND OWNED BY WELFORD & CORNELIA ORROCK. NONE OF
THE RECORDED SURVEYS CALL FOR ANY RECORD INFORMATION
TO SHOW A CONVEYANCE OF THIS STRIP OF LAND TO THE
ORROCKS, OR A CONVEYANCE OF RIGHT OF WAY. THE RIGHT OF
WAY HAS BEEN RECORDED IN THE PUBLIC RECORDS.
AS THE OWNER BUT DOES NOT SHOW THE SOURCE OF TITLE IN
THE DEED OR ON THE PLANS. I WAS UNABLE TO FIND ANY
DEEDS OF RECORD TO SUBSTANTIATE THE CONVEYANCE OF
ORROCK LANE OUT OF TM 15-A-5.

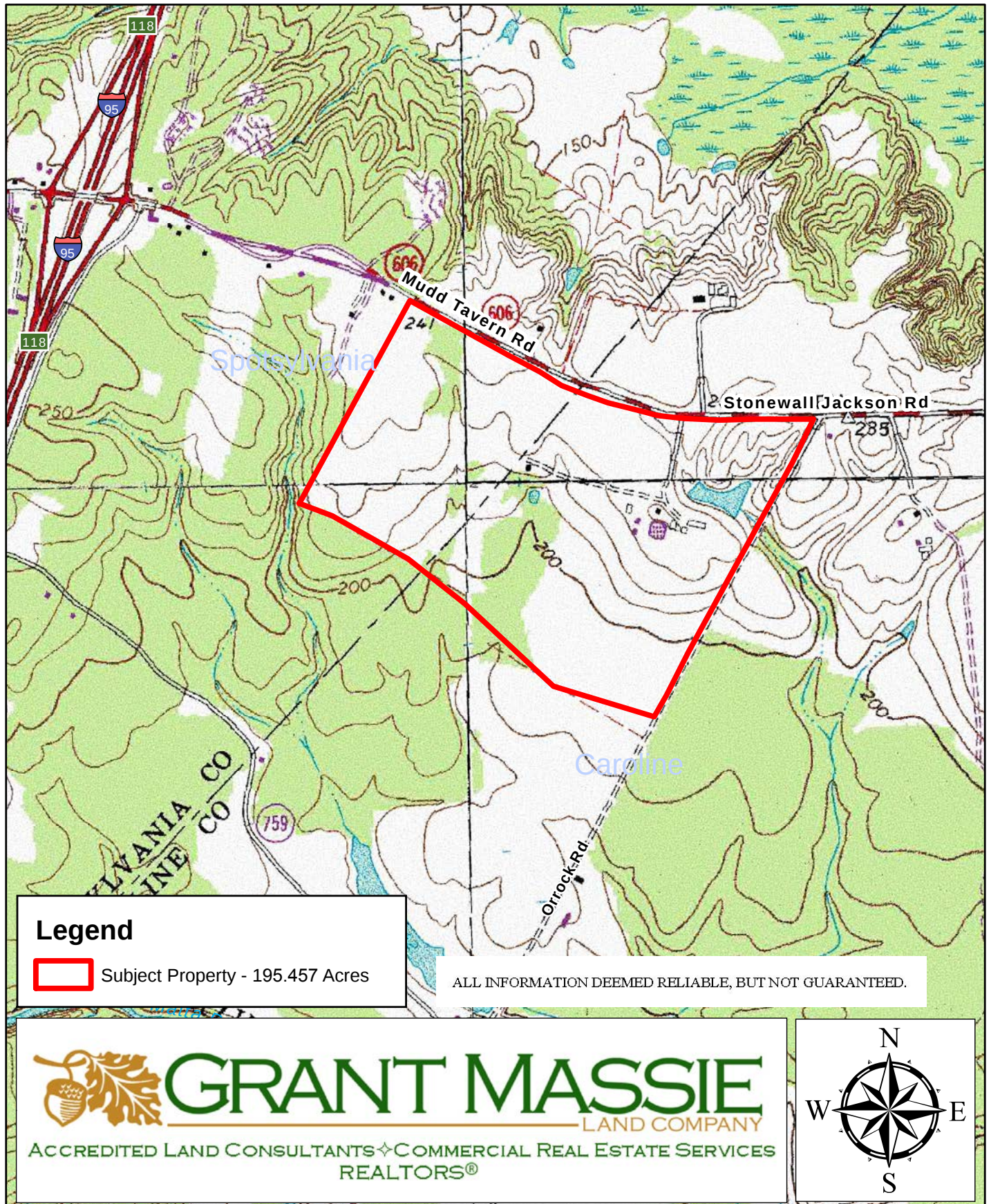
CHAD LEWIS WEBB
L.C. No. 3131
2-19-19
COMMONWEALTH OF VIRGINIA
LAND SURVEYOR

ORROCK LANE PRIVATE ROAD
JACKSON ROAD - ROUTE #606
JACKSON ROAD - ROUTE #608
STONEWALL JACKSON ROAD - ROUTE #606
JACKSON ROAD - ROUTE #608

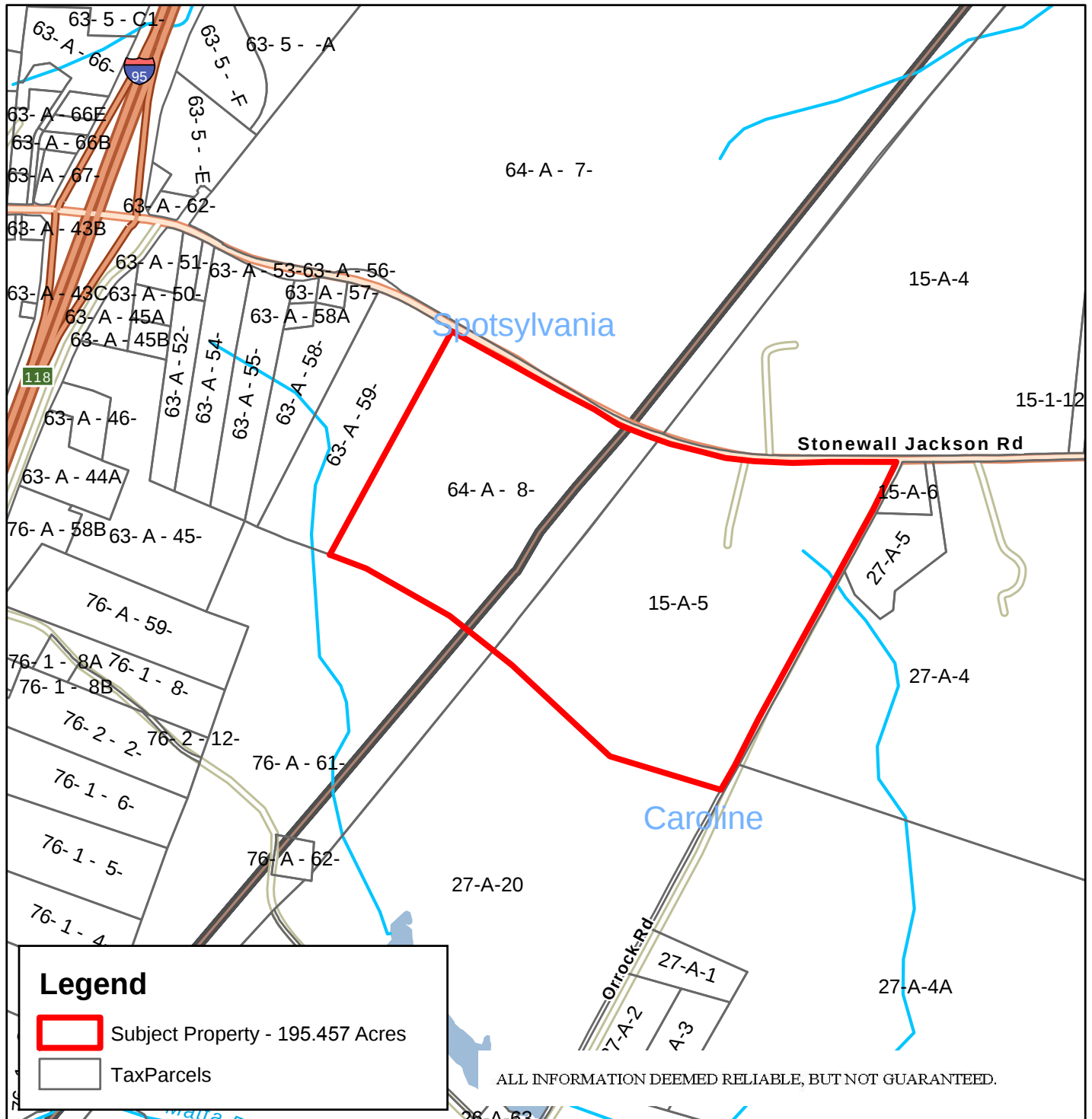
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

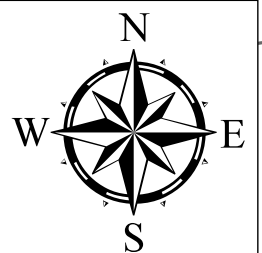


TAX MAP



GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®



Legend

- Subject
- Caroline Parcels
- Spotsylvania Parcels
- VA_Bnd
- streets
- <all other values>

Spotsylvania Zoning

- ZON_A2
- ZON_A3
- ZON_C2
- ZON_C3
- ZON_I1
- ZON_RU
- <all other values>

Caroline Zoning

- B-1
- RR-5
- RR-2
- RP
- MHP
- M-1
- AP

GRANT MASSIE LAND COMPANY
ACCREDITED LAND CONSULTANTS • COMMERCIAL REAL ESTATE SERVICES
REALTORS®

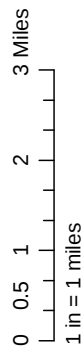
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Spotsylvania County Future Land Use

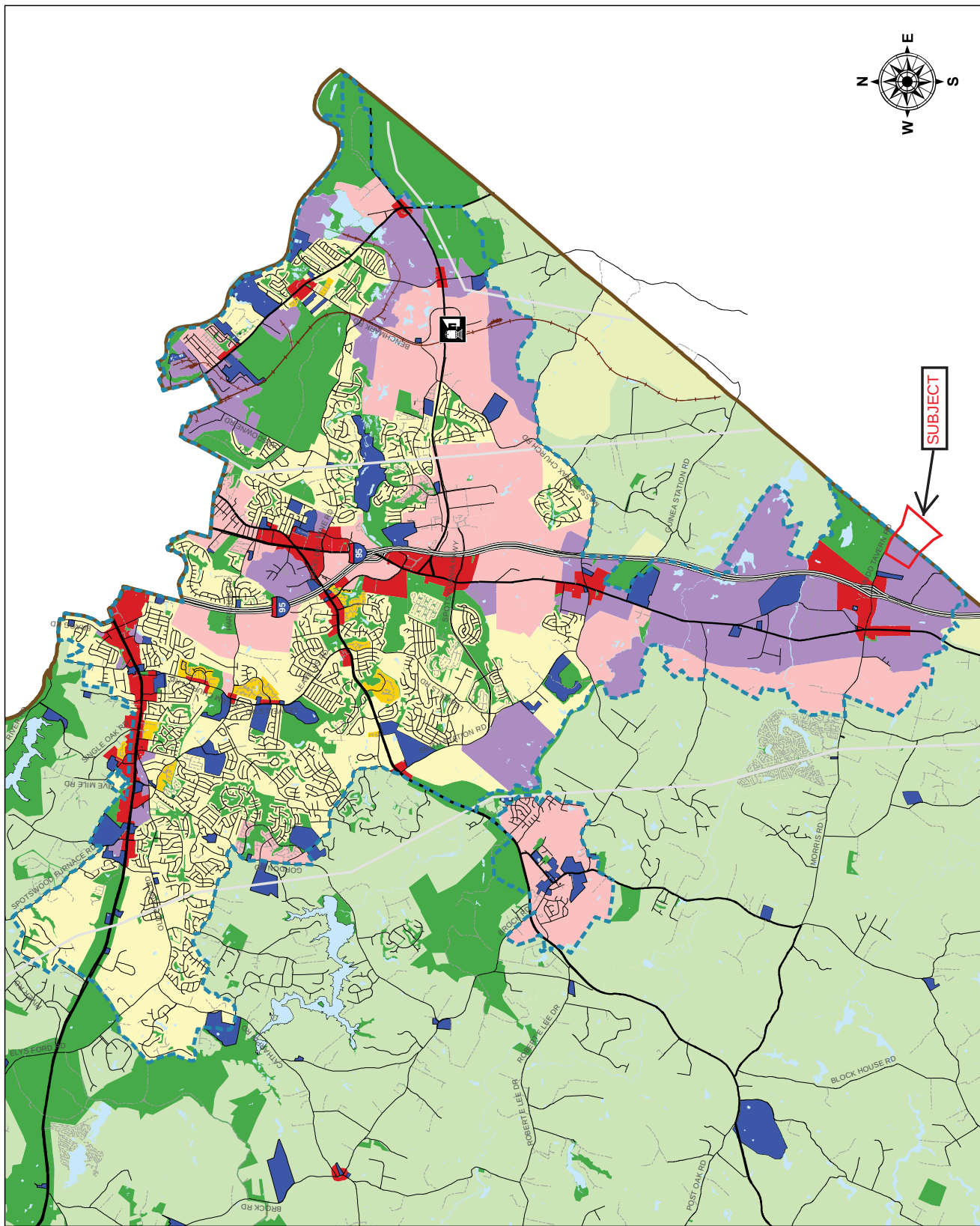


Legend

- Primary Development Boundary
- Water
- Land Use Designations**
- Categories**
- Open Space
- Institutional
- Commercial Land Use
- Employment Centers
- Mixed Land Use
- High Density Residential Land Use
- Low Density Residential Land Use
- Rural Residential Land Use
- Agricultural and Forestal Land Use

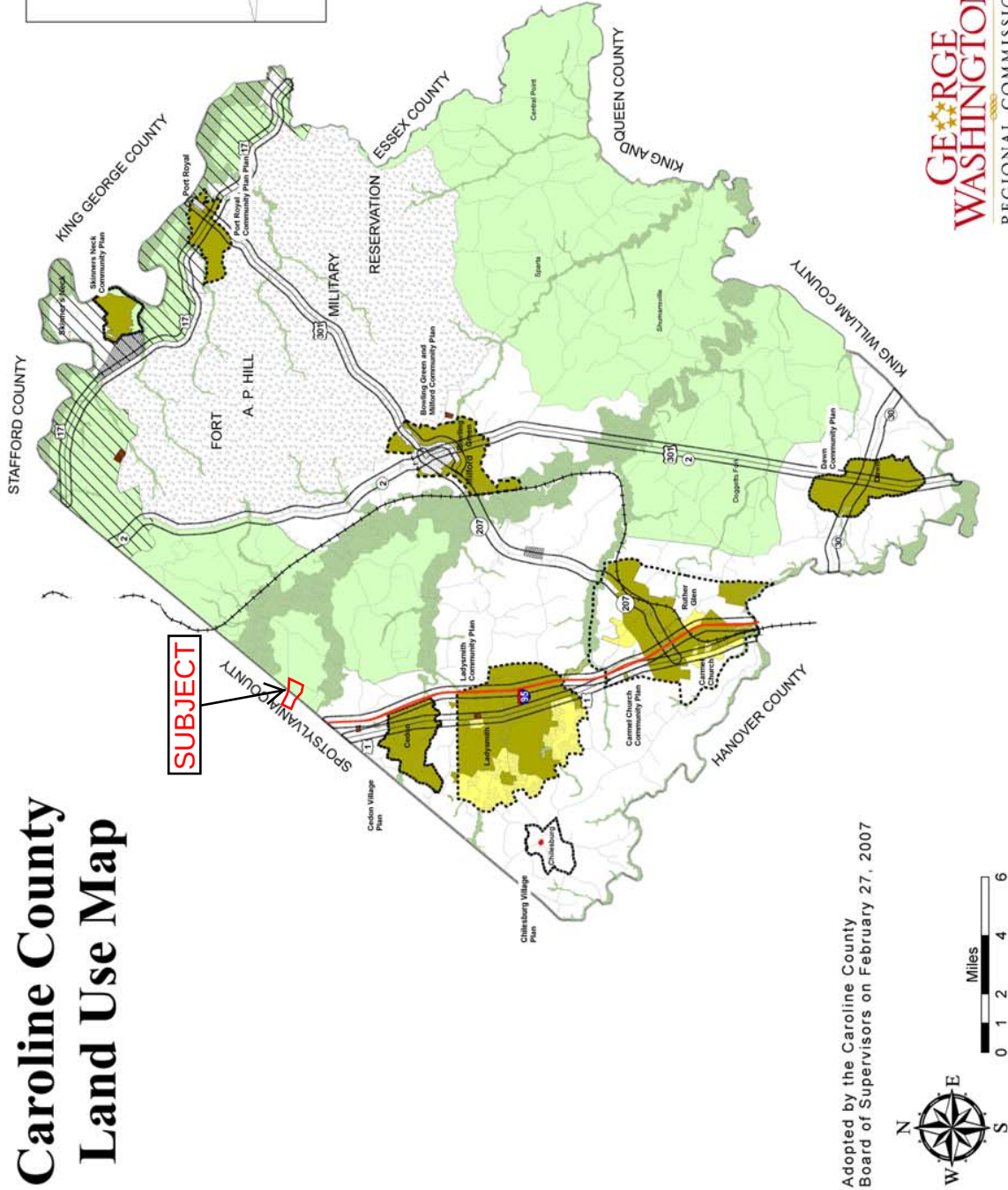


Map Approved: November 14, 2013

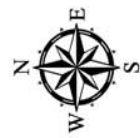


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

Caroline County Land Use Map



Adopted by the Caroline County
Board of Supervisors on February 27, 2007



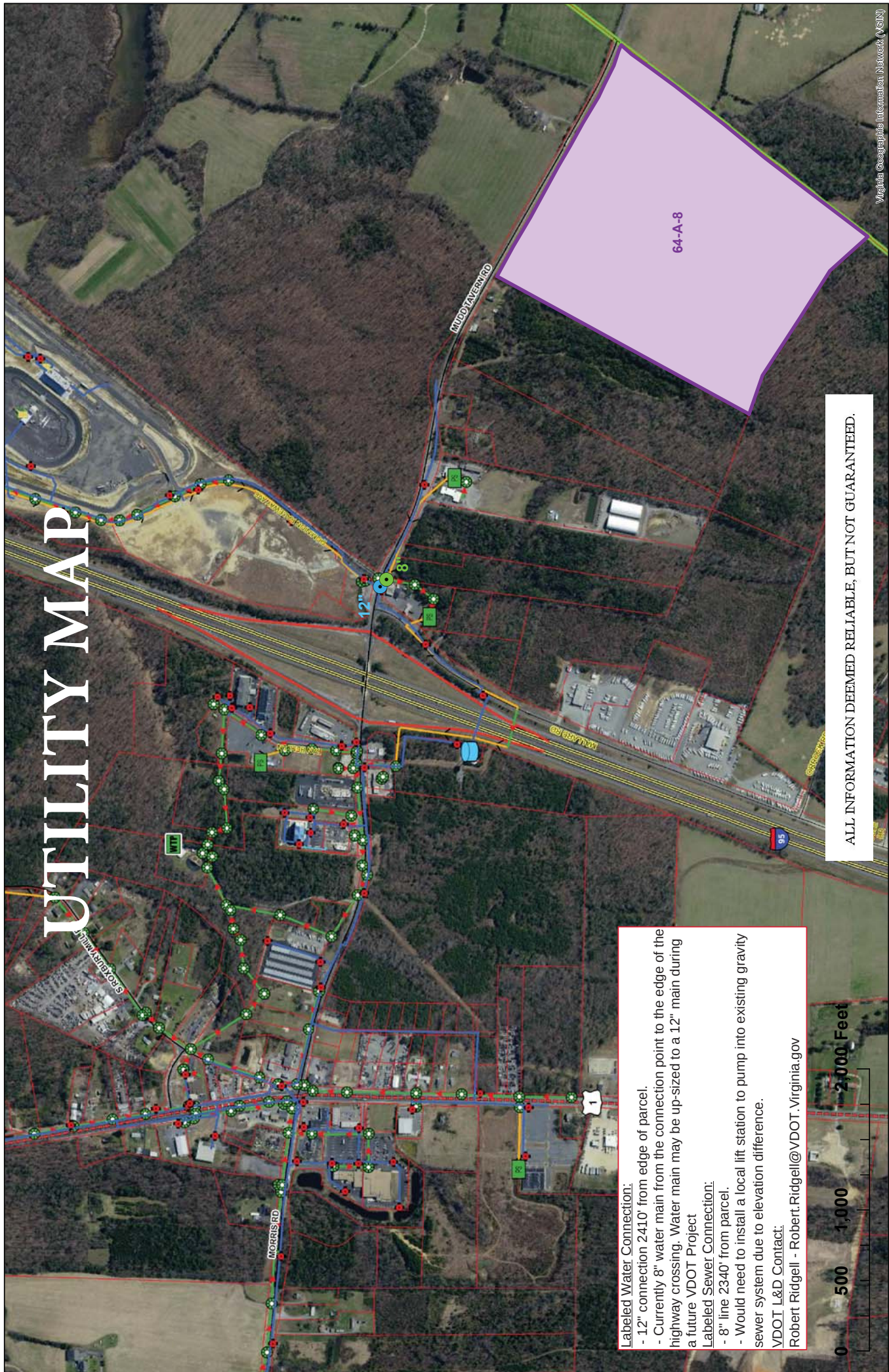
- Railroad
- HCOD Line
- Manufactured Homes
- Resource Sensitive Overlay
- Town Boundaries
- Flood Plains
- Fort A.P. Hill
- Agricultural Preservation (0.04 DUA)
- Public Lands
- County Line
- Low Density Residential (1-4 DUA)
- Planned Development
- Primary Growth Area

GEORGE WASHINGTON
REGIONAL COMMISSION

Note: - The "white" areas in the
Carmel Church community south
of 658 and west of Route 1 are
designated Rural Transition Areas. - specific guidance in these locations.

Map 8-1

UTILITY MAP



Virginia Geographic Information Network (VGIN)

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

Labeled Water Connection:

- 12" connection 2410' from edge of parcel.
- Currently 8" water main from the connection point to the edge of the highway crossing. Water main may be up-sized to a 12" main during a future VDOT Project

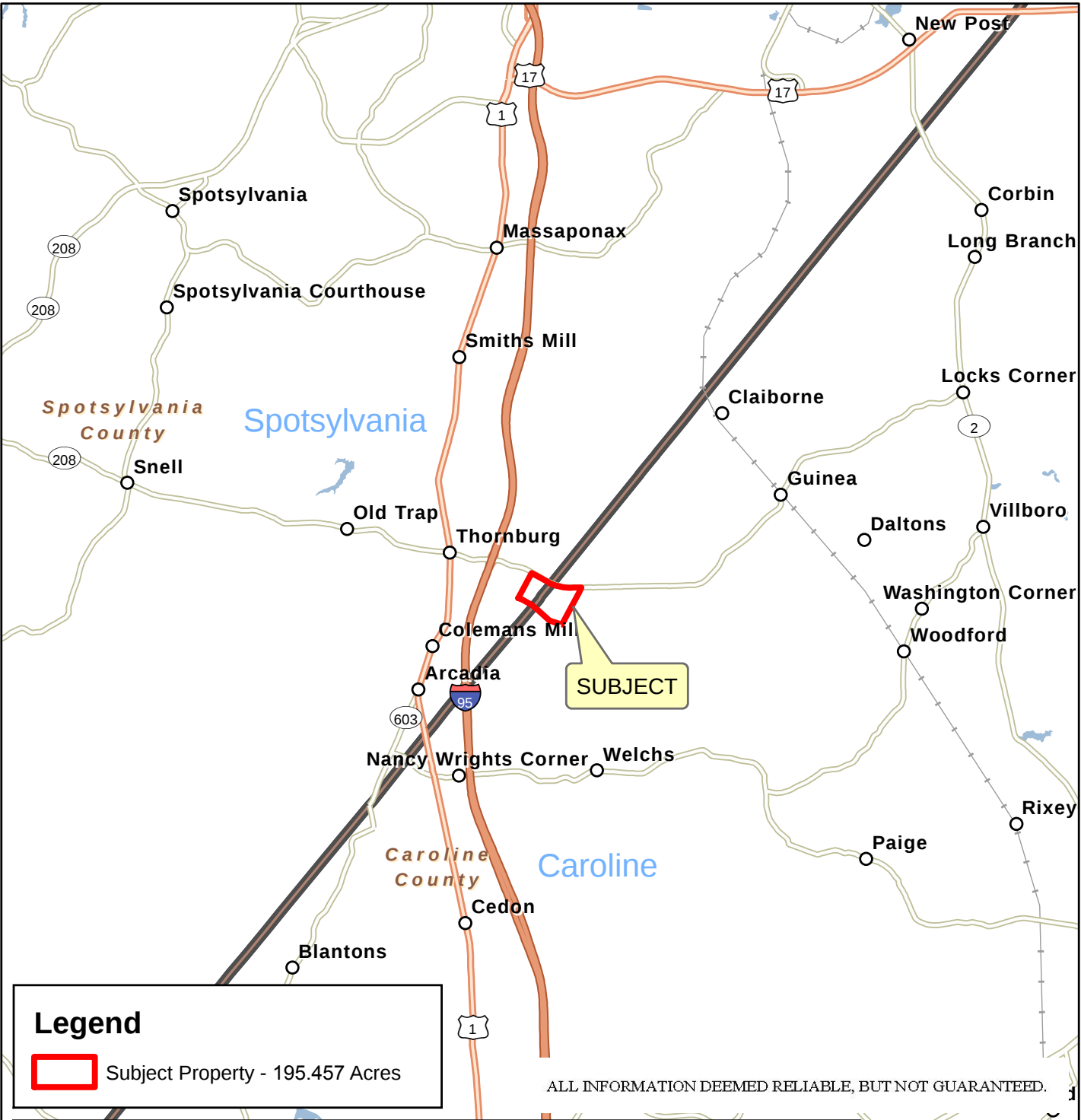
Labeled Sewer Connection:

- 8" line 2340' from parcel.
- Would need to install a local lift station to pump into existing gravity sewer system due to elevation difference.

VDOT L&D Contact:
Robert Ridgell - Robert.Ridgell@VDOT.Virginia.gov

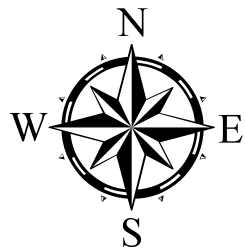


LOCATION MAP



GRANT MASSIE
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®



LOCATION MAP

