

151.61 ACRES FLUVANNA COUNTY, VIRGINIA

PRICE REDUCED - \$249,900



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PROPERTY DESCRIPTION

The subject property is shown on Fluvanna County Tax Map records as parcel number 39-13-51. According to the tax records the property contains 151.61 acres. The deed is recorded in Deed Book 826 on Page 169. A review of the Fluvanna County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
39-13-51	151.61	\$608,200 Land -0- Improvements \$608,200 Total Value

The subject property is currently zoned Agricultural. There is over a third of a mile of road frontage on Route 6, River Road, and frontage on both sides of the entrance road leading into the Rosewood Manor subdivision. The property is the common area for the Rosewood Manor cluster development. Fluvanna zoning requirements allow for one dwelling to be located on the property. Electric and phone services are located on site. Geographically, the property is a horseshoe shaped around the development. The property has two creeks near the boundary south/east and north/east sides. There are mixed timber types along the creeks.

Approximately 51 acres are open. The terrain gently to steeply rolling and descending to the wooded area along the creeks. Vegetation in the open area comprises of mixed grasses, broadleaf weeds, and root regenerated young woody perennials. A two to three-acre pond is situated in the cleared area as well.

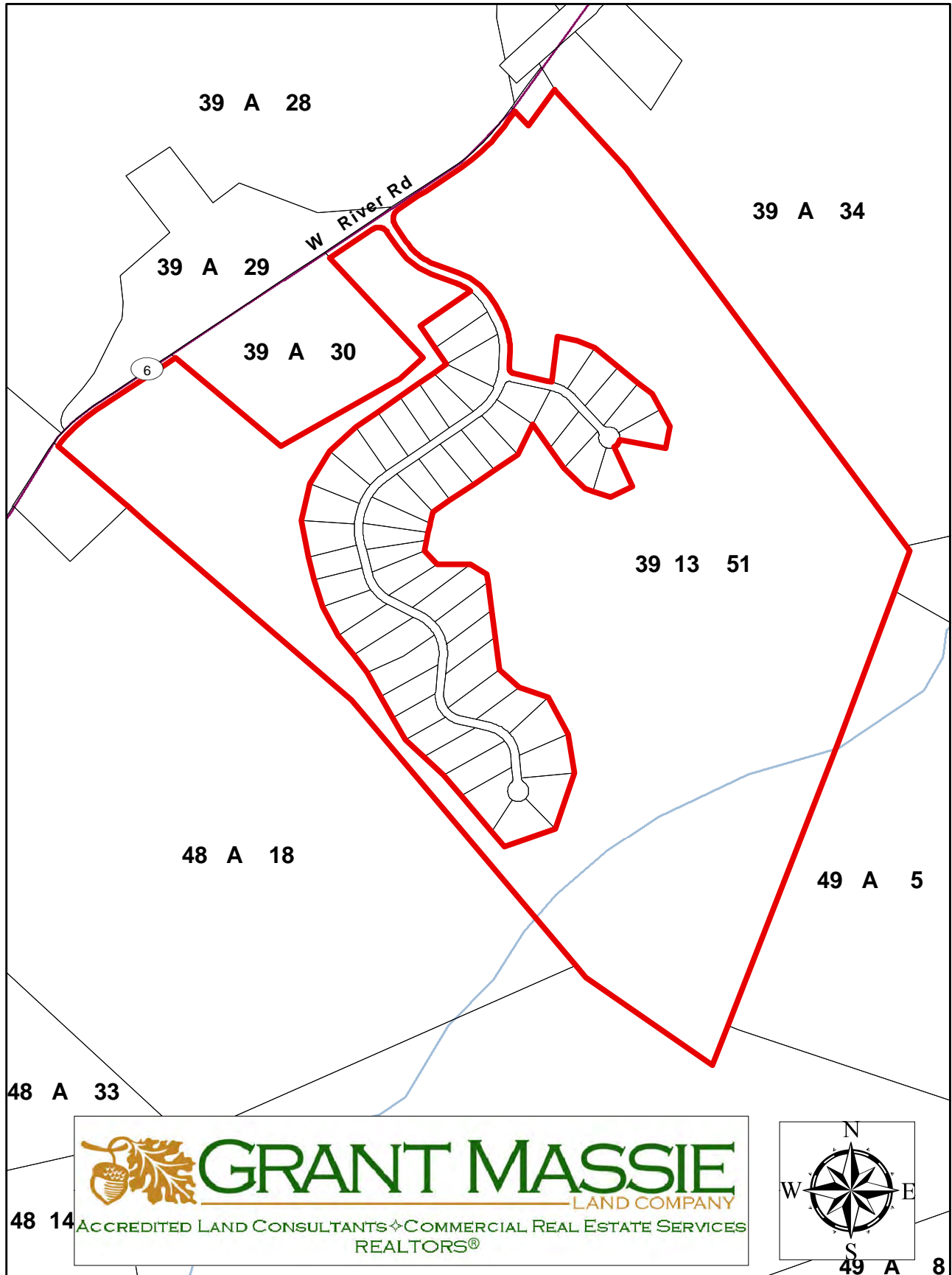
Electric and phone services for the property are provided at access points in Rosewood Manor. Along Route 6, there is a separate drive into the property with an office trailer that has well, and septic as noted on the survey. Of particular note, encumbrances exist on the property near the subdivision lots in the form of septic fields easements for the Rosewood Manor subdivision are identified on the survey.

***** Covenants and detailed plats available upon request.**

PHOTOGRAPHS



TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

SHEET 3

SHEET 4

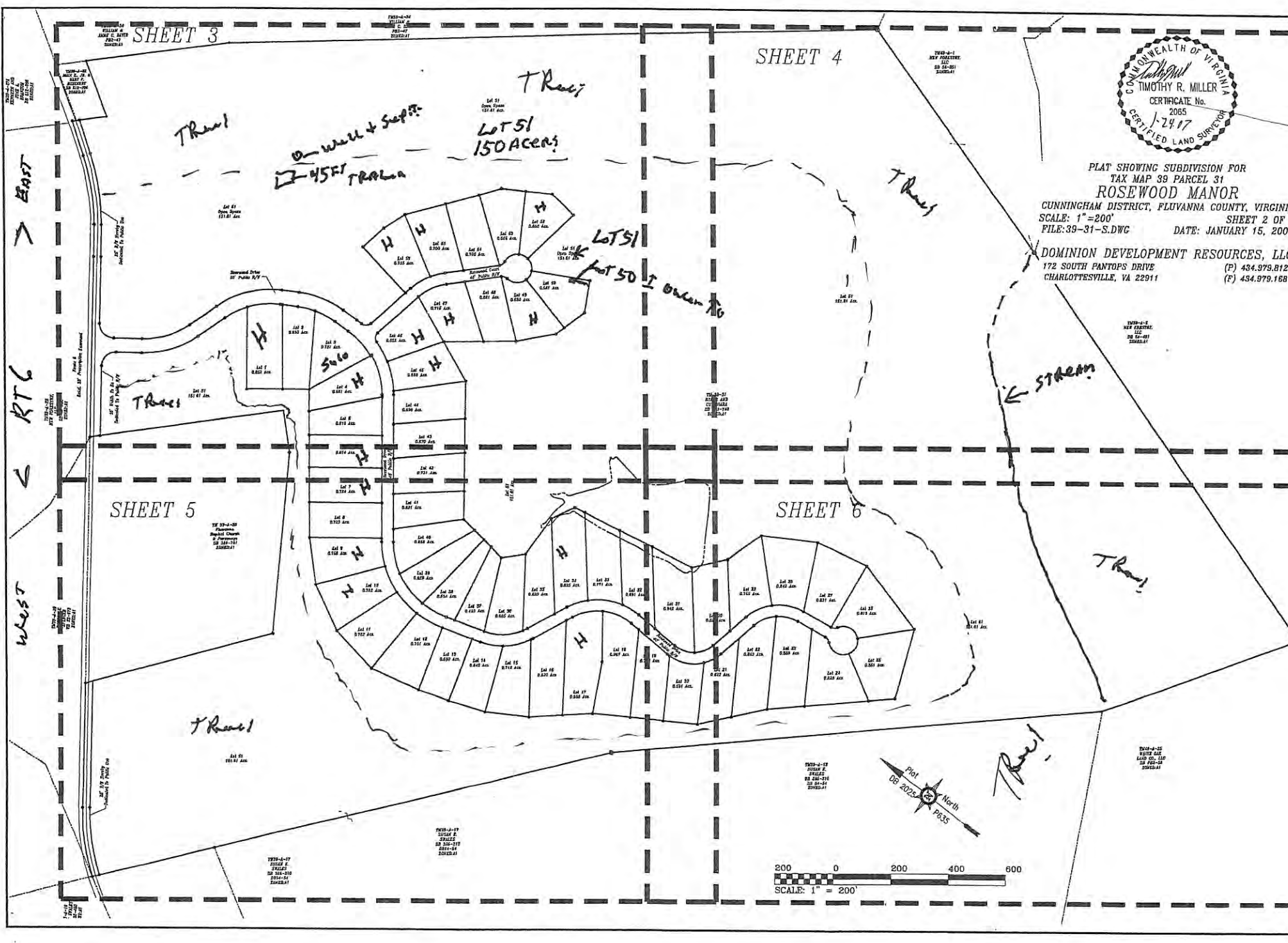
SHEET 5

SHEET 6

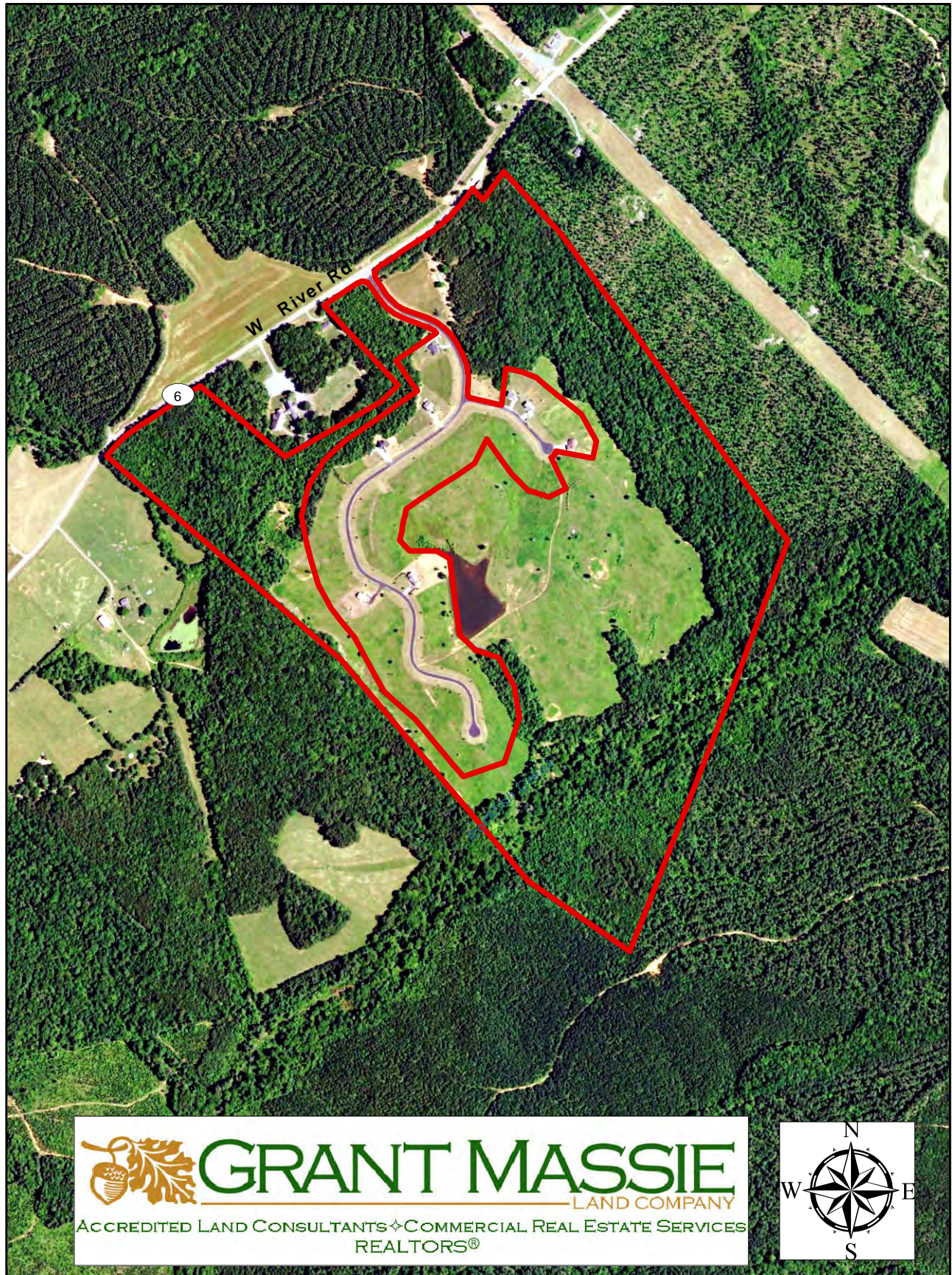


PLAT SHOWING SUBDIVISION FOR
TAX MAP 39 PARCEL 31
ROSEWOOD MANOR
CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA
SCALE: 1"=200' SHEET 2 OF
FILE: 39-31-S.DWG DATE: JANUARY 15, 2007

DOMINION DEVELOPMENT RESOURCES, LLC
172 SOUTH PANTOPS DRIVE (P) 434.979.8121
CHARLOTTESVILLE, VA 22911 (F) 434.979.1681



SUMMER AERIAL PHOTO



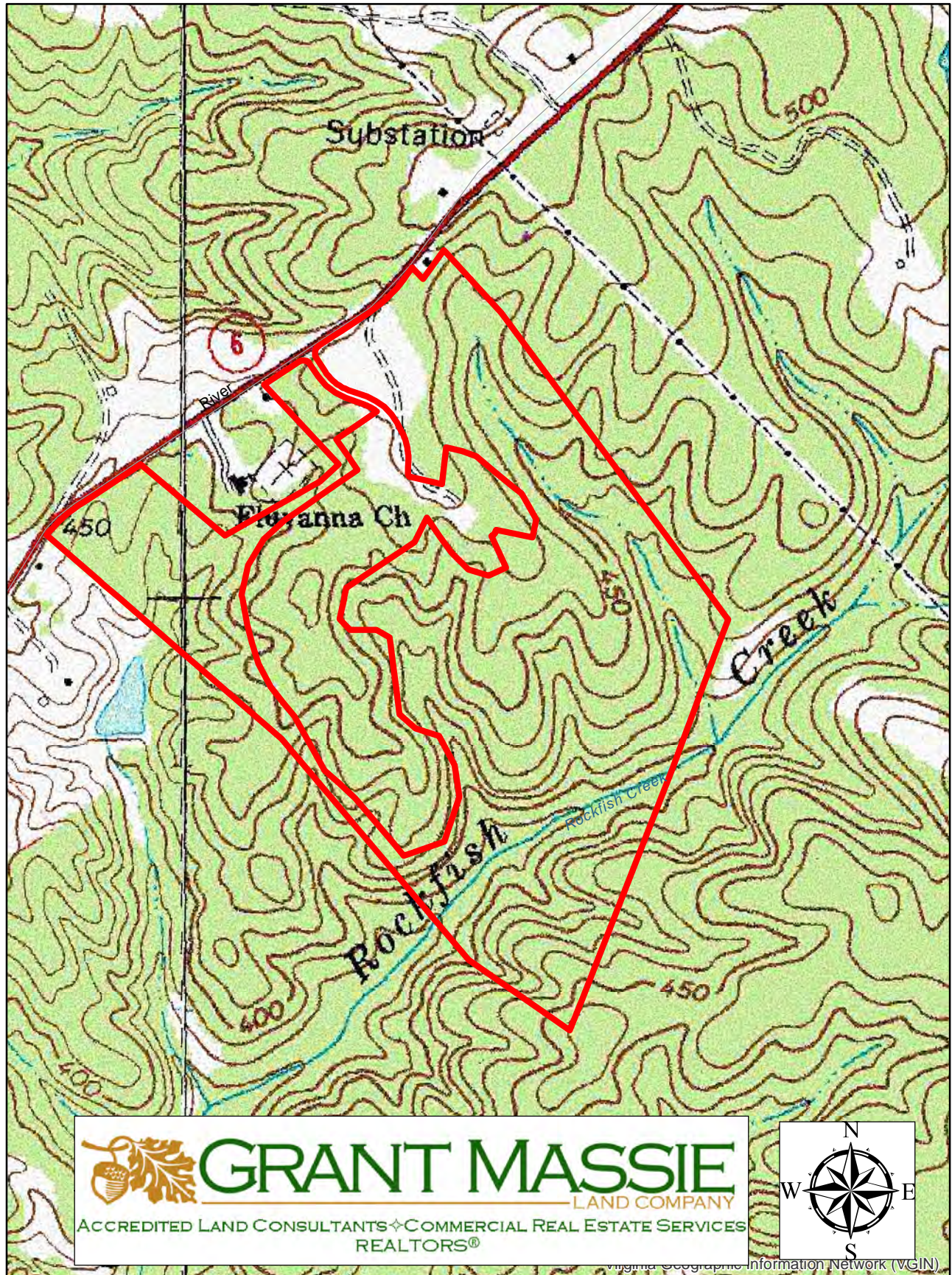
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

WINTER AERIAL PHOTO



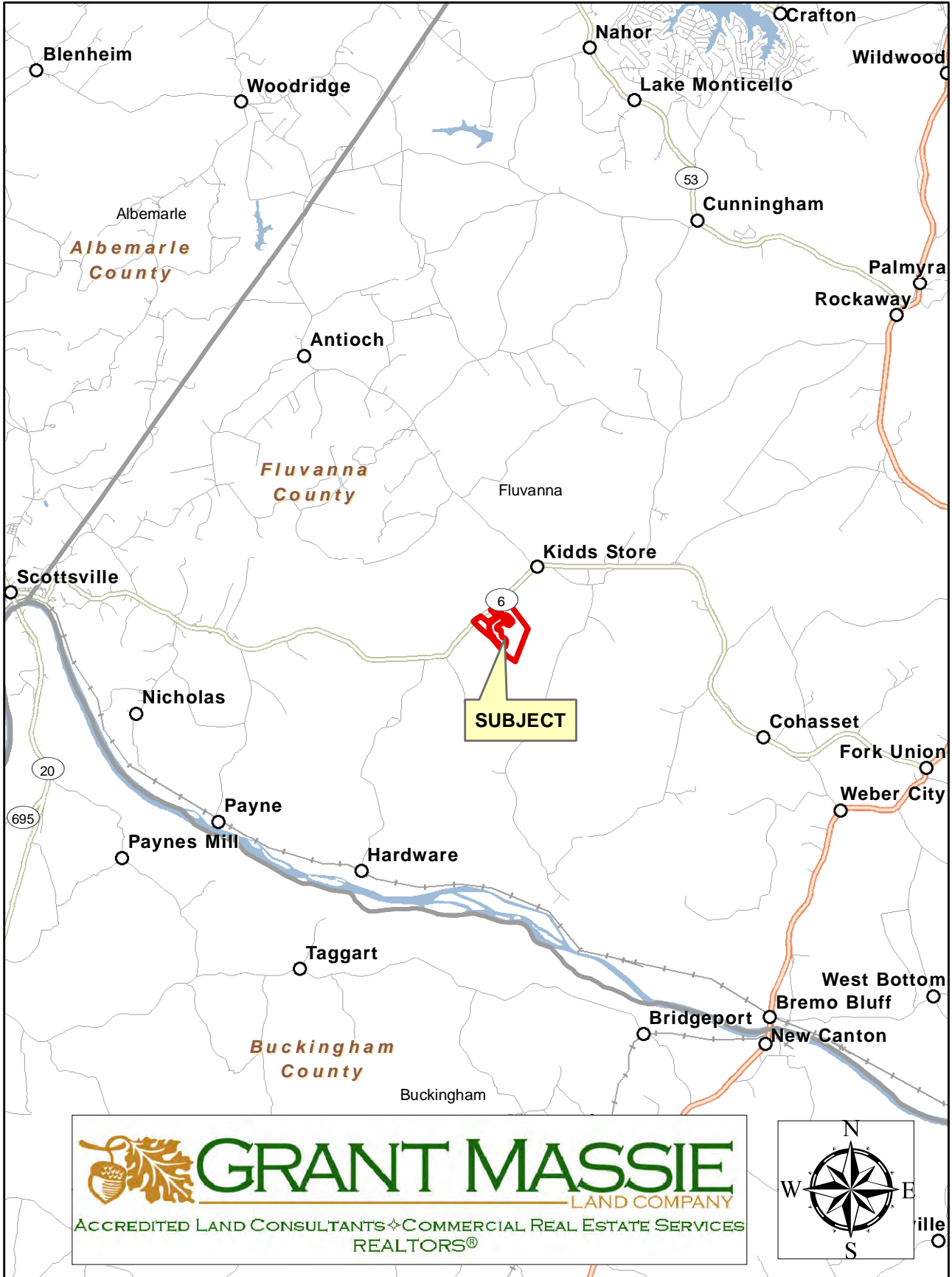
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPO MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



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