

“WALNUT GROVE FARM”
180.9 ACRES
CAROLINE COUNTY, VIRGINIA

NEW PRICE - \$2,895/ACRE
OR
\$523,705



Seller is an Owner/Agent

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

ROBERT A. WOOD
REALTOR
804-788-1325

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel # 108-A-33C, # 108-11-1, and # 108-11-2. According to the tax records, the properties contains 180.9 acres total. The deeds are recorded in Deed Book 660/126, Deed Book 812/772 and Deed Book 955/92. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
108-A-33C	102.7
108-11-1	68.2
108-11-2	10.0

Known locally as the Walnut Grove Farm. The subject property is currently zoned Rural Preservation (RP). It is located at the end of the cul-de-sac on Walnut Grove Farm Lane. It is located just off of Route 301 near the Caroline – Hanover County line, 4 miles north of Hanover Courthouse.

Mill Creek meanders along the subject property's northern boundary and a tributary of Mill Creek meanders along a portion of subject property's southwestern boundary. Streamside management zones (SMZs) and wetlands represent about 7.3 acres +/- of the subject property along that creek and other feeder creeks. In total, there is approximately 10.25 acres +/- of grassland based on aerial photographs. The balance of the subject property is wooded with 15.5 Acres +/- in pine plantation and 147.85 Acres +/- in mixed hardwood/pine stands. Significant timber on the property.

SUMMARY: Breakdown of Land Types by Tax Map Parcel

Tax Map #	APPOXIMATE ACREAGES PER TAX MAP PARCEL				
	Agricultural	Woodland	Wetlands/SMZs	Water Features (Ponds, Rivers)	House Lot
108-A-33C	0	96.6	6.1	N/A	0
108-11-2	0	9.8	0.2	N/A	0
108-11-1	10.25	56.95	1	N/A	0
TOTALS:	10.25	163.35	7.3	0	0

This is a beautiful tract of land with great potential for present or future residential development or as a single Estate. “Walnut Grove Farm” is a unique land investment opportunity because it offers the following benefits:

1. Caroline County has extremely restrictive land use ordinances. But this land is zoned RP, which allows By Right the opportunity to develop this farm into a 10-acre lot subdivision.
2. This farm is located in a small area designated by the Caroline County Comprehensive Plan for residential development, which provides the possibility of rezoning the property to a category such as RR-2 wherein the minimum lot size is two acres to five acres.

3. Caroline County does have sanitary sewer in the area.
4. There is DSL service in the adjacent subdivision.
5. Soils on the ridge of this farm are excellent both for agricultural purposes as well as septic systems.
6. The dramatic topography on the perimeter of the farm provide the opportunity for totally unique and absolutely unbelievable home sites. The majority of the new homes built would have a dramatic view of a creek bottom that also offers privacy.
7. The road through Walnut Grove Farm was a colonial era public road. It was a main thoroughfare between Williamsburg/Richmond and points north. Just past Walnut Grove Farm, the old road was to Buck's Mill, which the whole community used for milling their corn and wheat. Both Buck's Mill and the home on Walnut Grove burned just prior to Virginia taking over maintenance of the public roads. Without those structures, this section of road did not meet the criteria to be taken into the state road system.
8. Another bit of local history, towards the end of the Civil War, a son of the Peatross family that owned Woodmont Farm adjacent to Walnut Grove Farm while serving in the Confederate Army on leave visited his girlfriend, a daughter of the Hill Family that owned Mt. Gideon Farm that also is adjacent to Walnut Grove Farm. Young Mr. Peatross asked Miss Hill to marry him, she accepted, and he rode through Walnut Grove Farm to go to Woodmont Farm to share his news with his parents. A Union sniper shot young Mr. Peatross at Buck's Mill and he died at his parent's home.

PHOTOGRAPHS



AERIAL PHOTOGRAPH



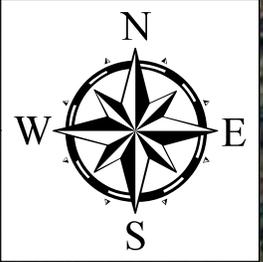
Legend

 Subject Property



GRANT MASSIE
LAND COMPANY

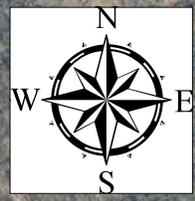
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REALTORS®



WINTER AERIAL PHOTOGRAPH

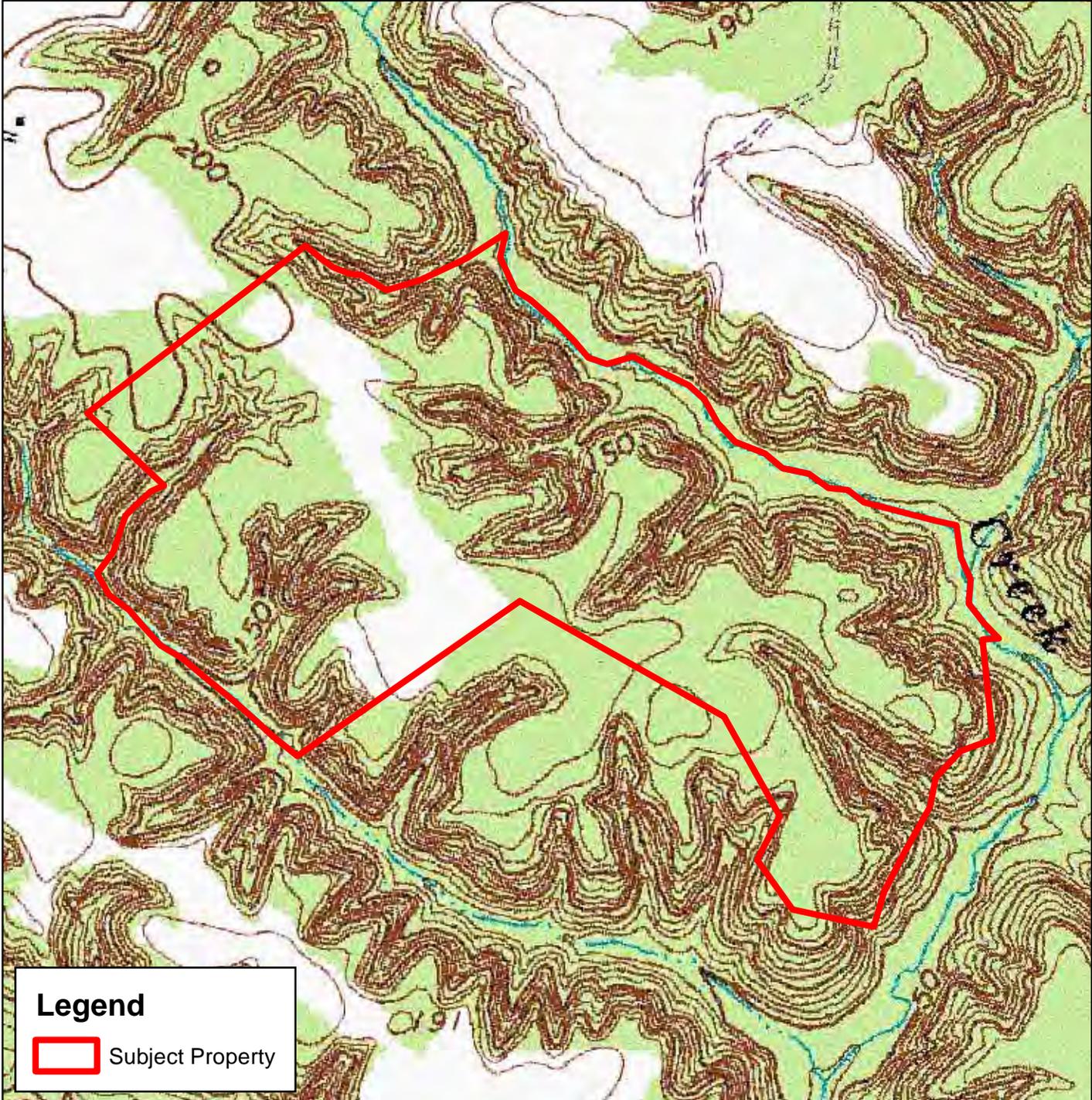


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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



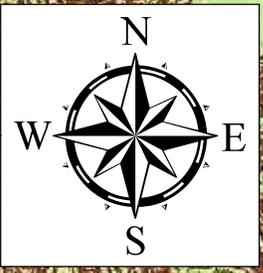
Legend

 Subject Property

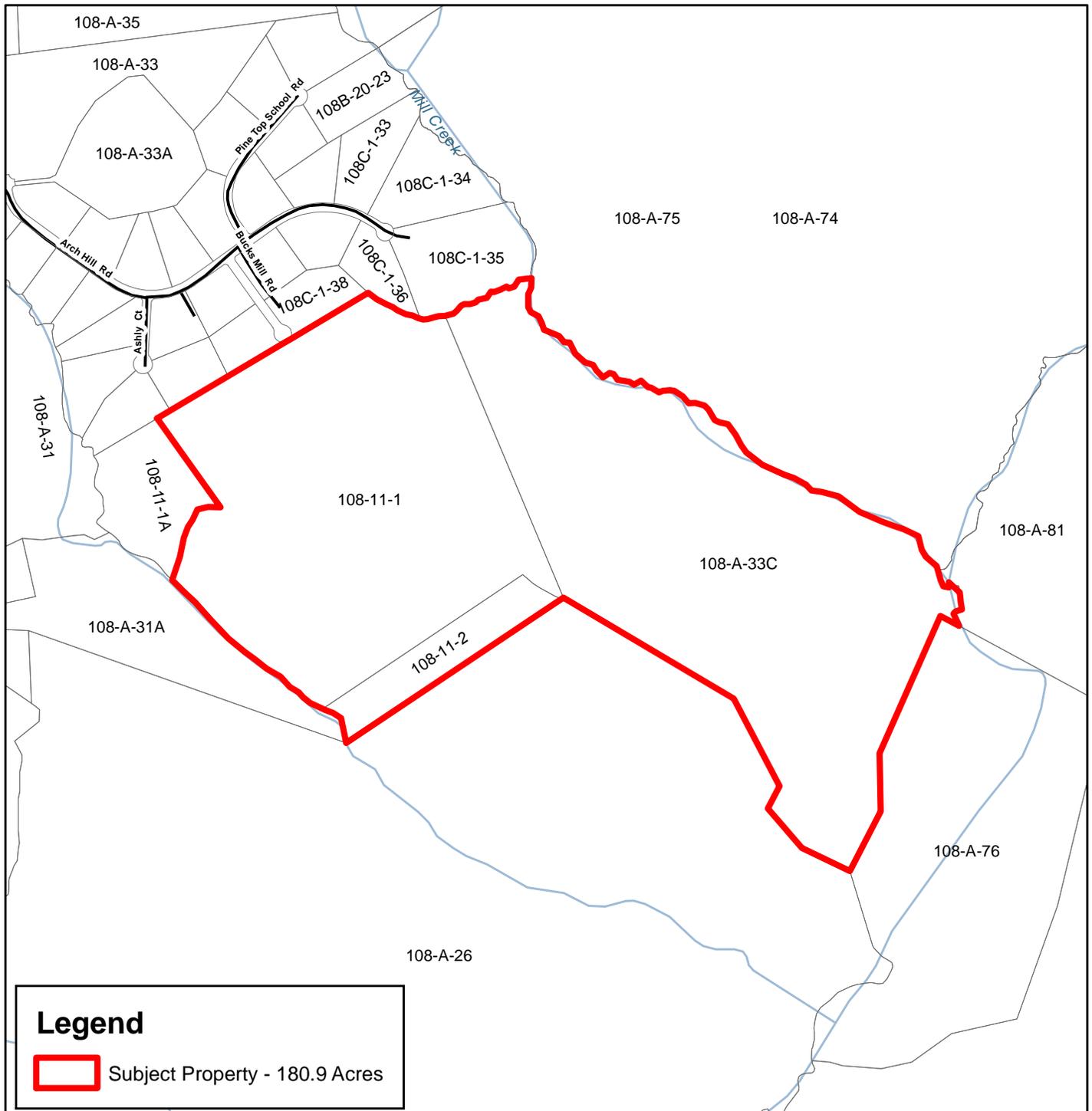


GRANT MASSIE
LAND COMPANY

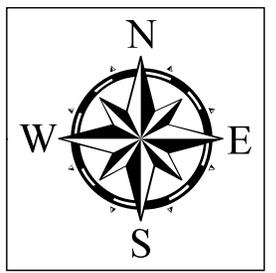
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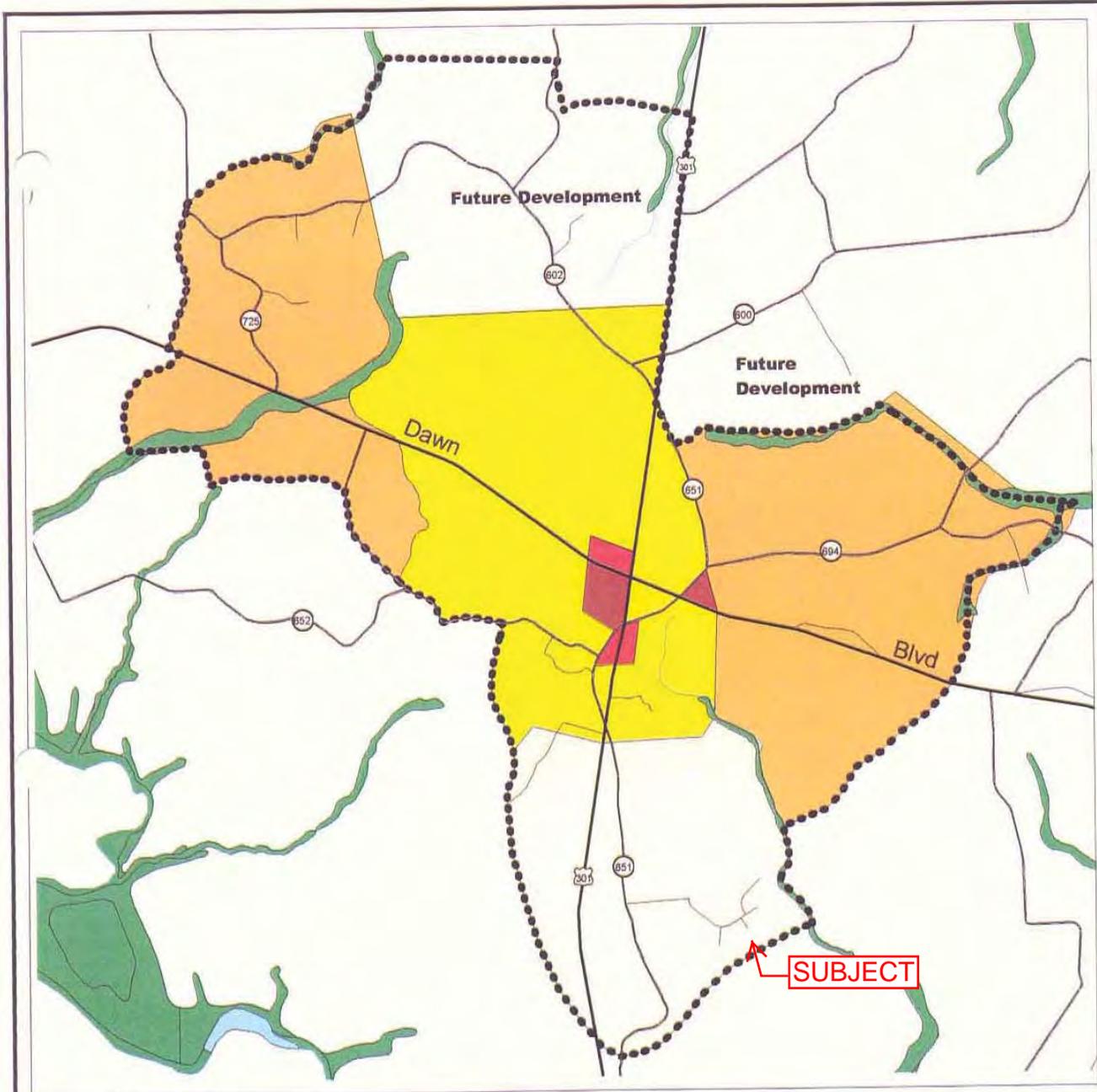
TAX MAP



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LAND USE PLAN



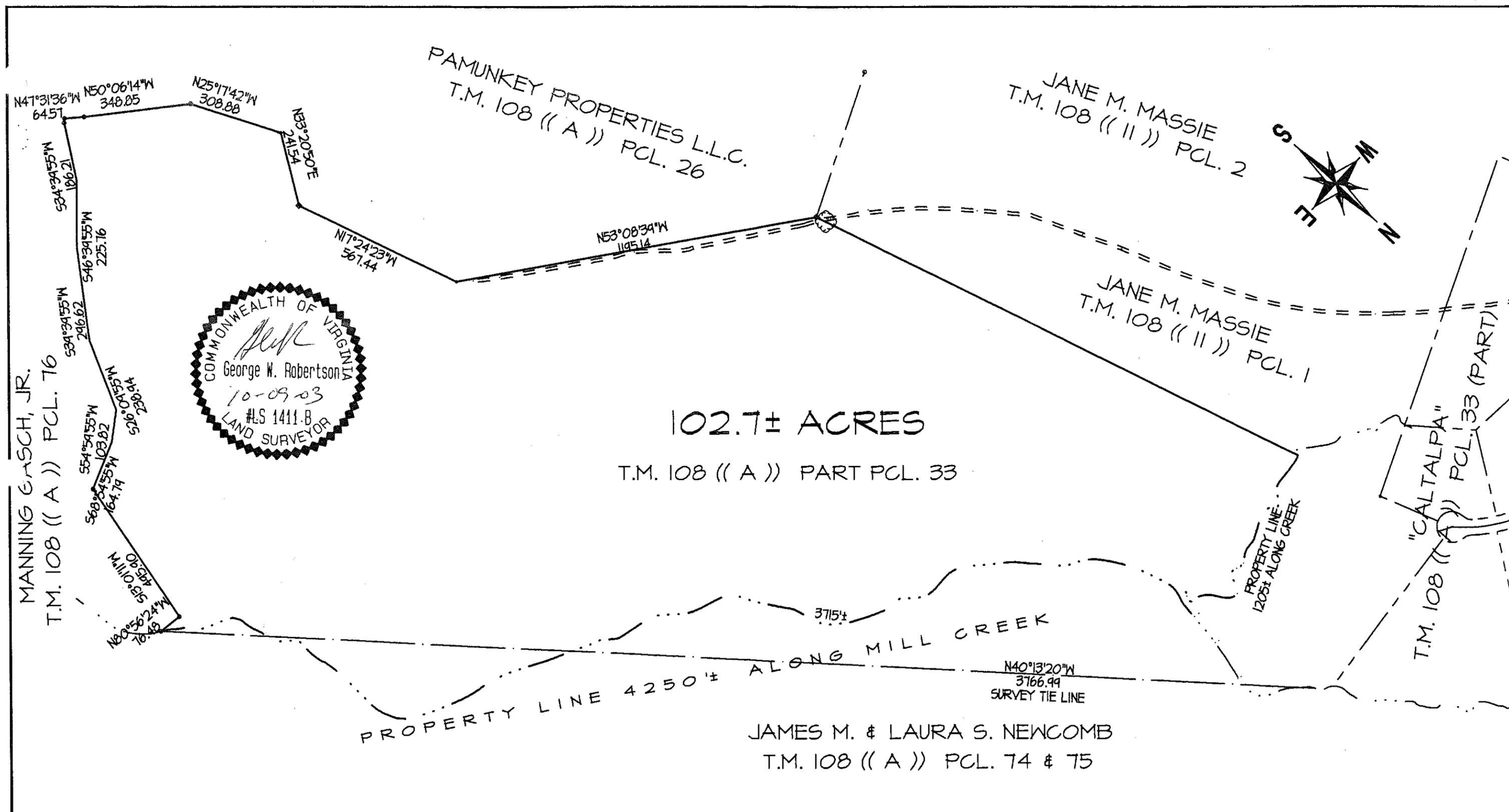
Dawn Secondary Growth Area



2000 0 2000 Feet

- Low Density Residential (1-4 dwellings/acre)
- Rural Residential 2
- Rural Residential 5
- Community Commercial
- Highway Commercial
- Open Space
- Secondary Growth Area Boundary

Map 8-6



COMMONWEALTH OF VIRGINIA
George W. Robertson
 George W. Robertson
 10-09-03
 #LS 1411-B
 LAND SURVEYOR

102.7± ACRES

T.M. 108 ((A)) PART PCL. 33

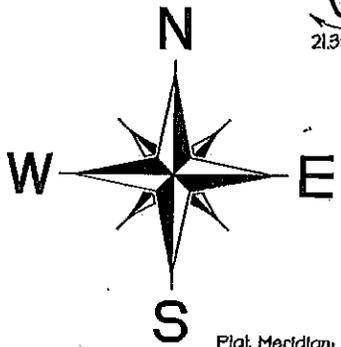
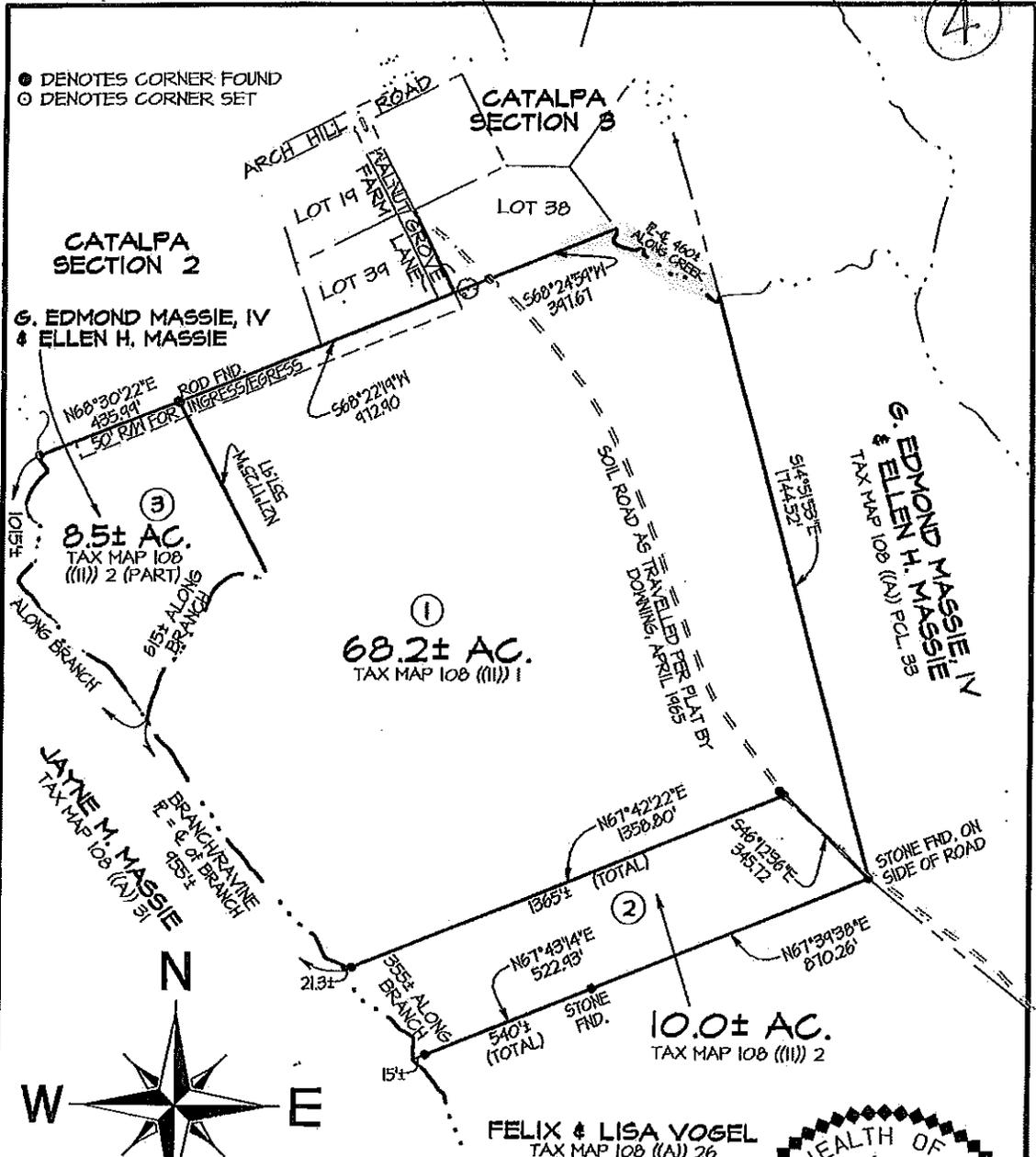
JN: 030708 WP SCALE: 1" = 300' DATE: 10/01/03 FBK: NIKON DC 030708

DOWNING SURVEYS, INC.

305 S. WASHINGTON HWY. SUITE "K" ASHLAND, VA. 23005
 (PH) 798-6795 & 748-3609 (FAX) 798-3546

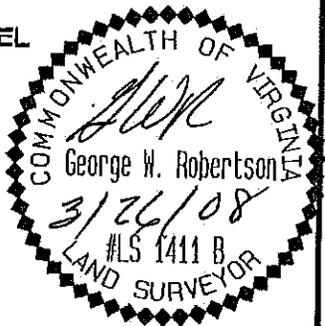
PLAT SHOWING 102.7± ACRE PARCEL
 BEING ADJACENT TO CATALPA AND
 EAST OF RTE 651 AND SOUTH OF DAWN
 IN THE
 REEDY CHURCH DISTRICT CAROLINE COUNTY, VIRGINIA

● DENOTES CORNER FOUND
○ DENOTES CORNER SET



Plat Meridian:
Plat by Robert L. Downing
"PLAT OF THREE PARCELS
OF LAND SOUTH OF DAWN..."
Dated: April, 1965

**BOUNDARY LINE SURVEY
APPROVED FOR RECORDATION
CAROLINE COUNTY PLANNING DEPT.
DATE 3/26/08
AGENT [Signature]
MUST BE RECORDED WITHIN 6 MONTHS
FROM APPROVAL DATE OR BECOMES
NULL AND VOID**



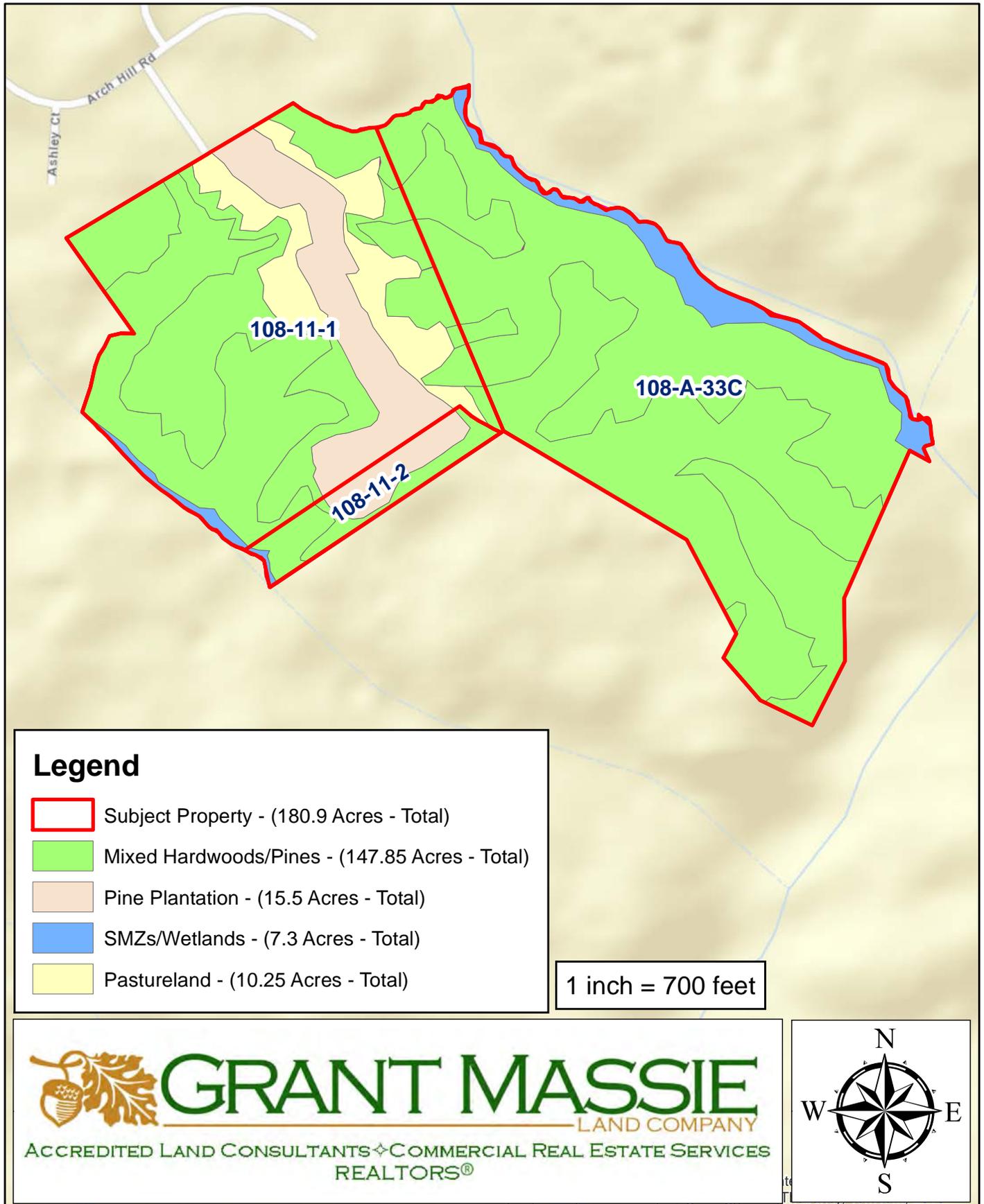
**PLAT SHOWING THREE PARCELS OF LAND
BEING TAX MAP 108(III) PARCELS 1 AND 2
IN THE
REEDY CHURCH DISTRICT CAROLINE COUNTY, VIRGINIA**

JN: 070710 SCALE: 1" = 400' DATE: March 25, 2008 File #: 070710ABCMP

DOWNING SURVEYS, INC.

305 S WASHINGTON HWY SUITE "K" ASHLAND, VA. 23005
(PH) 798-6795 & 748-3609 (FAX) 798-3546

LAND AND FOREST TYPE MAP



Legend

-  Subject Property - (180.9 Acres - Total)
-  Mixed Hardwoods/Pines - (147.85 Acres - Total)
-  Pine Plantation - (15.5 Acres - Total)
-  SMZs/Wetlands - (7.3 Acres - Total)
-  Pastureland - (10.25 Acres - Total)

1 inch = 700 feet

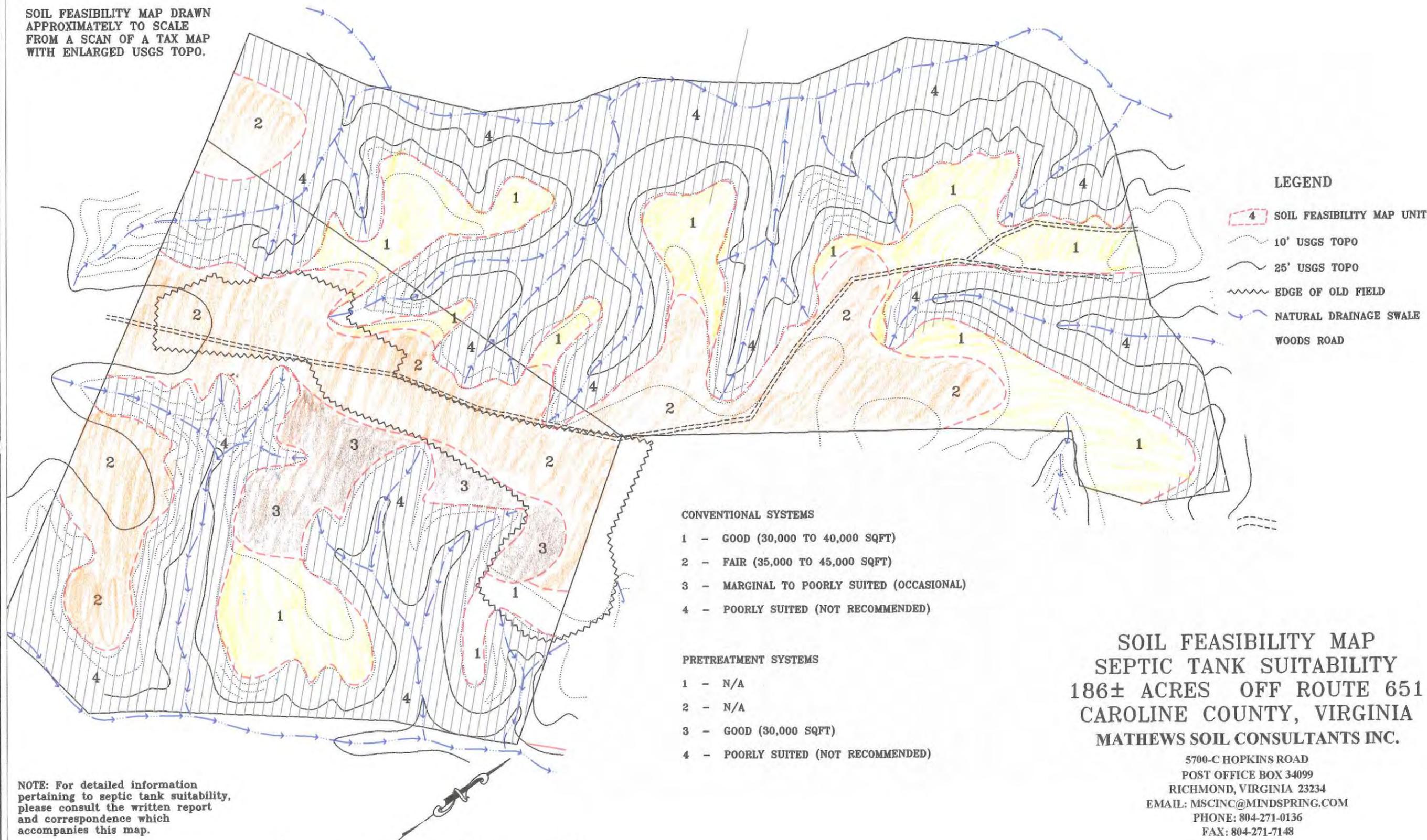


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SOIL FEASIBILITY MAP DRAWN
APPROXIMATELY TO SCALE
FROM A SCAN OF A TAX MAP
WITH ENLARGED USGS TOPO.



- LEGEND**
- 4 SOIL FEASIBILITY MAP UNIT
 - 10' USGS TOPO
 - 25' USGS TOPO
 - EDGE OF OLD FIELD
 - NATURAL DRAINAGE SWALE
 - WOODS ROAD

- CONVENTIONAL SYSTEMS**
- 1 - GOOD (30,000 TO 40,000 SQFT)
 - 2 - FAIR (35,000 TO 45,000 SQFT)
 - 3 - MARGINAL TO POORLY SUITED (OCCASIONAL)
 - 4 - POORLY SUITED (NOT RECOMMENDED)

- PRETREATMENT SYSTEMS**
- 1 - N/A
 - 2 - N/A
 - 3 - GOOD (30,000 SQFT)
 - 4 - POORLY SUITED (NOT RECOMMENDED)

**SOIL FEASIBILITY MAP
SEPTIC TANK SUITABILITY
186± ACRES OFF ROUTE 651
CAROLINE COUNTY, VIRGINIA
MATHEWS SOIL CONSULTANTS INC.**

5700-C HOPKINS ROAD
POST OFFICE BOX 34099
RICHMOND, VIRGINIA 23234
EMAIL: MSCINC@MINDSPRING.COM
PHONE: 804-271-0136
FAX: 804-271-7148

NOTE: For detailed information
pertaining to septic tank suitability,
please consult the written report
and correspondence which
accompanies this map.



OCTOBER 21, 2003
JOB NUMBER: *
FILE: MASSEY CAROLINE CO
10-20-3 JN*

