

218.68 ACRES +/- RICHMOND COUNTY, VA

ASKING PRICE - \$420,000



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS
804-754-3476

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject property is shown on Richmond County Tax Map records as parcel numbers 11-26 and 11-28. According to the plats, the property contains a total of 218.68 acres. The deeds are recorded in Deed Book 127 on Page 507 and Deed Book 313 on Page 981. Plats are recorded in Plat Book 2 on Page 125 and Plat Slide 3-37C.

The subject property is currently zoned Agricultural (A-1). There is a 50-foot right-of-way along the farm road from the end of state maintenance of State Route 659 (Spring Hill Road) to the subject property. This 50-foot right-of-way includes the existing 20-foot right-of-way and a 30-foot utility right-of-way as described in DB 313 on Page 981 and shown on plat in Plat Slide 3-37C.

The subject property contains the following land types (approximate):

- 47.6 acres +/- in cultivation,
- 23.7 acres +/- of recent cutover woodland (not replanted),
- 19 acres +/- of 6- to 7-year old natural regenerated woodland (harvested in 2012+/-),
- 15 acres +/- of mature planted pines (26- to 28-years old),
- 74.88 acres +/- mature natural hardwood and pine woodland, and
- 38.5 acres +/- in Cat Point Creek marshland and creek frontage.

Woodville Creek meanders through this parcel down to Cat Point Creek. This parcel has approximately 2,590 feet of frontage on Cat Point Creek. There is ideal duck hunting habitat along the subject property's Cat Point Creek frontage. It is about a 1 mile +/- boat ride from the subject property to Menokin Bay and an additional 8 miles +/- boat ride to the Rappahannock River.

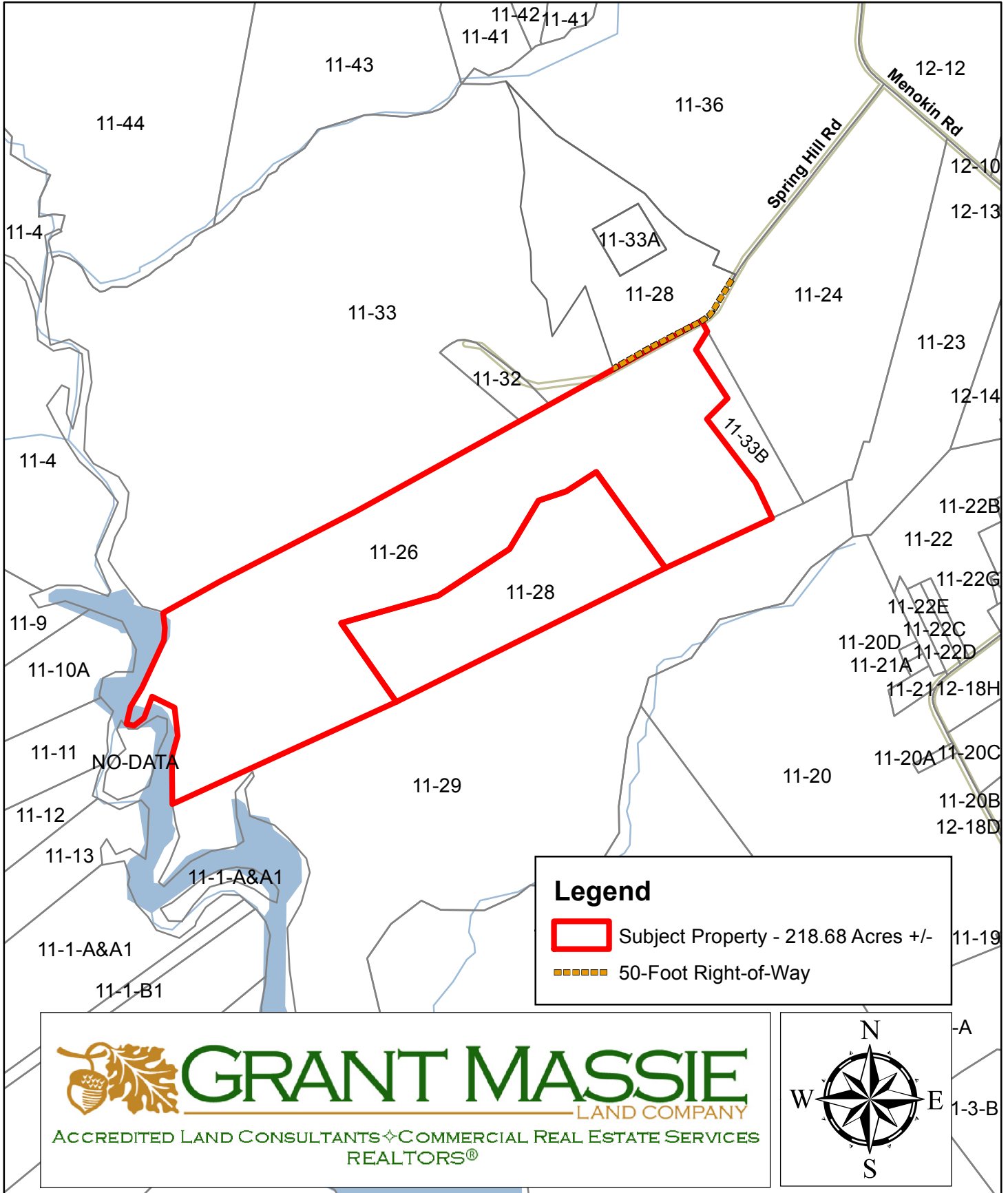
The subject property is located about 6.25 miles +/- from Warsaw and about 10.25 miles +/- from Tappahannock.

PHOTOGRAPHS





TAX MAP



[illegible]

VIRGINIA: In the office of the Clerk of the Circuit Court for the County of Richmond the 21st day of September, 1984, this Deed and plat was presented and with certificate annexed to record at 10:30 o'clock A.M. \$1.20 State Tax, 40¢ County Tax and \$1.00 Sec. 58-54.1 Tax Paid.

Teste: Reese J. Fairweather Clerk

DEED BOOK 126, PAGE 124

SLIDE 3-37C

SLIDE 3-37C
INST 16-80
DB 313, PG 981
2-12-16

CHARLES E. BELFIELD
T.M. 11, PARCEL 44
DB. 218, PG. 701

LINDA BELFIELD ODOM
T.M. 11, PARCEL 43
DB. 218, PG. 715

FURL HALL MOORE
T.M. 11, PARCEL 41
WB. 32, PG. 110

FURL HALL MOORE
T.M. 11, PARCEL 36
WB. 32, PG. 110

DASHED LINES REPRESENT
PLAT OF SURVEY RECORD
IN DB. 94, PG. 88.
AREA = 1.00 ACRES

PARCEL "A"
AREA = 283.48 ± ACRES
T.M. 11, PARCEL 33
DB. 200, PG. 071

FURL HALL MOORE
T.M. 11, PARCEL 36
WB. 32, PG. 110

DEBRA S. TEMPLETON
T.M. 11, PARCEL 35A
DB. 94, PG. 668

DEBRA S. TEMPLETON
T.M. 11, PARCEL 35A
DB. 94, PG. 668

NOTARY PUBLIC
CERIFY THAT DEBRA S. TEMPLETON
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE
COUNTY OF RICHMOND, VIRGINIA
GIVEN UNDER MY HAND THIS 23RD DAY
OF DECEMBER, 2015
MY COMMISSION EXPIRES 12-31-2015

NOTARY PUBLIC
CERIFY THAT EDWIN B. SETTLE AND ROBIN DEE SETTLE
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE
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BLADEN H. SCOTT, JR.
T.M. 11, PARCEL 24
DB. 161, PG. 528

DEBRA S. TEMPLETON
T.M. 11, PARCEL 35A
DB. 94, PG. 668

DEBRA S. TEMPLETON
T.M. 11, PARCEL 35A
DB. 94, PG. 668

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CERTIFICATE OF APPROVAL
THIS SUBDIVISION AS SHOWN HEREON IS
APPROVED BY THE UNDERSIGNED IN ACCORDANCE
WITH THE PROVISIONS OF THE SUBDIVISION
REGULATIONS AND MAP COMMITTED TO RECORD.
SIGNED OWNERS THEREOF.

OWNERS DEDICATION
THIS SUBDIVISION OF LAND IS
DEDICATED TO THE PUBLIC AND IS TO BE
MAINTAINED AS SUCH BY THE
SIGNED OWNERS THEREOF.

LEGEND
IRF = IRON ROD FOUND
PPF = IRON PIPE FOUND
IRS = IRON ROD SET
*** = MARSH

DATE 12-28-15
DATE 12-28-15
DATE 12-28-15
DATE 12-28-15

DATE 12-28-15
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DATE 12-28-15

DATE 12-28-15
DATE 12-28-15
DATE 12-28-15
DATE 12-28-15

EDWIN B. SETTLE
T.M. 11, PARCEL 32
DB. 180, PG. 534
PLAT CAB.2, SLIDE 121A

EDWIN B. SETTLE
T.M. 11, PARCEL 32
DB. 180, PG. 534
PLAT CAB.2, SLIDE 121A

EDWIN B. SETTLE
T.M. 11, PARCEL 32
DB. 180, PG. 534
PLAT CAB.2, SLIDE 121A

EDWIN B. SETTLE
T.M. 11, PARCEL 32
DB. 180, PG. 534
PLAT CAB.2, SLIDE 121A

EDWIN B. SETTLE
T.M. 11, PARCEL 32
DB. 180, PG. 534
PLAT CAB.2, SLIDE 121A

EDWIN B. SETTLE
T.M. 11, PARCEL 32
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PLAT CAB.2, SLIDE 121A

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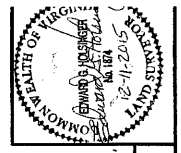
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PLAT CAB.2, SLIDE 121A

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T.M. 11, PARCEL 32
DB. 180, PG. 534
PLAT CAB.2, SLIDE 121A



EDWARD G. VOLSENER
LAND SURVEYOR
P.O. BOX 1185 WARSAW, VA 22972

EDWARD G. VOLSENER
LAND SURVEYOR
P.O. BOX 1185 WARSAW, VA 22972

EDWARD G. VOLSENER
LAND SURVEYOR
P.O. BOX 1185 WARSAW, VA 22972

EDWARD G. VOLSENER
LAND SURVEYOR
P.O. BOX 1185 WARSAW, VA 22972

EDWARD G. VOLSENER
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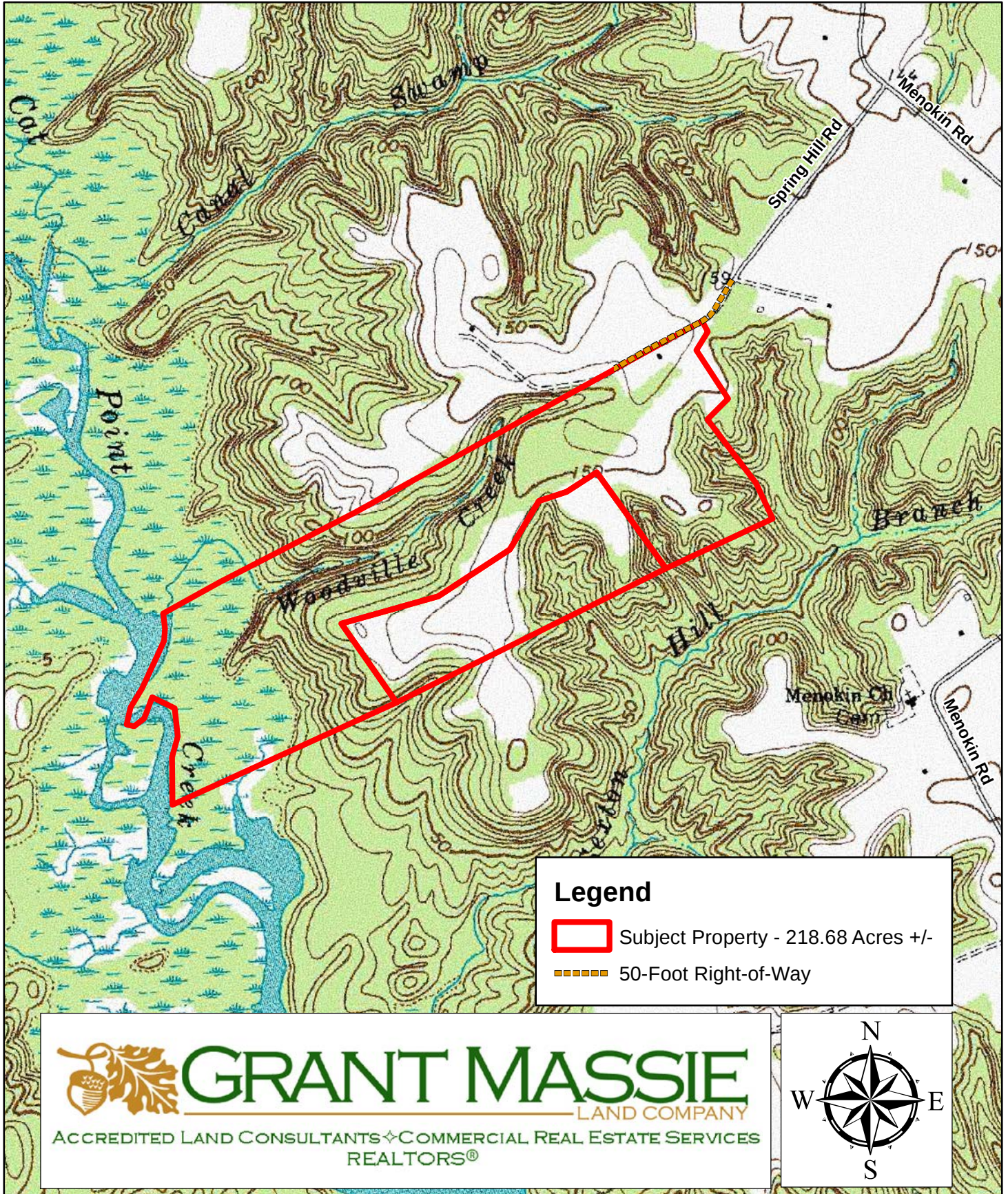


AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP

