

50-ACRE TRACT WITH OLD HOUSE CAROLINE COUNTY, VA

REDUCED PRICE - \$ 1 69,900



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject properties are shown on Caroline County Tax Map records as parcel number 81-A-17. According to the tax records the properties contain 50 Acres. The deed is recorded in Deed Book 340 on Page 436. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
81-A-17	50	\$183,000 Land <u>\$20,800</u> Improvements \$203,800 Total Assessed Value

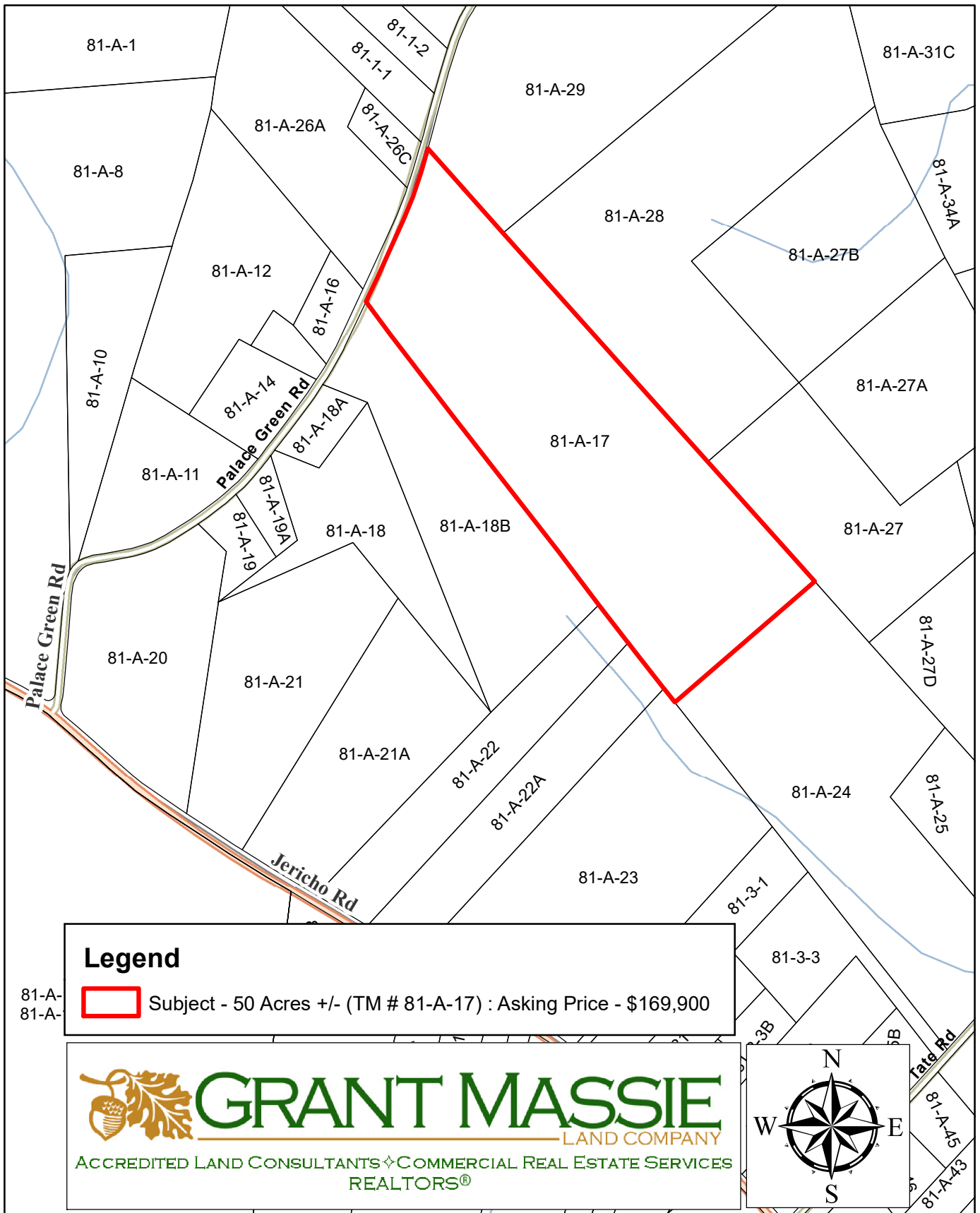
Tax Parcel # 81-A-17: Deeded Acreage – 50 Acres +/-

- Zoned – Rural Preservation (RP);
- Approximately 810 feet +/- on State Route 659 (Palace Green Road);
- Improvements include a 1.5-story 1,144-sq. ft. frame house (c. 1955) and several pole sheds
NOTE – All Improvements are being sold “As-Is, Where-Is.” Any inspections of improvements completed by Purchaser(s) are for informational purposes only;
- Located 4.3 miles +/- from Exit # 104 (Carmel Church/Rt 207) of Interstate 95;
- Land Description:
 - 1.5-Acre +/- homesite,
 - 2.6 Acres +/- in cleared electric powerline easement,
 - 7.5 Acres +/- of natural mixed hardwoods and scattered natural pines, and
 - Balance (38.4 Acres +/-) in 12-year old natural pine plantation that was pre-commercially thinned in 2013 per Virginia Department of Forestry records.

PHOTOGRAPHS - 50 ACRES +/-

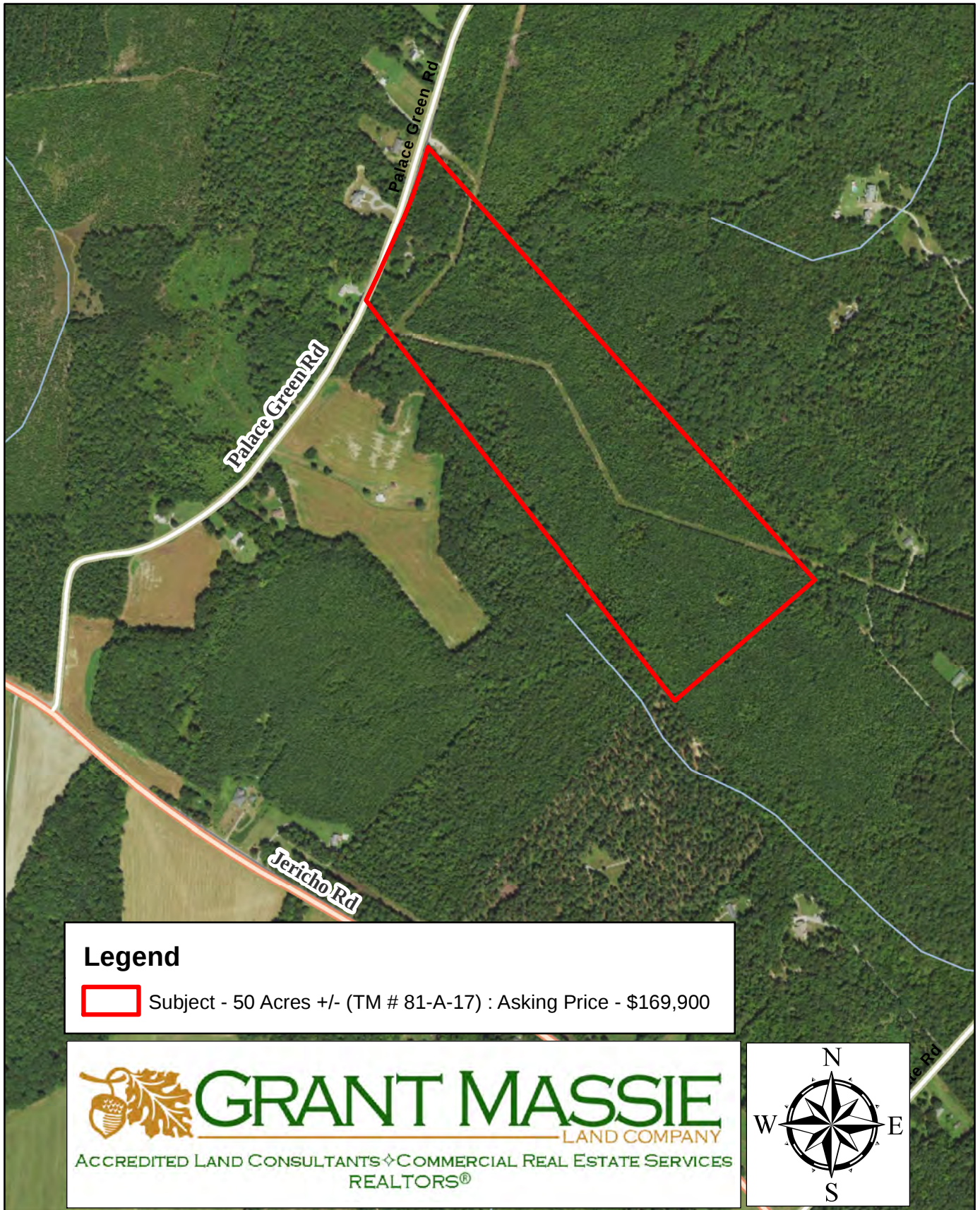


TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTOGRAPH



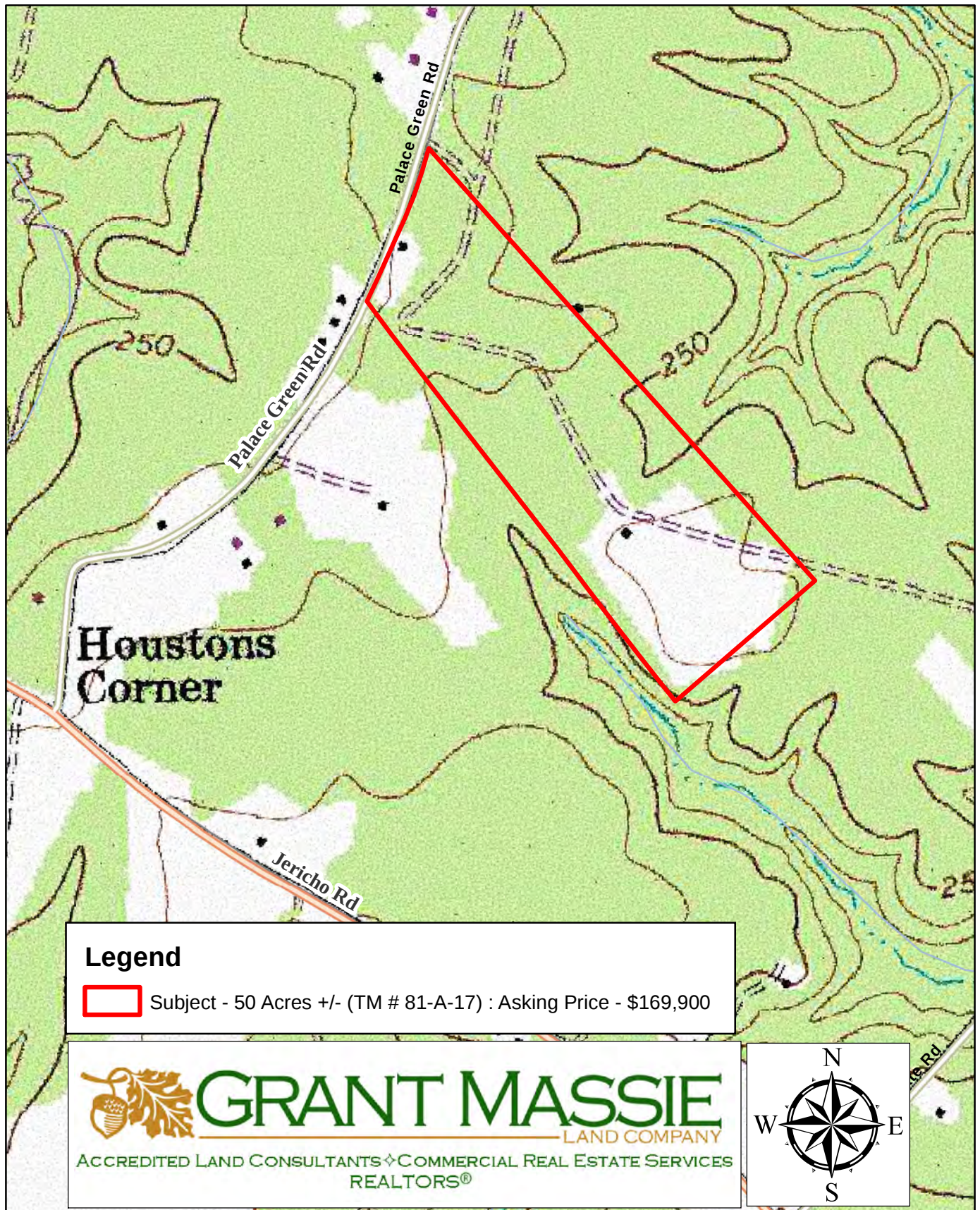
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTOGRAPH



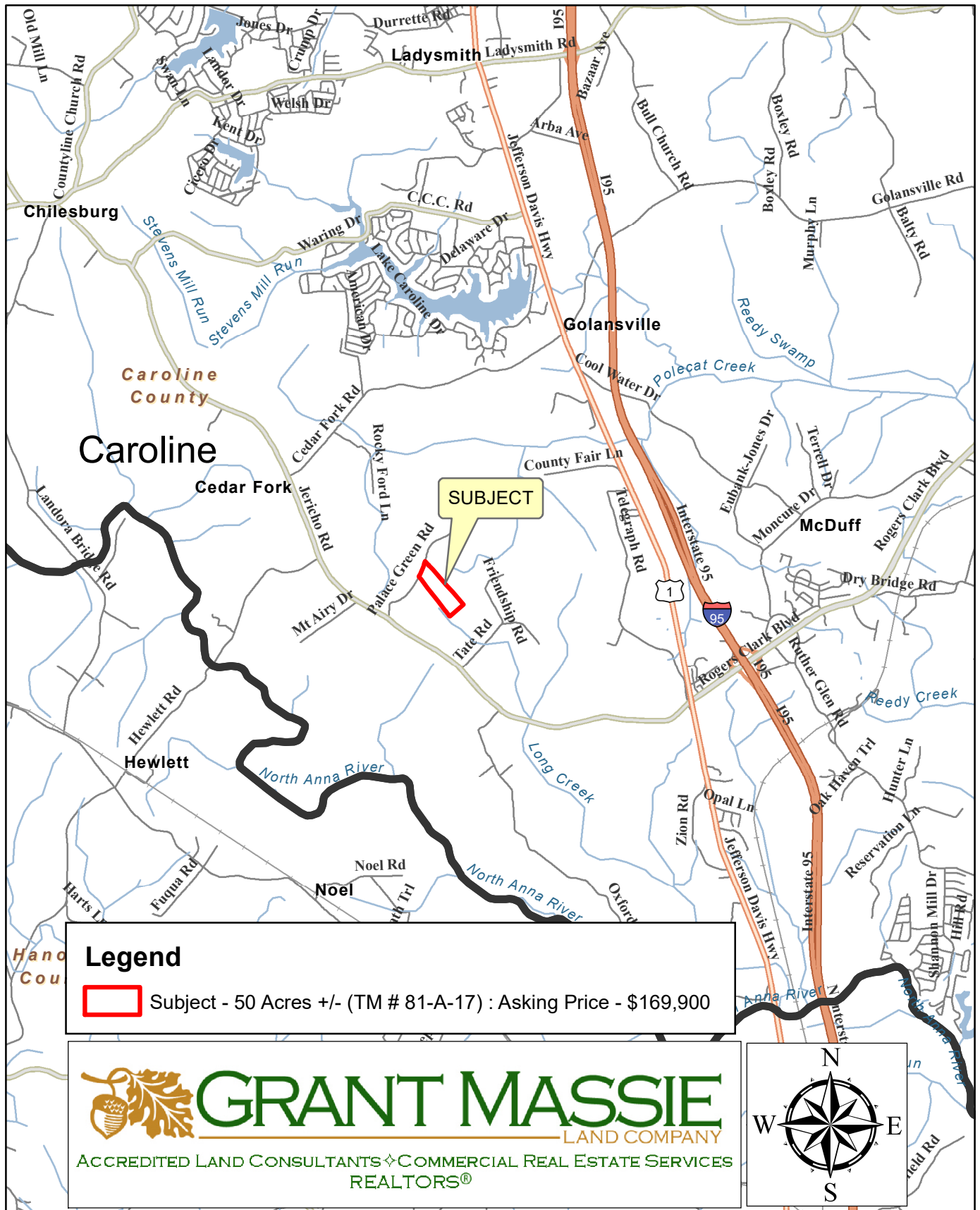
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



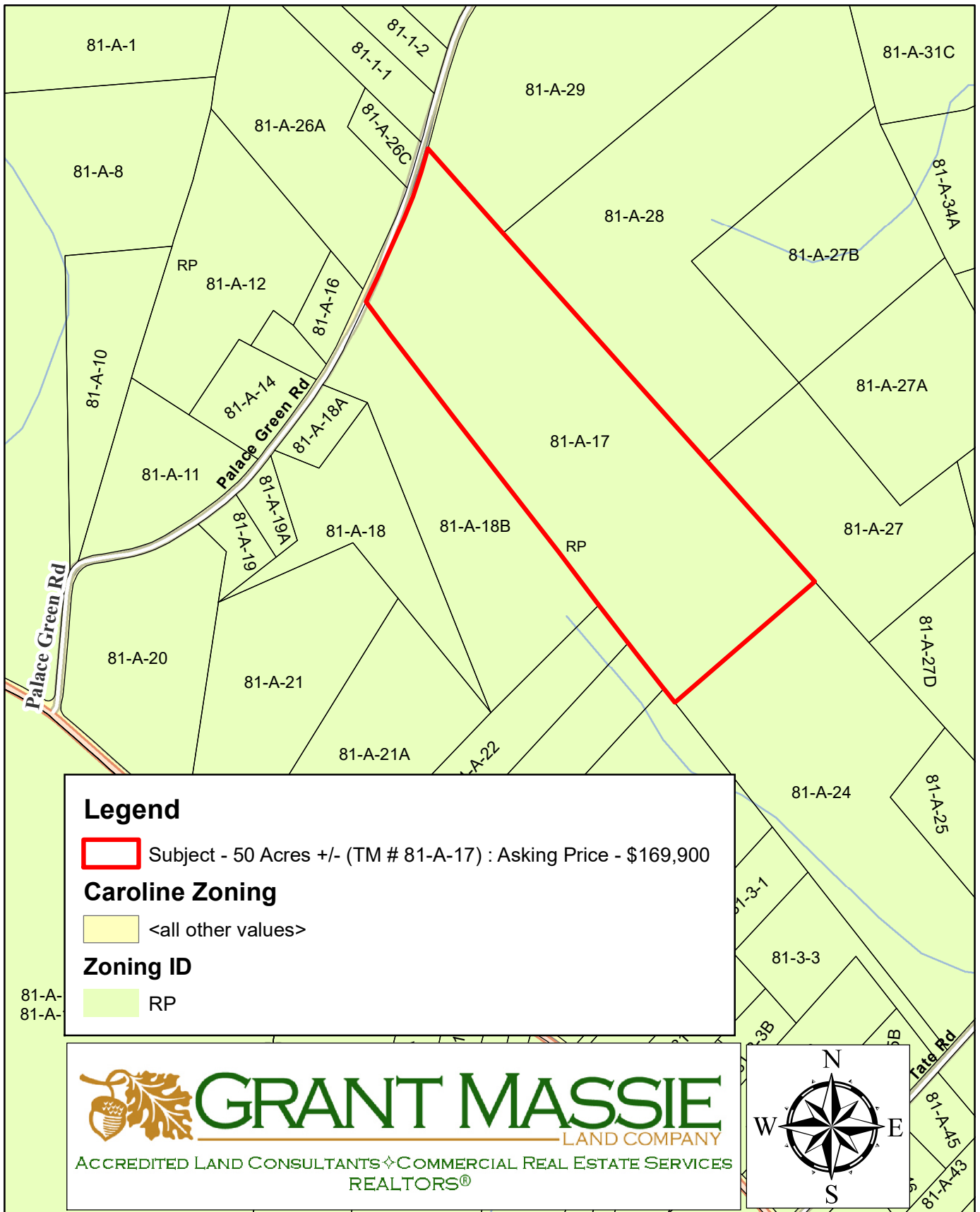
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LOCATION MAP



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ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



Caroline Investments-Keith Upshaw

CAR-97-033/ A



Pre-Commercial Thinning map

Map By: Matthew H. Coleman

Report Date: Thursday, April 11, 2013