

103.8+/- ACRES ACRES HANOVER COUNTY, VIRGINIA

PRICE - \$539,760



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PROPERTY DESCRIPTION

The subject property is a portion of old tax parcel number 7891-04-4867 in the Hanover County Tax Map records. It contains 103.8+/- acres. The deed is recorded in Deed Book 3051 on Page 2787. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7891-04-4867 (Portion of)	103.8+/-

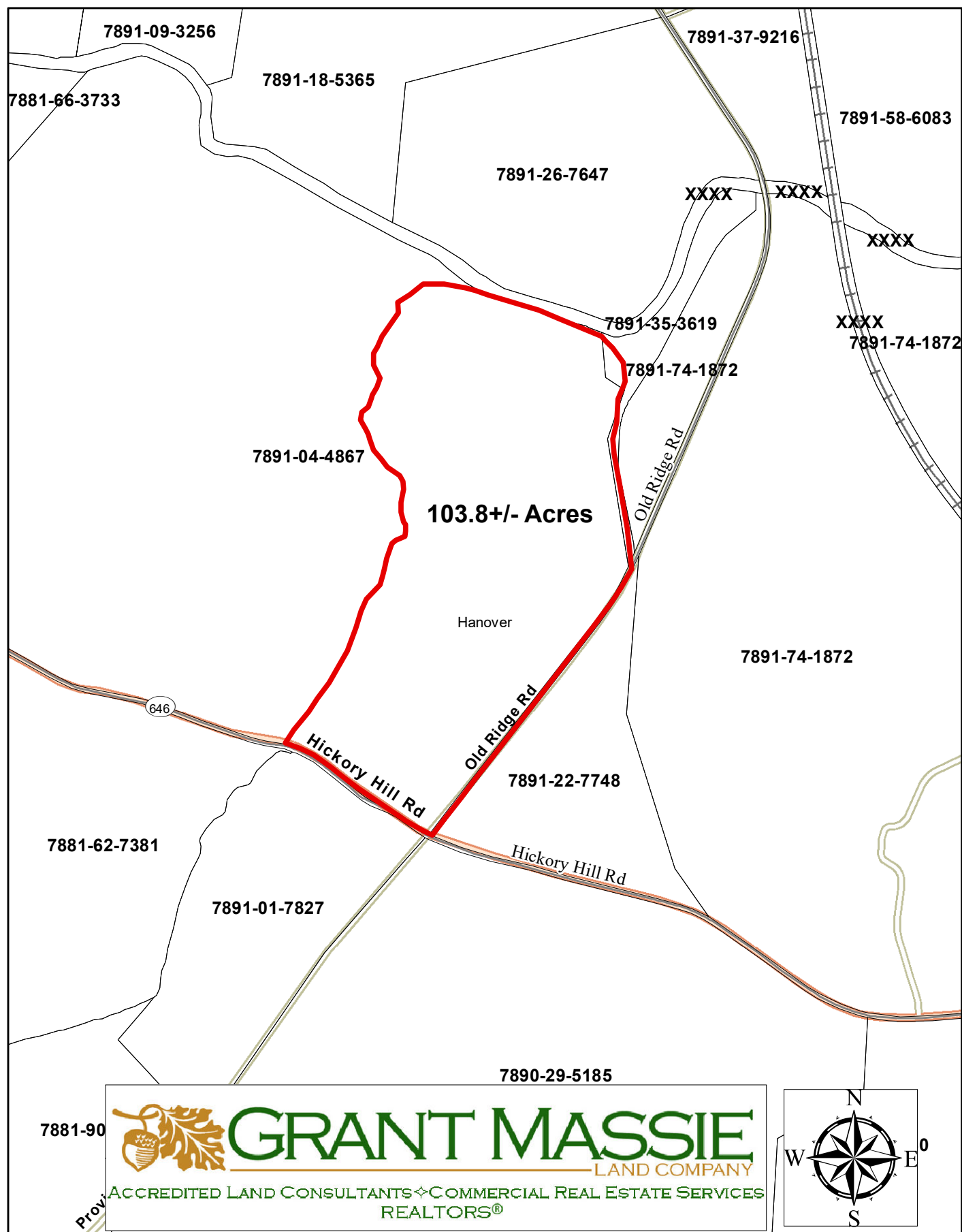
This property offers the following significant benefits:

1. The subject property is zoned A-1 (Agricultural) which means it can be subdivided by right into residential lots that are a minimum of 10 acres.
2. There is a total of 46.5+/- acres of open cropland with the balance of the property being wooded with mature pine and hardwood timber that has some market value.
3. There are approximately 1,100 feet of road frontage on Hickory Hill Road and 2,100 feet of frontage on Old Ridge Road, an unusually large amount of road frontage.
4. There are approximately 1,050 feet of frontage on the south side of the South Anna River.
5. The General Land Use Plan has the property designated as Planned Business. This means that at some time in the future this property may enjoy a major increase in value as it moves from agricultural use to commercial/industrial use.
6. Currently no public water or sewer serves this property. However, Hanover County has informed us that they have the following plans for this area:
 - a. The construction of a Sewer pump station in the vicinity of the intersection of Old Ridge Road and the South Anna river (very close to this property);
 - b. Bring public water along Hickory Hill Road.
 - c. Please contact Steven Herzog, Director of Public Utilities, Hanover County (804) 365-6022
7. The parcel is created by a plat recorded in 1899 in Plat Book 3 on Page 76.

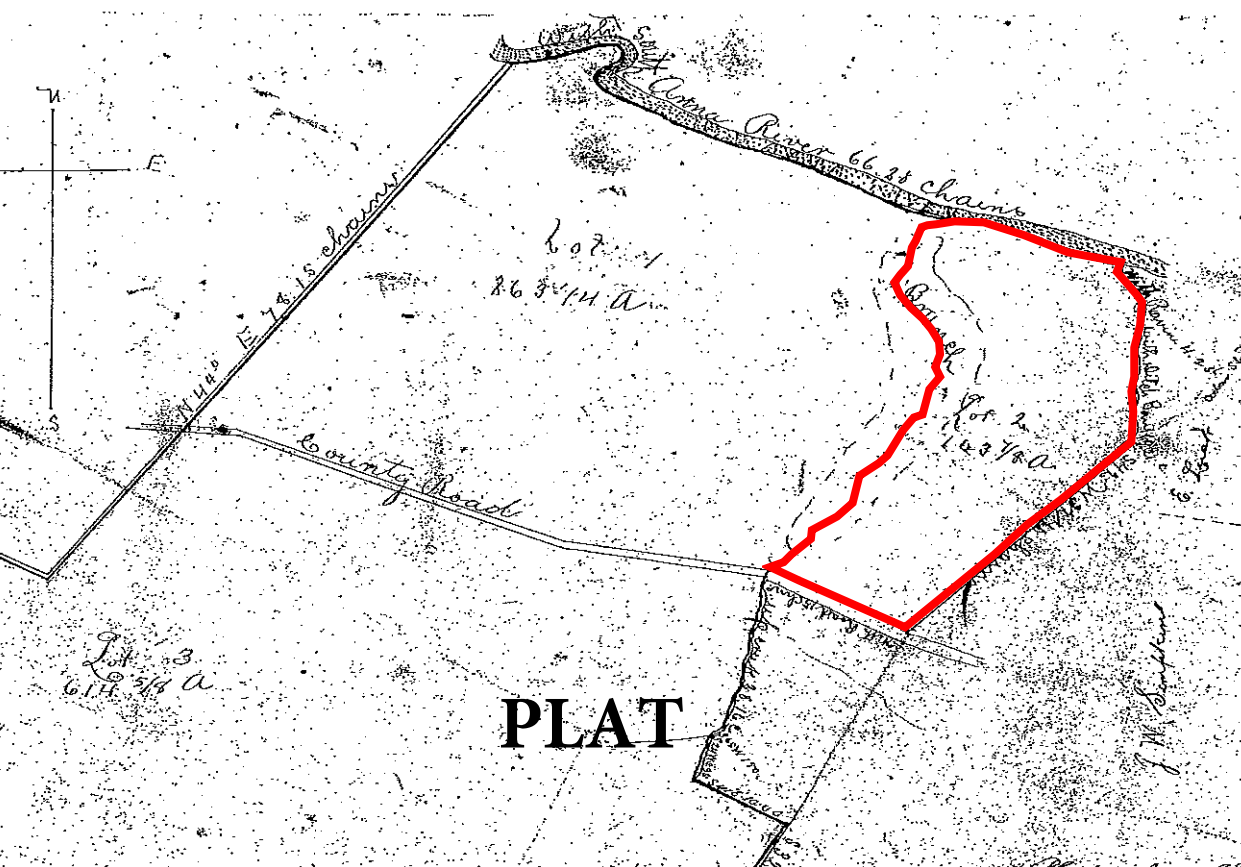
PHOTOGRAPHS



TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

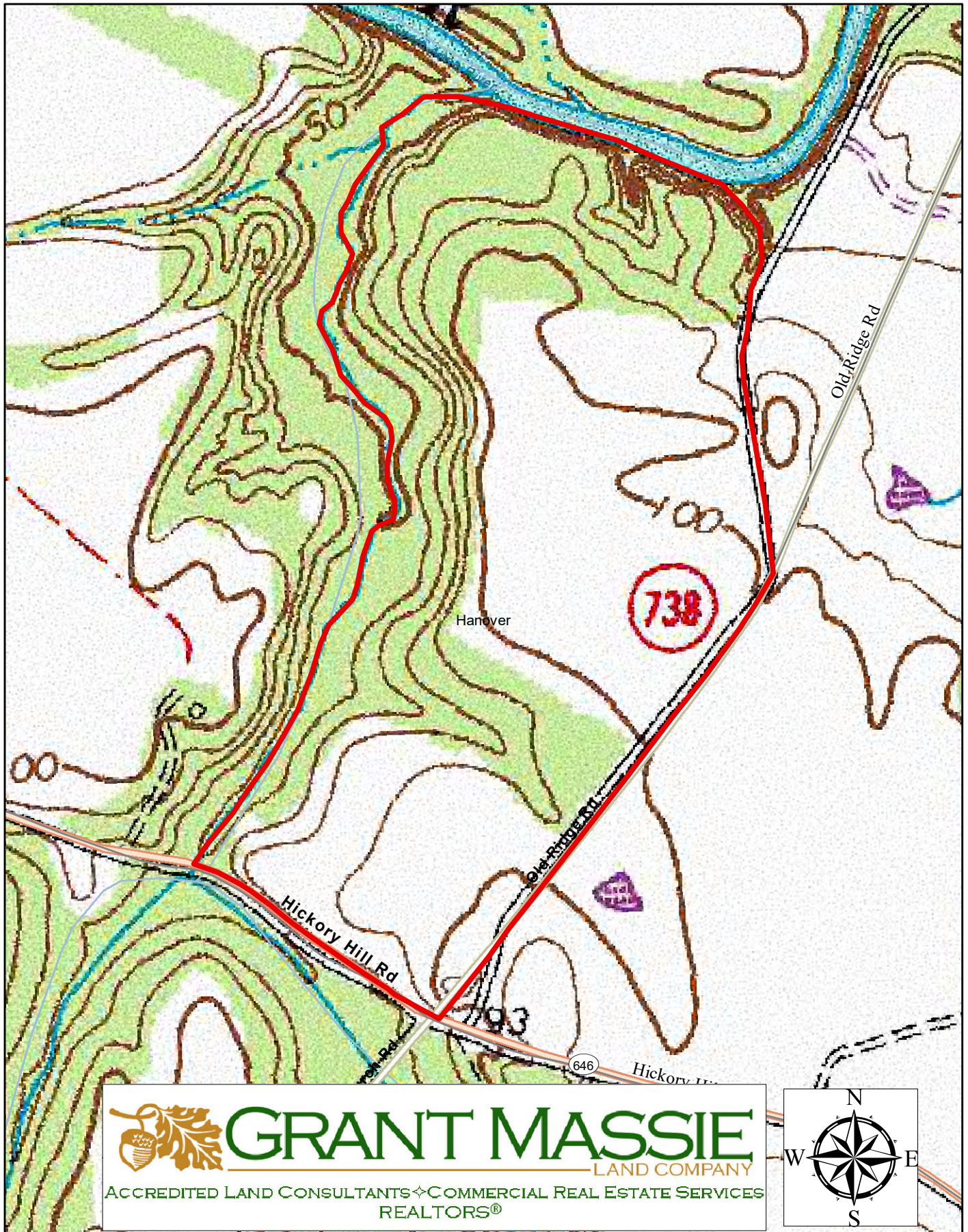


AERIAL PHOTOGRAPH



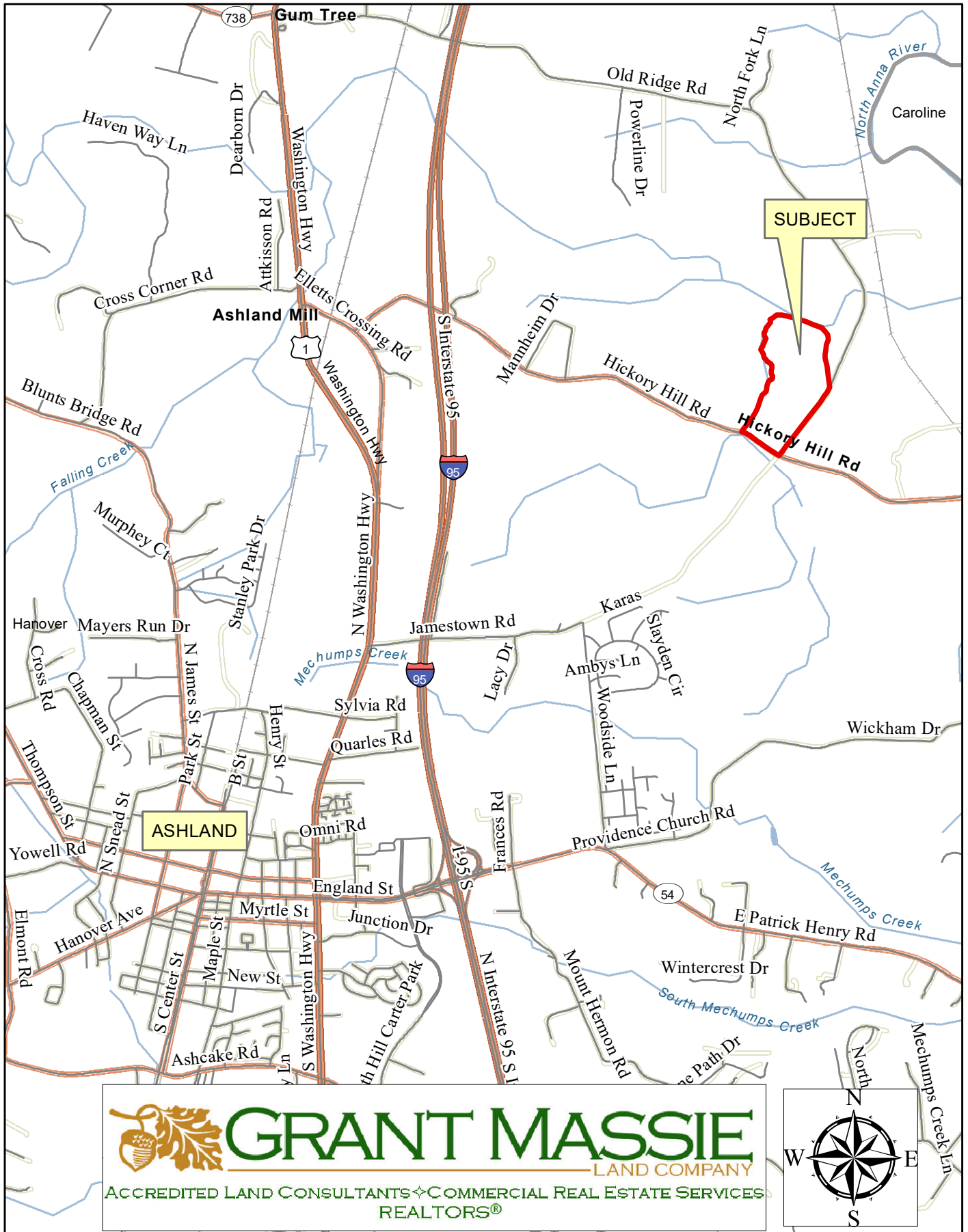
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TOPOGRAPHIC MAP



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LOCATION MAP



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