

103.73-ACRE WOODED BUILDING SITE WITH PANORAMIC VIEWS CAROLINE COUNTY, VA

ASKING PRICE - \$329,950



REPRESENTED BY:

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INTERNET PROVIDERS

PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 43-1-4. According to the tax records the property contains 103.73 acres. The deed is recorded in Deed Book 902 on Page 951. The plat is recorded in Plat Cabinet C on Page 118-A.

The subject property is currently zoned Rural Preservation (RP). There are approximately 87.04 feet of road frontage on Farmer Drive (State Route 631) and prescriptive access off Rixey Road along the C.S.X Railroad tracks. This tract is located around 1.5 miles +/- north of Bowling Green.

The subject property boasts several potential elevated homesites including an existing cleared 1.5-acre main homesite that has panoramic views westward over the Mattaponi Wildlife Management Area (WMA) and beyond. The water tower at Caroline High School is visible on the horizon about 5.3 miles +/- away. The subject property's forest trails wander down into the lower pine plantation that are located in close proximity to the Mattaponi WMA woods roads across the railroad tracks.

The subject property consists of the following land types:

- 34 Acres +/- of mature natural mixed hardwoods/pines located on the upland plateau where the homesite(s) are located. **Significant merchantable timber value as well as aesthetic value in this upland timber stand presently;**
- 65.4 Acres +/- of 12- to 13-year old pine plantation (Site Index between 85 feet and 95 feet at Base Age of 50 years) in the lower grounds. **Timber income could be generated in this pine stand within the next 5 to 7 years +/- from now;**
- About 0.8 Acres +/- of openland at the gated entrance;
- About 1.5-acre cleared main homesite; and
- About 2 acres +/- of woods roads, clearings, trails, etc.

County water is available along Farmer Drive. There is a fire hydrant close to the gated entrance going into the subject property. Bowling Green has several options for high speed internet service.

PHOTOGRAPHS





Deed Book 798 page 238 Plat cabinet C-page 118-A

N/F LAWRENCE W. SECRET, III
TAX PARCEL 42-A-5
WILL BOOK 60 PAGE 056

LINE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	727.52'	651°17'	87.04'	S15°10'43"E	86.99'

N/F JOHN EDWARD & DEBORAH THOMAS ~ TAX PARCEL 43-A-6 ~ DEED BOOK 380 PAGE 743
S85°40'00"E 3618.96'

PROPERTY LINE AS SHOWN
ON PLAT PREPARED BY ROBERT
J. DOWLING DATED JAN. 31, 1972
RECORDED D.B. 193 PG. 424

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY,
TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS
CORRECT AND COMPLES WITH THE MINIMUM
PROCEDURES AND STANDARDS ESTABLISHED BY THE
VIRGINIA STATE BOARD OF ARCHITECTS,
PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND
CERTIFIED LANDSCAPE ARCHITECTS.

PAUL A. JALBERT, L.S. 11534 B

PARCEL A 103.73 ACRES

PRESENT OWNERS: PARCEL A & B
ROSELLA M. TOLLEY
DEED BOOK 282 PAGE 633
TAX PARCEL 43-1-4
SEE PLAT BY E.B. TRAVIS SURVEYED JAN. 1914
RECORDED @ D.B. 81 PG. 325
NOTE: CREEKS OR STREAMS IN THE INTERIOR
OF THIS PARCEL ARE NOT SHOWN ON THIS PLAT

SURVEYED PREPARED FOR:
TIMBERLAND INVESTMENT LLC

ADJUDICATE LINE ADJUSTMENT
APPROVED FOR RECORDED
CAROLINE COUNTY PLANNING DEPT.
DATE 10/17/00
AGENT: [Signature]
MUST BE RECORDED WITHIN 6 MONTHS
FROM APPROVAL DATE OR BECOMES
NULL AND VOID



OWNERS' CONSENT AND REDUCTION
KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS
SHOWN ON THIS PLAT, CONTAINING ISLANDS, ACRES, MORE OR LESS,
DESCRIBED AS TIMBERLAND INVESTMENT, LLC AND MICHAEL AND TERRY
BANKS BOUNDARY LINE ADJUSTMENT PLAT, SITUATED IN THE BOWLING
GREEN DISTRICT, IN CAROLINE COUNTY, VIRGINIA, IS WITH THE FREE
CONSENT, PROPRIETORS, AND TRUSTEES THAT ALL STREET SHOWN ON
SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE AND ALL LOTS
WITHIN THE SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS,
RESERVATIONS, STIPULATIONS AND COVENANTS AS CONTAINED IN A
DEED DATED 10/17/00, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF CAROLINE
COUNTY, VIRGINIA, IN DEED BOOK 282, PAGE 633, AND HAVING BEEN CONVEYED TO
BY [Signature] DEED DATED 10/17/00, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF CAROLINE
COUNTY, VIRGINIA, IN DEED BOOK 282, PAGE 633.

Wang C. Cloud, Esq., Clerk Sup.
1-31-01, Clerk Sup.
[Signature]
[Signature]
[Signature]

PARCEL B 46.338 ACRES COMPILED AREA

N/F MICHAEL & TERRY BANKS
TAX PARCEL 43-1-4A
DEED BOOK 514 PAGE 343
(SEE PLAT BY EDISON SULLIVAN
DATED 7-25-1966 REVISED OCT. 10, 1966
RECORDED @ D.B. 164 PG. 473)

SURVEY INFORMATION FOR PARCEL B WAS
COMPILED FROM PLAT BY EDISON SULLIVAN
DATED JULY 25, 1966 AND REVISED OCT. 10, 1966
AND RECORDED IN DEED BOOK 164 PAGE 473
AND FROM FIELD SURVEY PREPARED BY
GOODFELLOW, JALBERT, BEARD & ASSOC., INC.

PLAT REVISED:
NOVEMBER 08, 2004
ADD PARCEL
MARCH 10, 2005
ADD OWNERS' CONSENT

PLAT OF TWO (2) PARCELS OF LAND LOCATED ON
THE WESTERN SIDE OF STATE ROUTE 631 AND
BEING SITUATED IN THE BOWLING GREEN
DISTRICT, CAROLINE COUNTY, VIRGINIA

DESIGNED BY: [Signature]
DATE: JULY 07, 2004
DRAWN BY: [Signature]
SCALE: 1" = 200'
CHECKED BY: PAJ, P.N. 4930-0014
SHEET NO. 1



Goodfellow, Jalbert, Beard, and Associates, Inc.
7104 Mechanicville Turnpike / P.O. Box 639
Mechanicville, Virginia 23111
(804) 746-7067 Fax (804) 730-7275
ENGINEERING - SURVEYING - PLANNING



AERIAL PHOTOGRAPH



Legend

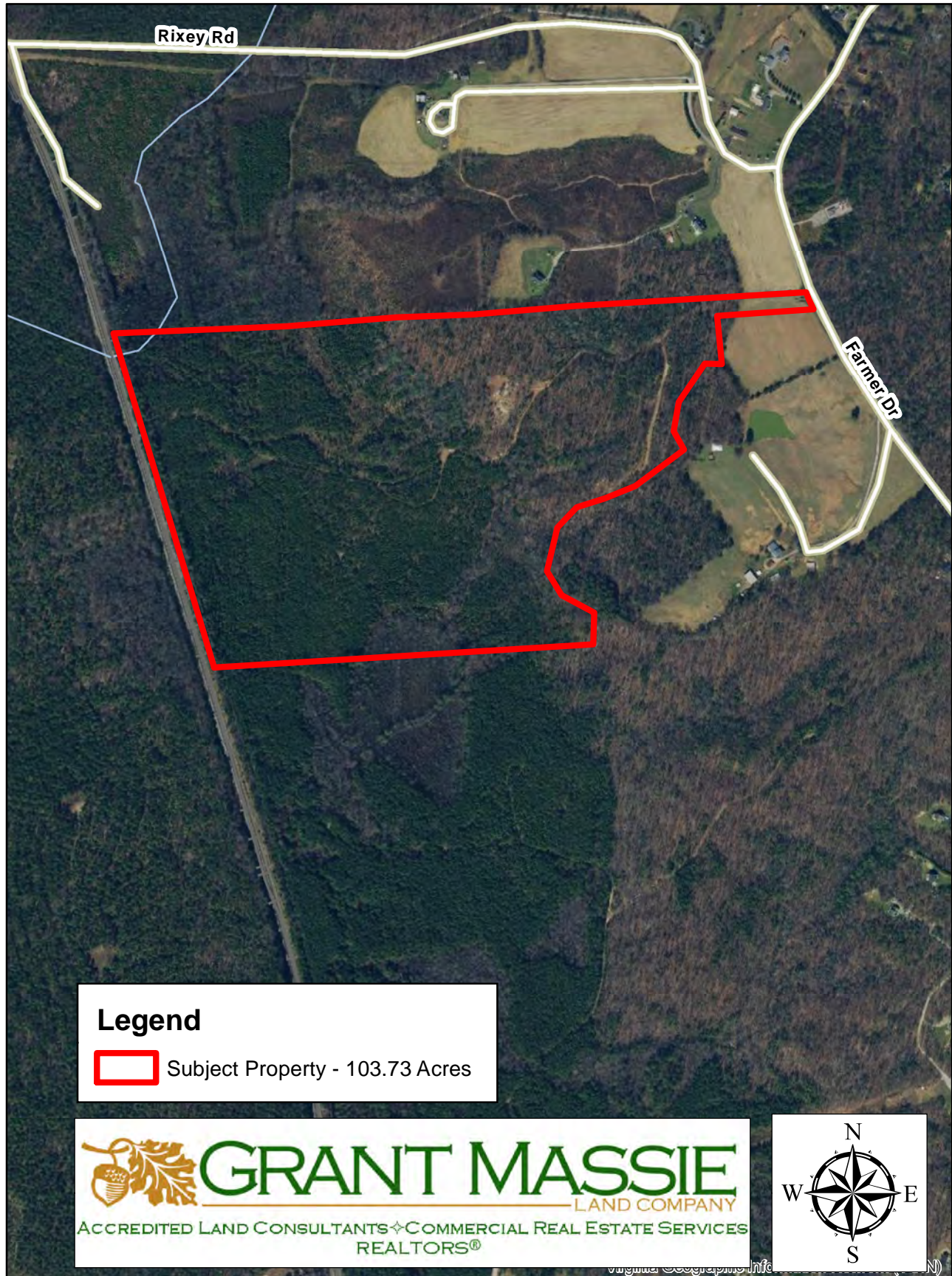
 Subject Property - 103.73 Acres

 **GRANT MASSIE**
LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®



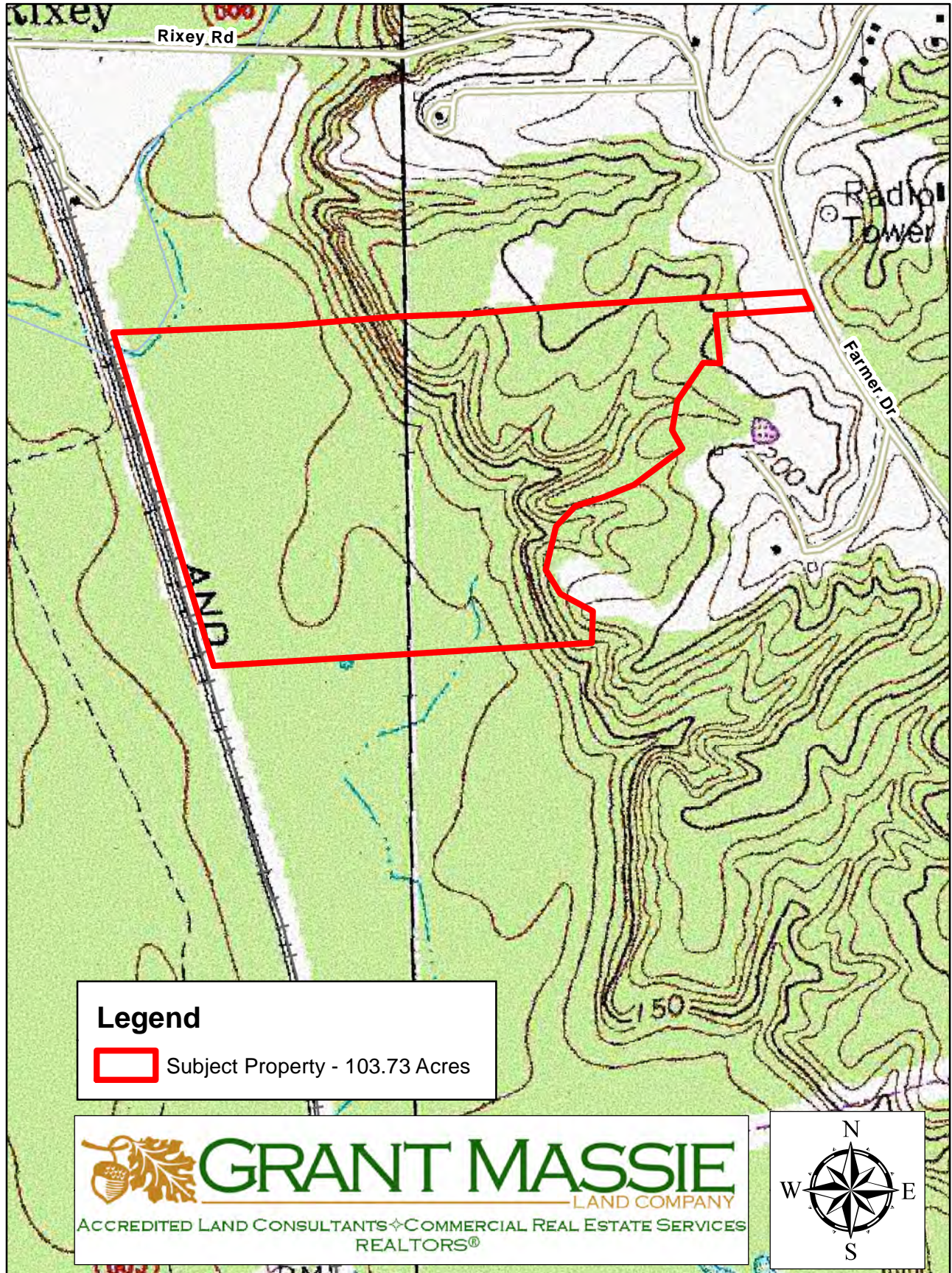
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Mattaponi Wildlife Management Area

RIXEY RD



Subject -
103.73 Acres
(Approximate)

FARMER DR

ROY BROOKS LN

PAIGE RD

HOLLY HILL DR

ROGERS CLARK BLVD

South River

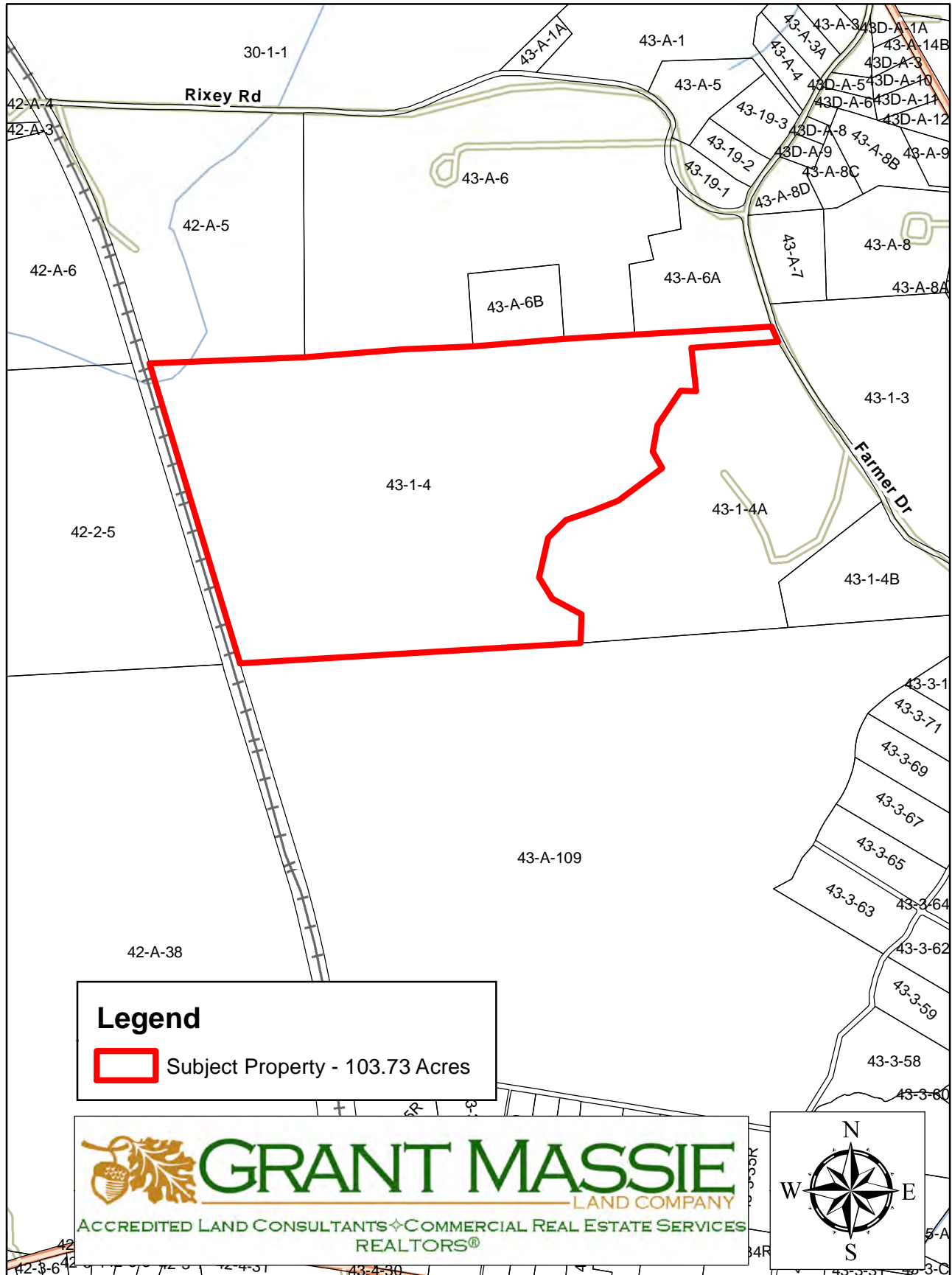
Mattaponi River

- Rivers
- Roads
- Closed Gate
- Kiosk
- Parking
- Seasonal Gate
- Administrative Access Road
- Wildlife Management Area



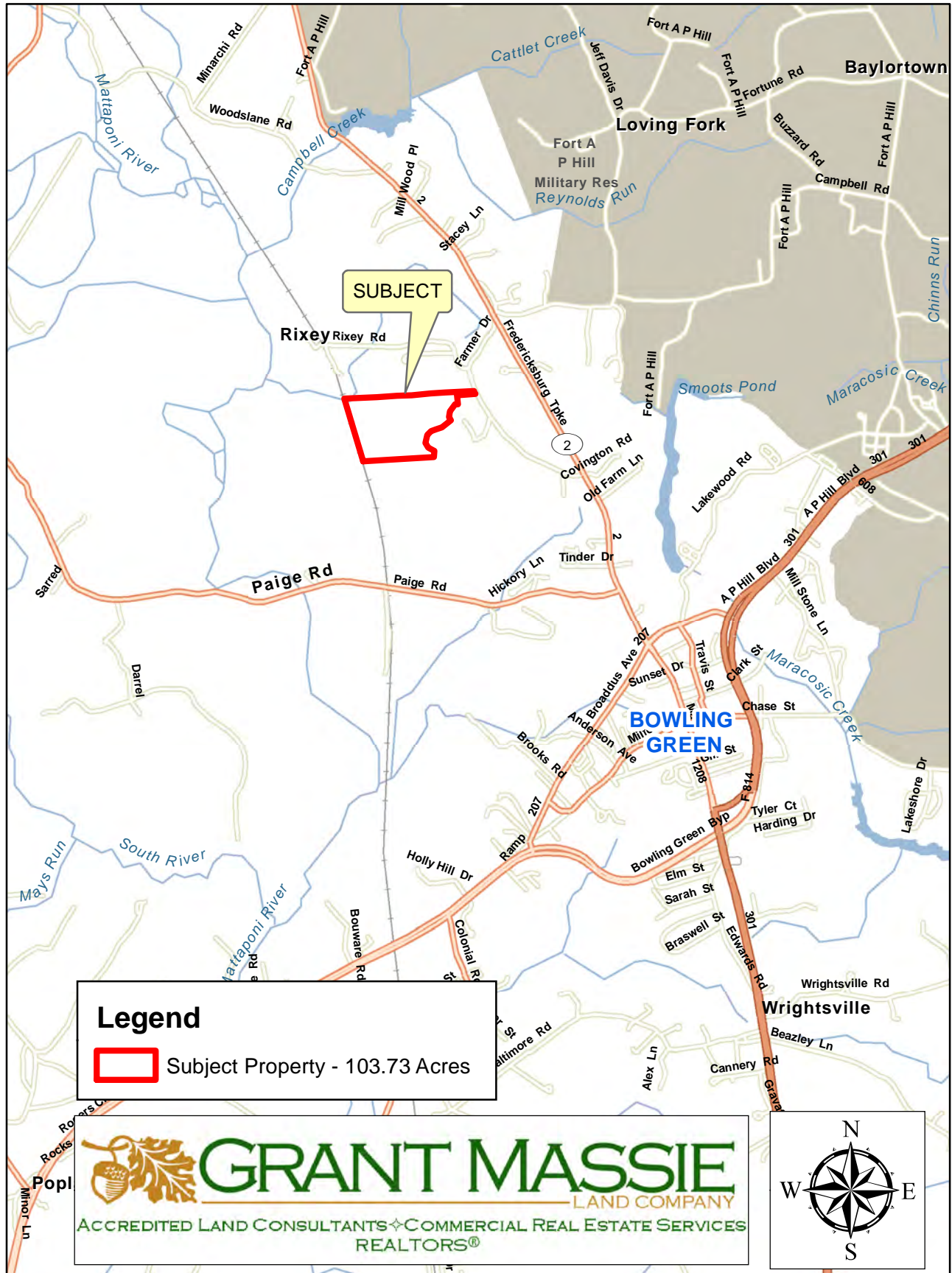
0 0.075 0.15 0.3 0.45 0.6 Miles

TAX MAP



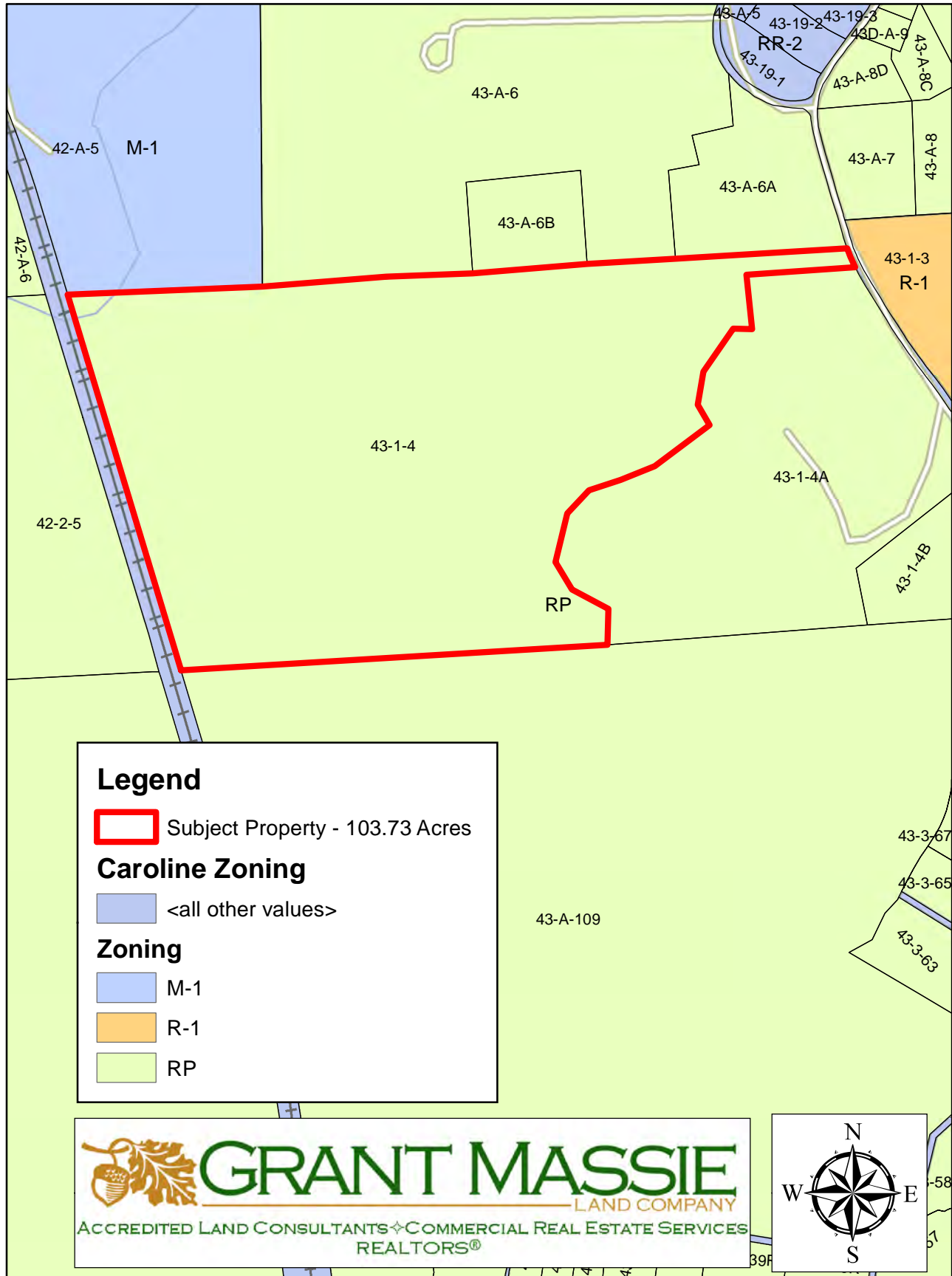
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



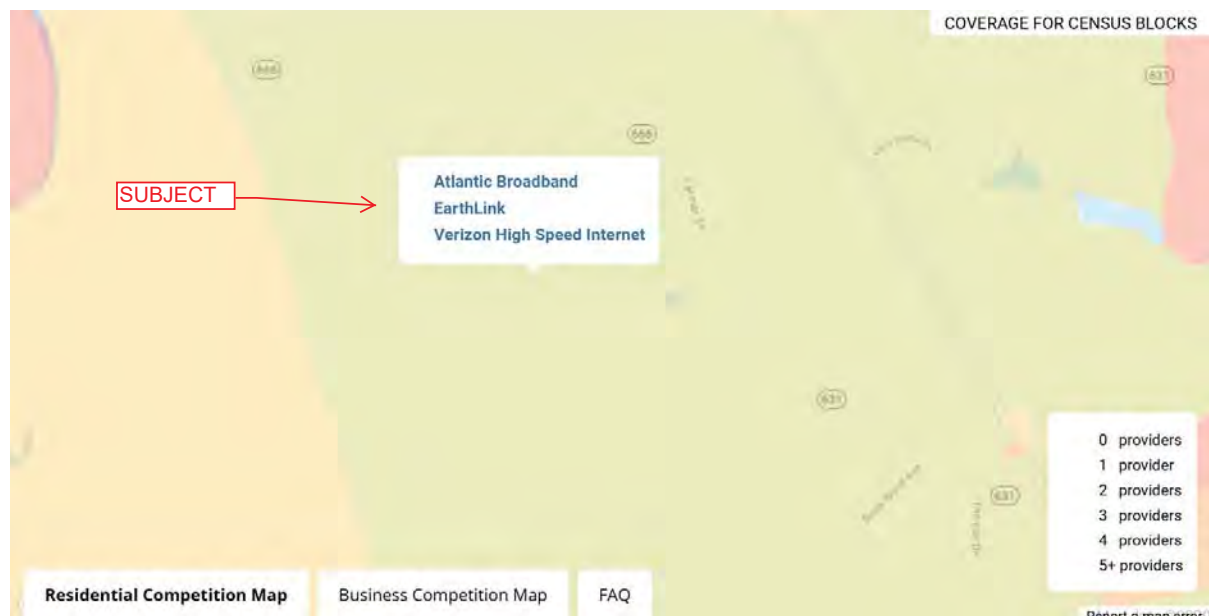
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

INTERNET PROVIDER COMPETITION MAP FOR BOWLING GREEN



Bowling Green is the

465th

most connected city in Virginia ahead of Milford, but behind Woodford, Doswell, Partlow, and Ruther Glen.

Surprised? If so, share this on:



The "Connected" metric is a citywide average based on FCC data showing the density of broadband options at the census block level.

Approximately

3,000

people in Caroline County don't have access to any wired internet.

Surprised? If so, share this on:



This statistic is drawn from the population in census blocks not served by at least one wired broadband provider.

Approximately

86%

of Bowling Green residents are serviced by multiple wired providers.

Surprised? If so, share this on:



This coverage statistic is based on a mix of FCC and private provider reporting in the past two quarters.

In Caroline County, approximately

11,000

people do not have access to 25 Mbps wired broadband.

Surprised? If so, share this on:



25 Mbps download and 3 Mbps upload is the minimum speed for an Internet connection to be classified as "Broadband" by the FCC.

SUMMARY OF INTERNET PROVIDERS IN BOWLING GREEN

Provider	Type	Coverage	Speed
RESIDENTIAL Verizon High Speed Internet	DSL	85.6%+	15 Mbps
RESIDENTIAL EarthLink	DSL	85.6%+	15 Mbps
RESIDENTIAL Atlantic Broadband	Cable	71.2%+	200 Mbps