

LONG LANE FARM 191.6 ACRES HANOVER COUNTY, VIRGINIA

PRICE - \$1,099,950



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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as parcel number 8708-92-5825. According to the tax records the property contains 191.6 acres. The deed is recorded in Deed Book 1385 on Page 412. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
8708-92-5825	191.6

The subject property offers the following features:

- A private 4,000 foot grass air strip;
- 61 acres of cropland;
- Mature hardwood forest;
- Pond that can be restored;
- Small ranch house – rental;
- Antebellum home that can be restored or used for material;
- Approximately 1,260 feet of road frontage on Georgetown Road. Property is located approximately 1,600 feet east of Route 301 on a 20-30 foot easement designated as “Long Lane Road”.
- Long frontage on Kersey Creek;
- A 30’ x 40’ airplane hanger;
- Small cemetery on property;
- Hanover High School;
- Tax Assessment - \$1,457,900 (priced \$350,000 below tax assessment).

***** NO INSPECTION HAS BEEN MADE OF THE IMPROVEMENTS. IMPROVEMENTS SOLD IN “AS IS” CONDITION.**

****** PROPERTY ADDRESS – 7471 LONG LANE, HANOVER, VA 23069**

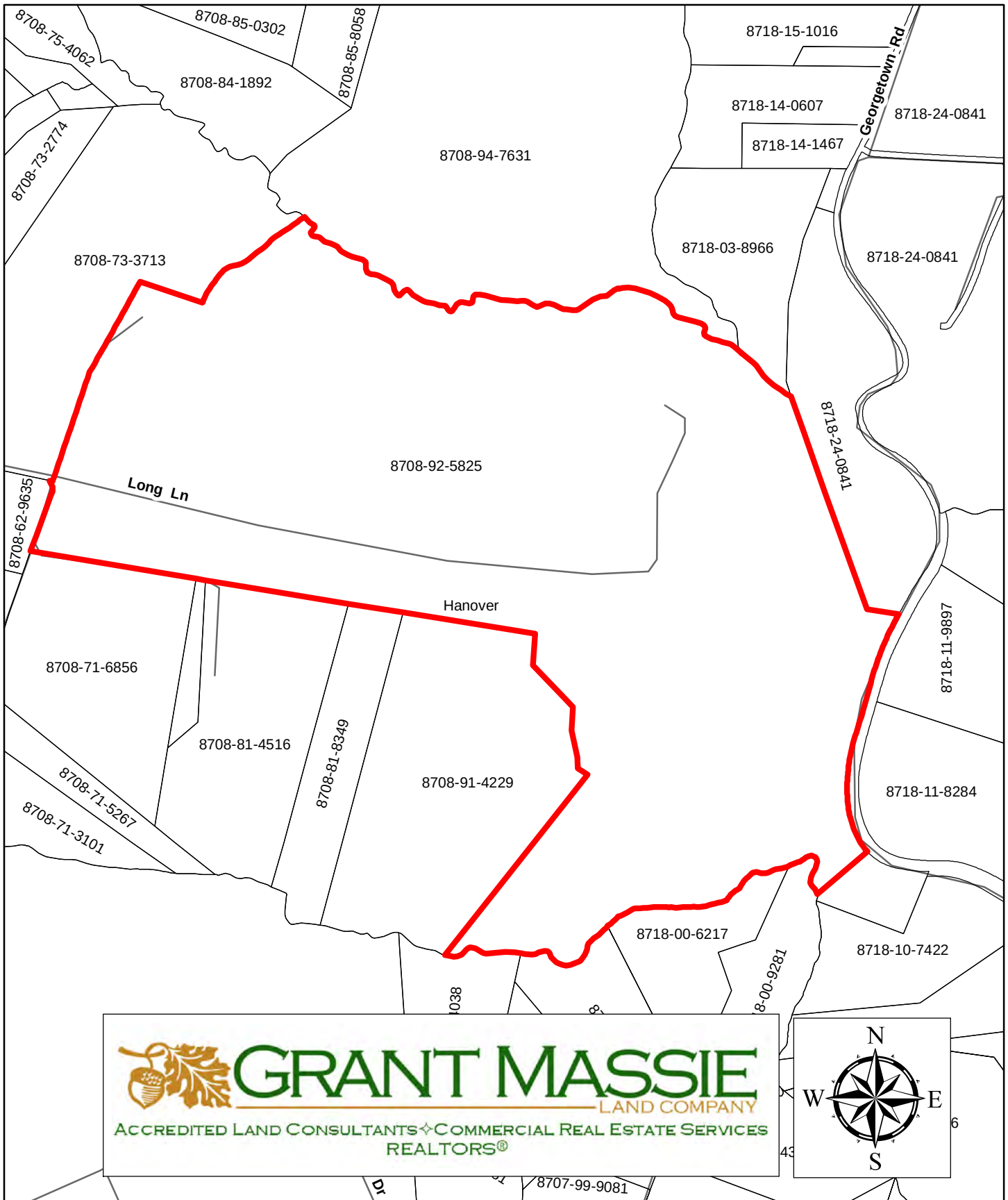
LAND PHOTOGRAPHS



IMPROVEMENT PHOTOGRAPHS

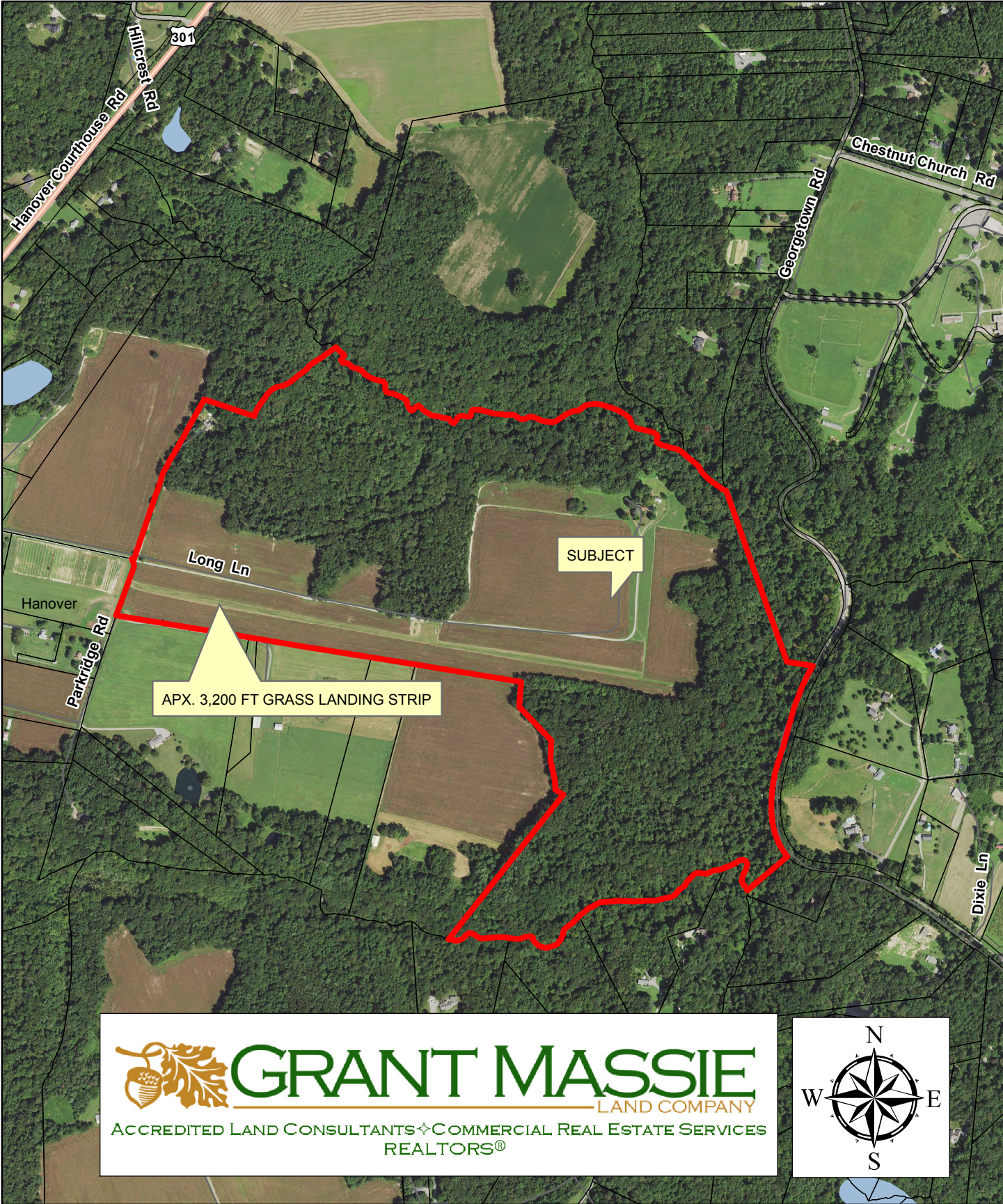


HANOVER COUNTY - TAX MAP

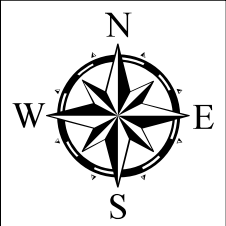


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

HANOVER COUNTY - AERIAL PHOTOGRAPH

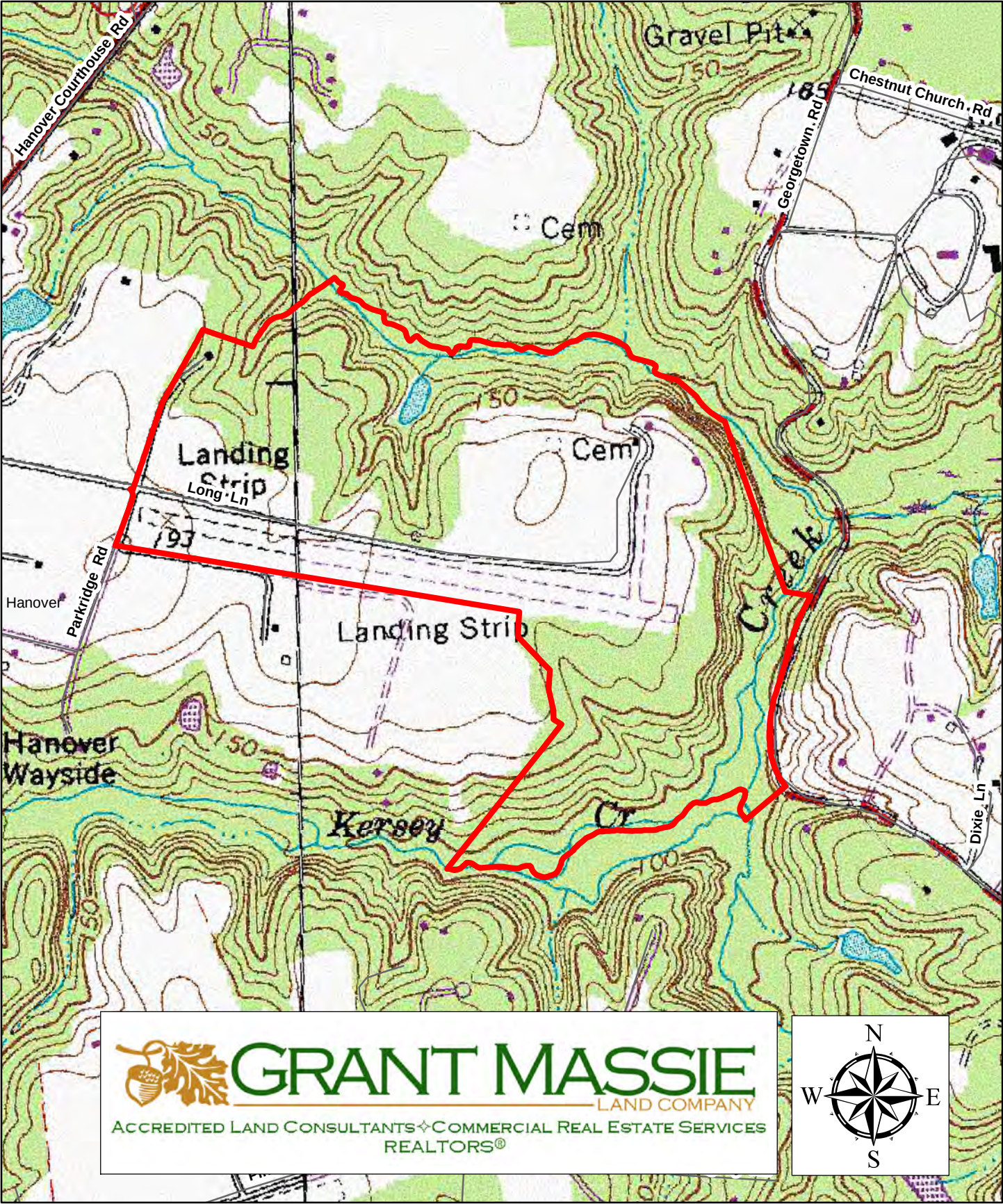


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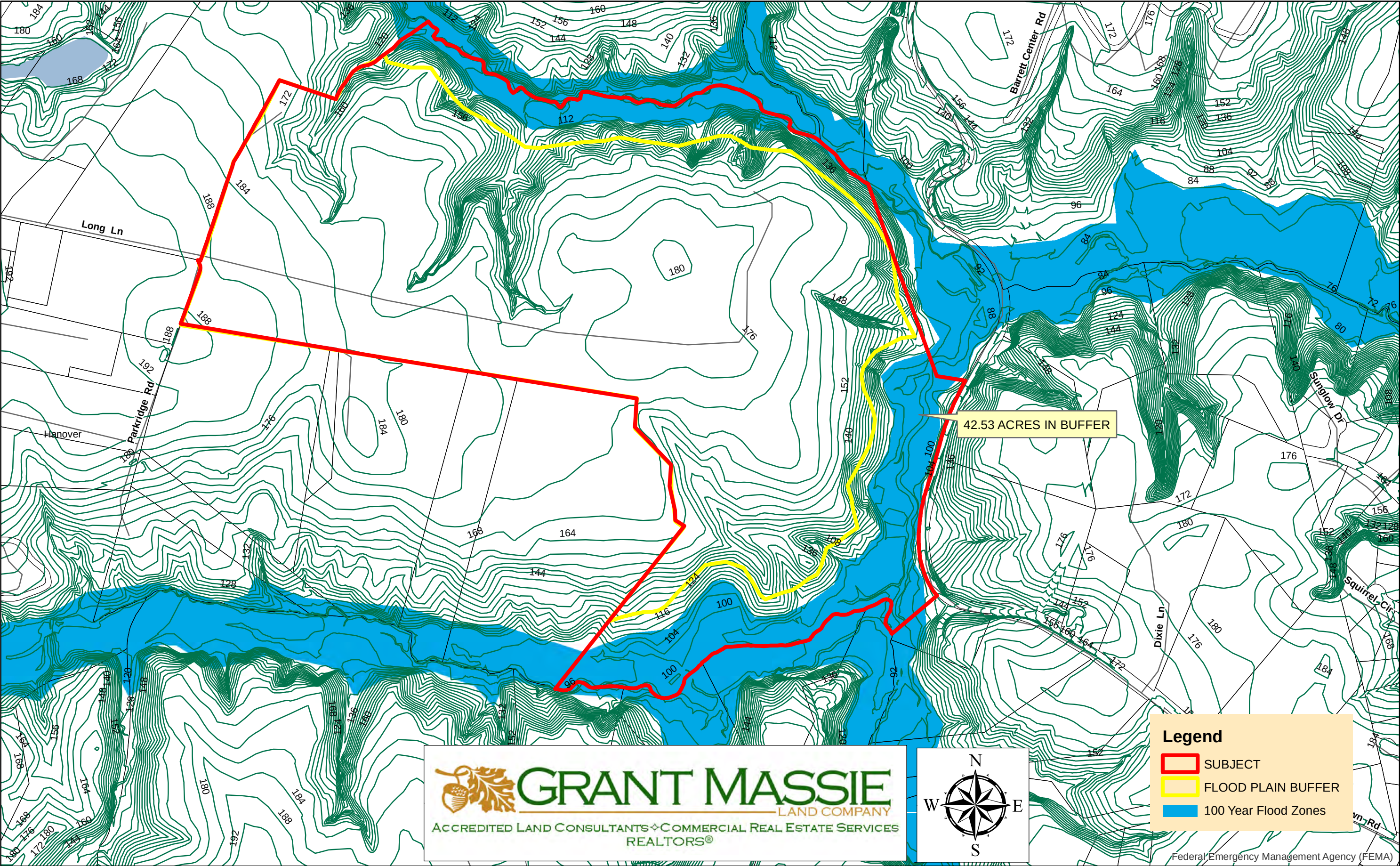
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HANOVER COUNTY - TOPOGRAPHIC MAP

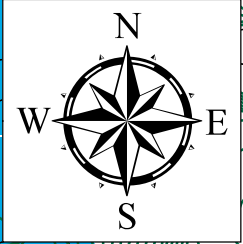


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HANOVER COUNTY - TOPOGRAPHIC MAP WITH FLOOD PLAIN



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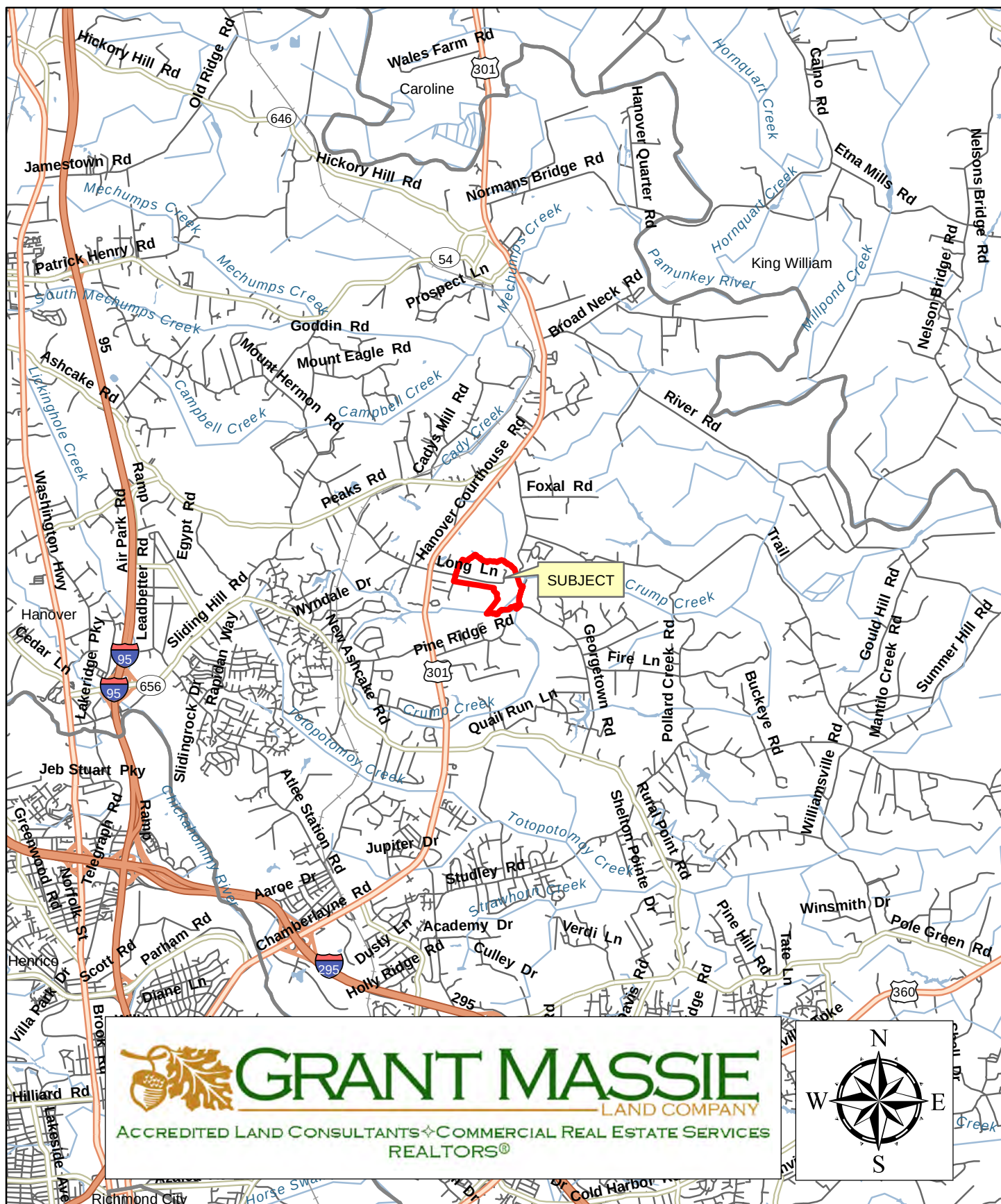
Legend

-  SUBJECT
-  FLOOD PLAIN BUFFER
-  100 Year Flood Zones

Federal Emergency Management Agency (FEMA)

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HANOVER COUNTY - LOCATION MAP



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