

63+/- ACRE FARM HANOVER COUNTY, VIRGINIA

PRICE - \$399,950



REPRESENTED BY:
WILLIAM G. GRANT
ALC, VLS
804-754-3476

G. EDMOND MASSIE, IV
ALC, CCIM
804-754-3474

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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as parcel number 7823-23-0187. According to the tax records the property contains 63+/- acres. The deed is recorded in Deed Book 3110 on Page 2387. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7823-23-0187	63

The subject property offers the following unique features:

- **Free – Lots of privacy along with a nice breeze under hardwood trees!**
- **Priced \$27,350 below the 2020 tax assessment;**
- At this price for the land, the home, septic field and well are almost free;
- Approximately 35.5 acres of cropland that could be converted to pasture land;
- 26 acres in mixed timber of which approximately 10 acres are in a flood plain;
- The property is located on a deeded 50 ft. shared easement off of Route 674 (Woodman Hall Rd.);
- 1.5 acre homesite with a cape cod style house with a finished area of 1,597 square feet. The exterior is aluminum siding. It has 3 bedrooms and 2 full baths, hardwood floors, and a 672 sq. ft. walk-out basement;
- Wood deck off the back of the house;
- Central air and forced air oil heat along with a wood stove;
- Currently zoned A-1 (Agricultural).

Address - 16385 Green Acres Ln., Montpelier, VA 23192

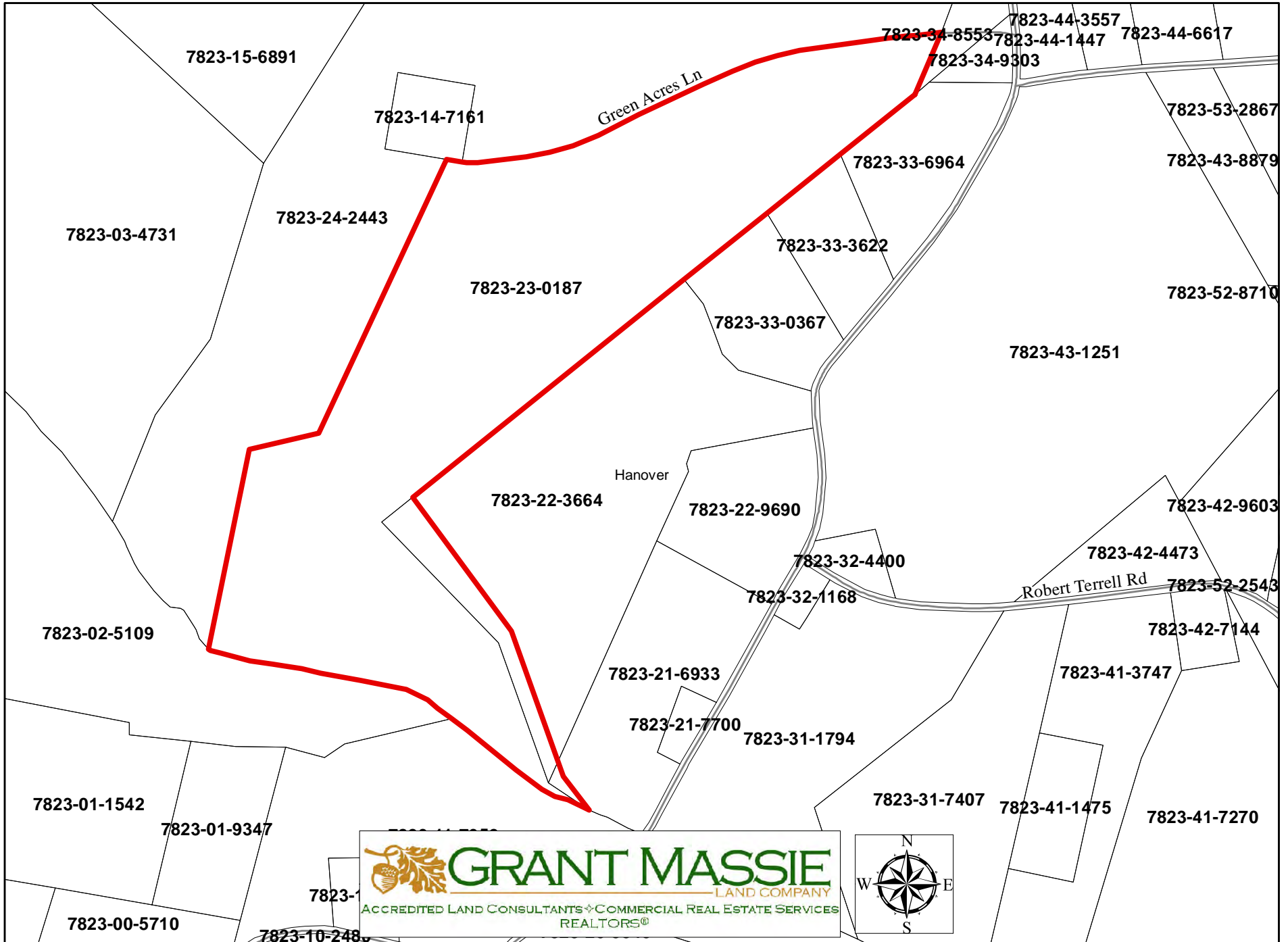
HOUSE & FARM PHOTOGRAPHS



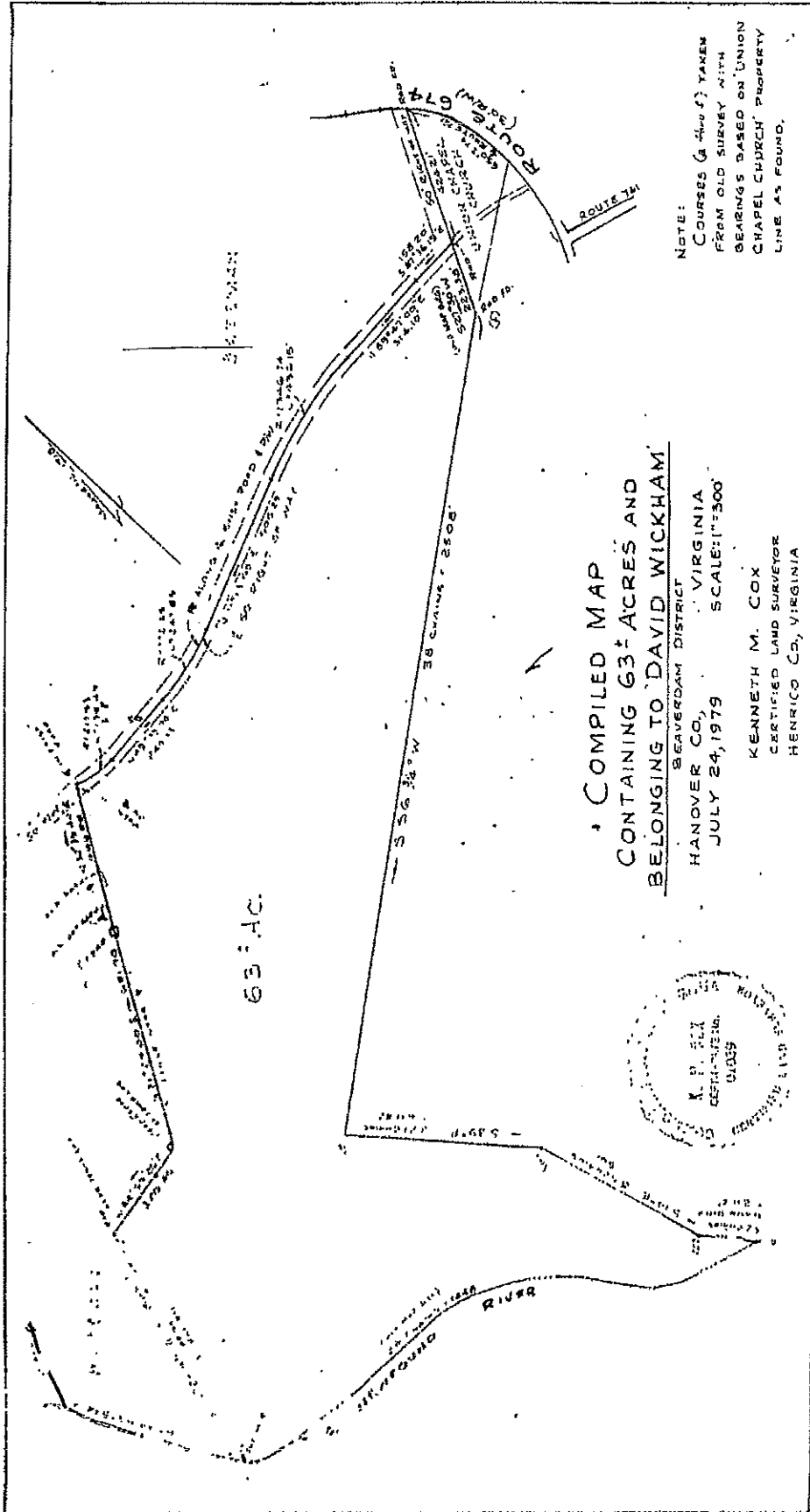
PHOTOS - INTERIOR OF HOUSE



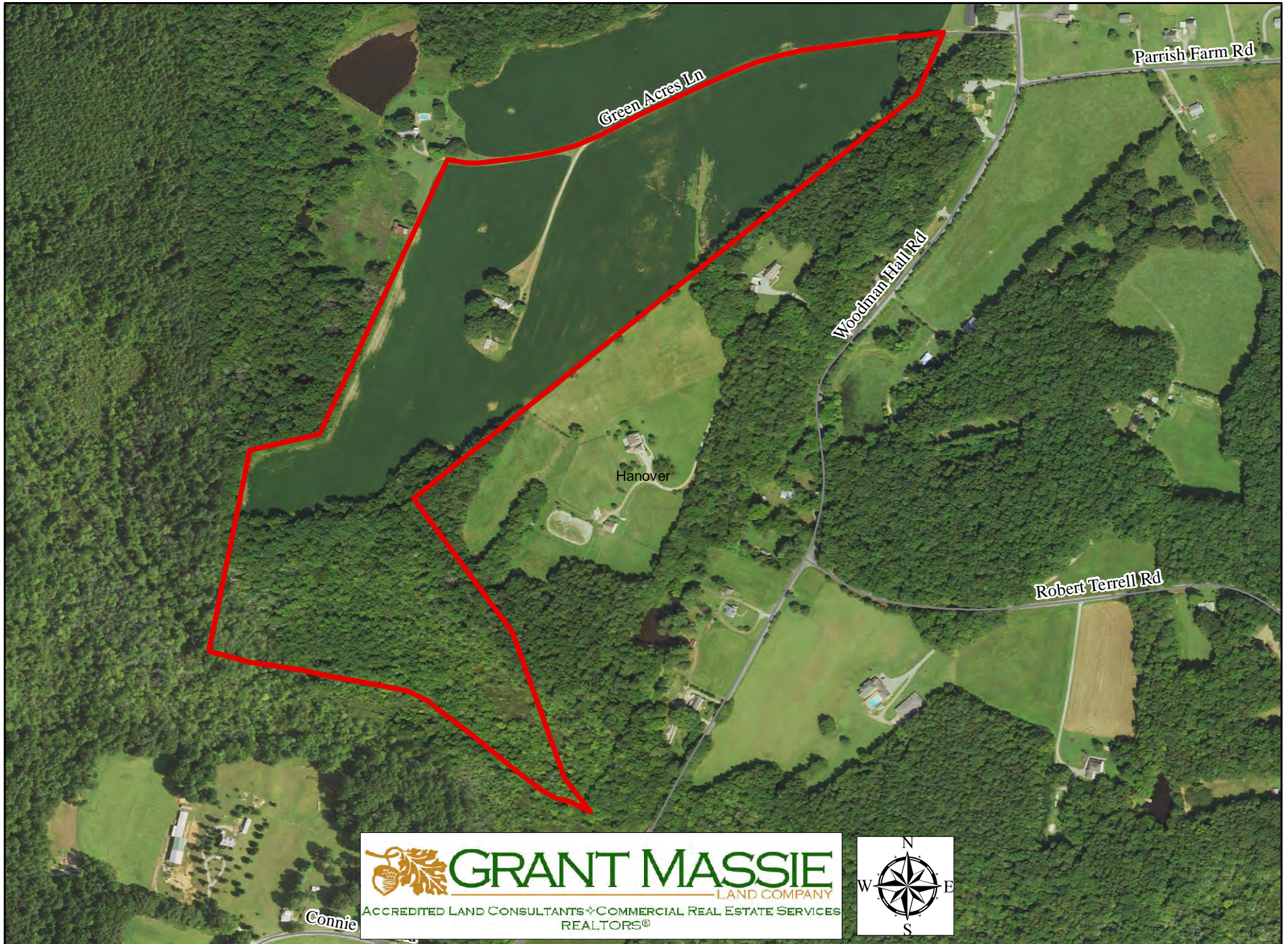
TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

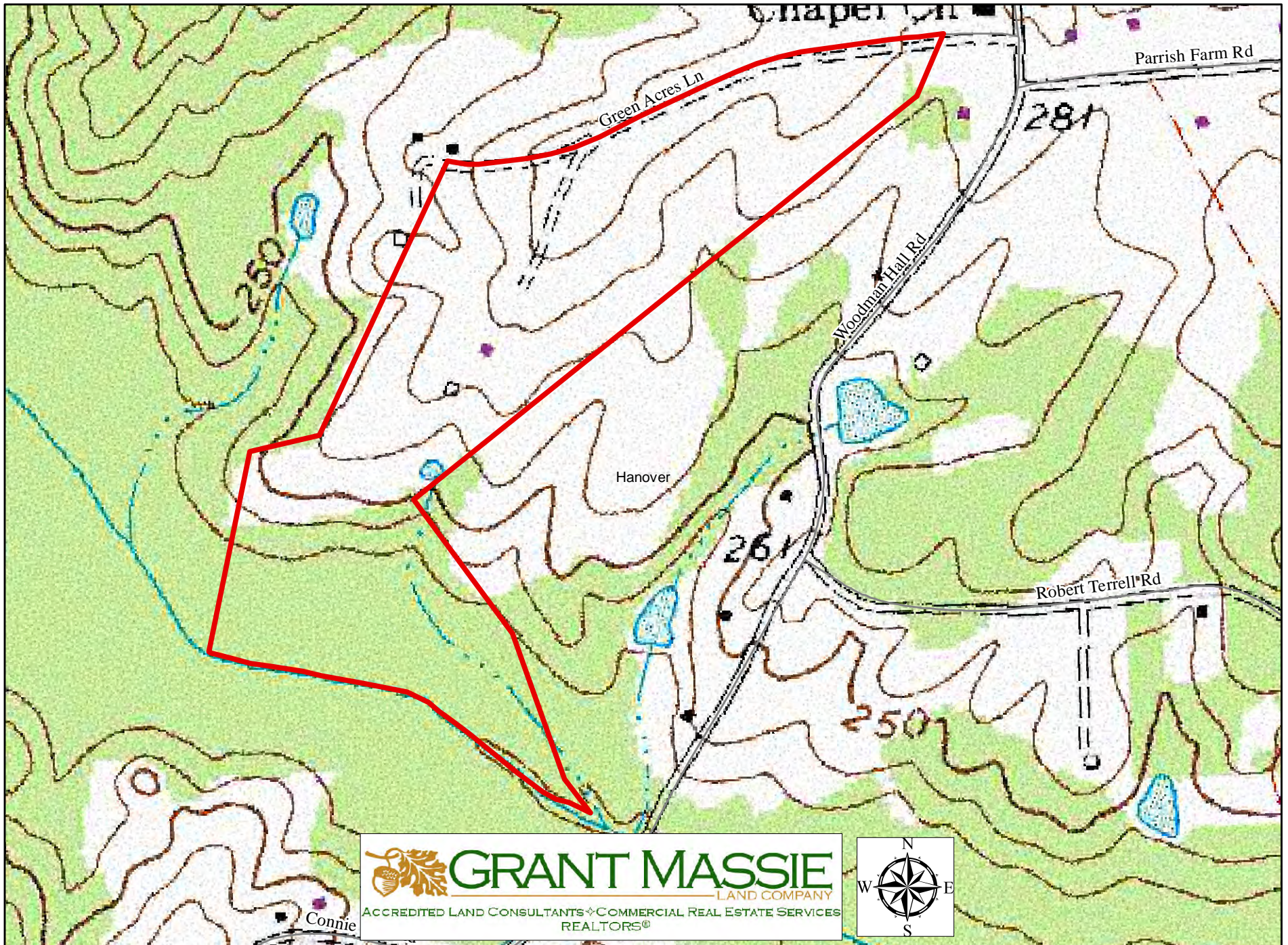


AERIAL PHOTOGRAPH



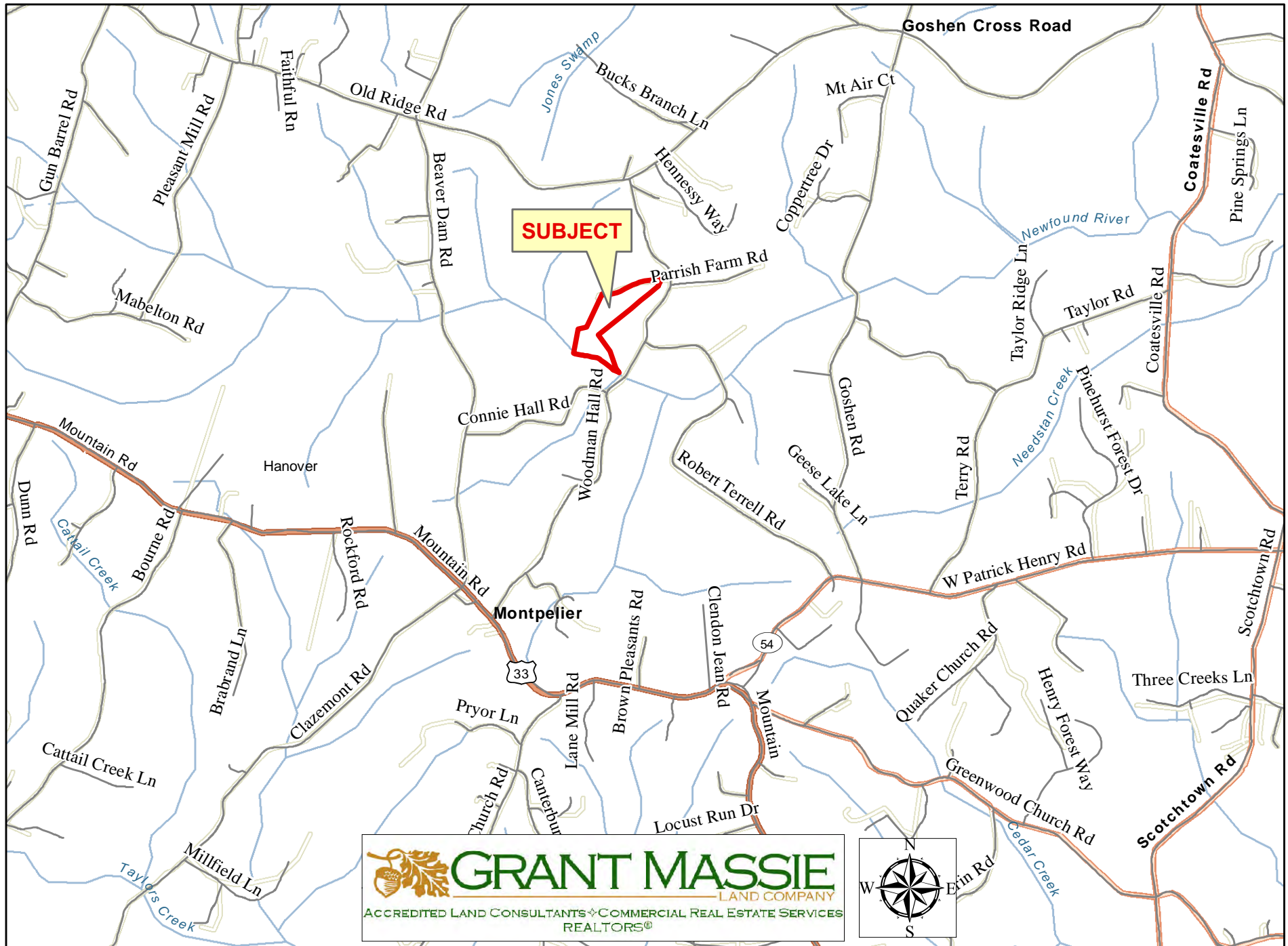
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TOPOGRAPHIC MAP



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LOCATION MAP



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LOCATION MAP

