

# 1 45 ACRES +/-\*

## CAROLINE COUNTY, VIRGINIA

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ASKING PRICE - \$1 27,000

\* DEED CALLS FOR 145 ACRES, MORE OR LESS; HOWEVER, GIS ACREAGE APPEARS CLOSER TO 105 ACRES +/-.



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# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 77-A-24. According to the tax records, the subject property contains 90.4 acres; however, the deed and old plat describe the property as 145 Acres, more or less. **Our GIS representation of the subject property based on the timber harvest boundary lines calculates to around 105 Acres +/-.** A recent deed is recorded in Deed Book 1060 on Page 937. An old 1893 plat completed by E. B. Travis, Surveyor, was recorded in Deed Book 80 on Page 126. A review of the Caroline County Tax Records indicates the following:

| <u>Tax Map Number</u> | <u>Acreage</u> | <u>Tax Assessment</u> |
|-----------------------|----------------|-----------------------|
| 77-A-24               | 90.4+/-        | \$130,600 Land Only   |

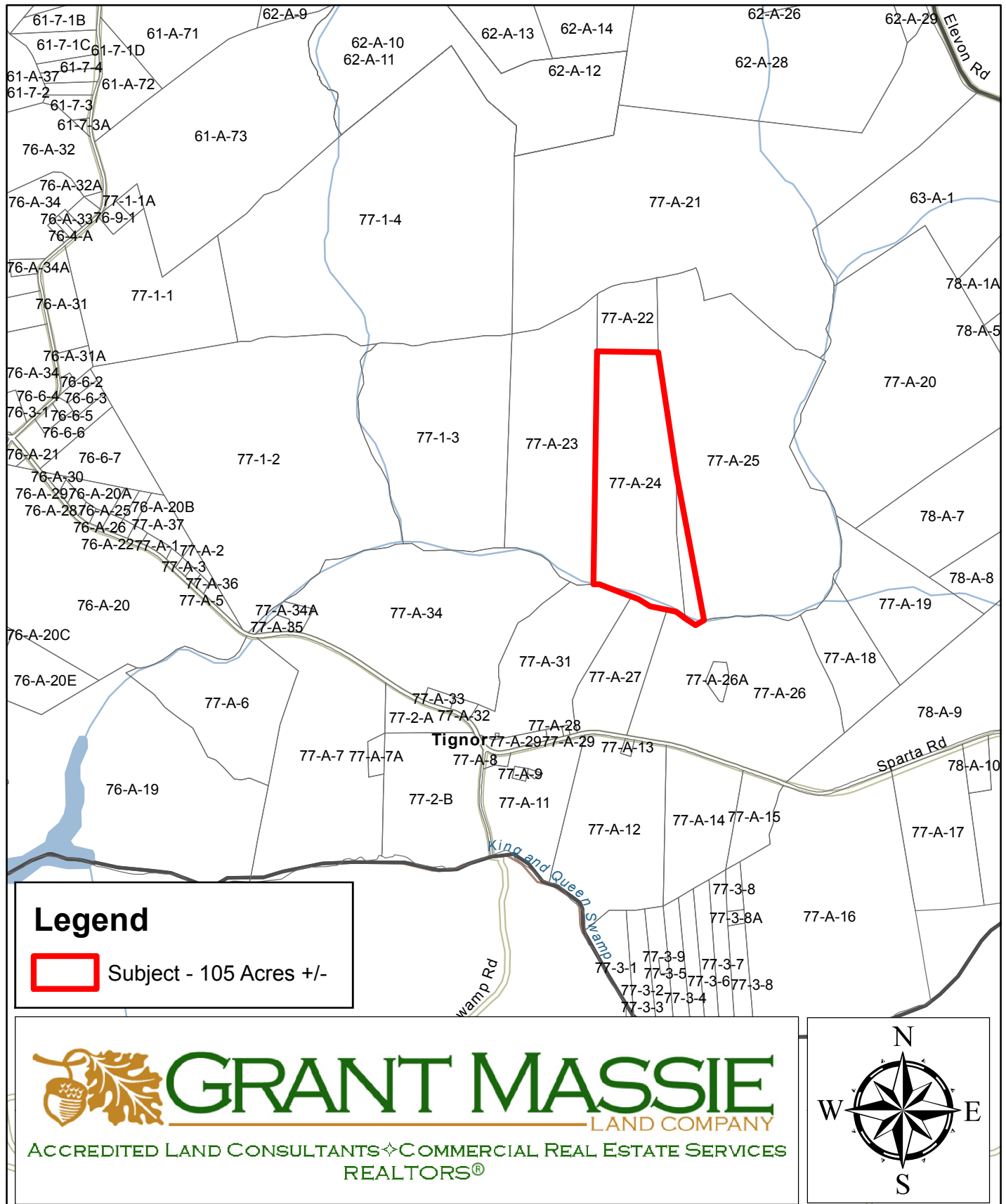
The subject property is currently zoned Rural Preservation (RP). The subject property contains no state road frontage. Access appears to be a prescriptive easement over the existing woods road from Passing Road (State Route 625) over a distance of about 2.4 miles +/- to the subject property. The 1893 plat shows double lines located between Point A and Point B on the eastside of Lot 7 (19.5 acres +/-) to the subject property from the woods road which may be the historical access road into the subject property.

The subject property was completely cut-over in 2014 and has been left to naturally regenerate in pines. There is around 6.2 acres +/- located in the swamp along the subject property's southern boundary per the subject's GIS tax map shape.

# PHOTOGRAPHS



# TAX MAP



SCALE.  
1" = 10 CHAINS = 660'



1912. 5° WEST OF TRUE NORTH.

J. BYRDS LAND.  
N. 5 1/2° E. 40.20 CH.

KAY'S LAND.

(1) JOSEPH D. GOULDMAN: 168 ACRES.

(2) (3) Way

Right of JOSEPH D. Gouldman.

22 1/2 A.

HOUSE

RIGHT 1391 CH.

(7) 19 1/2 ACRES.  
M. BYRDS EST. N. 53 1/4° E. 12.75  
N. 82 1/4° W.

(5) FANNIE M. GOULDMAN: 145 A.

CARNEALS

N. 4° E. 50.75 CH.

**SUBJECT**

STAKE + RED OAK.

STAKE + WHITE OAK.

LARGE RED OAK.

HICKORY.

LEANING RED OAK ON HILL.

M. S. EMBREY: 247 A.

Stake in Fence S. 64 3/4° E.

Stake in Fence S. 46° E.

Stake in Fence S. 42 1/4° E.

Stake on Ditch Bank S. 30° E.

S. 35° E.

S. 51 1/4° E.

S. 6 1/4° E.

S. 17 1/2° E.

S. 11° E.

S. 1° W.

S. 13 1/4° W.

S. 27 1/2° W.

S. 8 1/2° W.

S. 65° W.

S. 44 1/2° W.

S. 11° S.

S. 22 1/2° S.

S. 11° S.

S. 11° S.

S. 11° S.

S. 11° S.

S. 11° S.

DUES.

S. 56 1/2° W.

S. 6 1/4° W.

S. 15 1/4° W.

S. 28 1/4° W.

S. 29 3/4° W.

E side of a LARGE POPLAR.

S. 2 1/4° E. 95

S. 17 1/4° W. 2.3°

LARGE Beech

S. 9 3/4° W. 3.25

Stake on Ditch Bank S. 30° E.

S. 35° E.

S. 51 1/4° E.

S. 6 1/4° E.

S. 17 1/2° E.

S. 11° E.

S. 1° W.

S. 13 1/4° W.

S. 27 1/2° W.

S. 8 1/2° W.

S. 65° W.

S. 44 1/2° W.

S. 11° S.

S. 22 1/2° S.

S. 11° S.

S. 11° S.

S. 11° S.

S. 11° S.

S. 11° S.

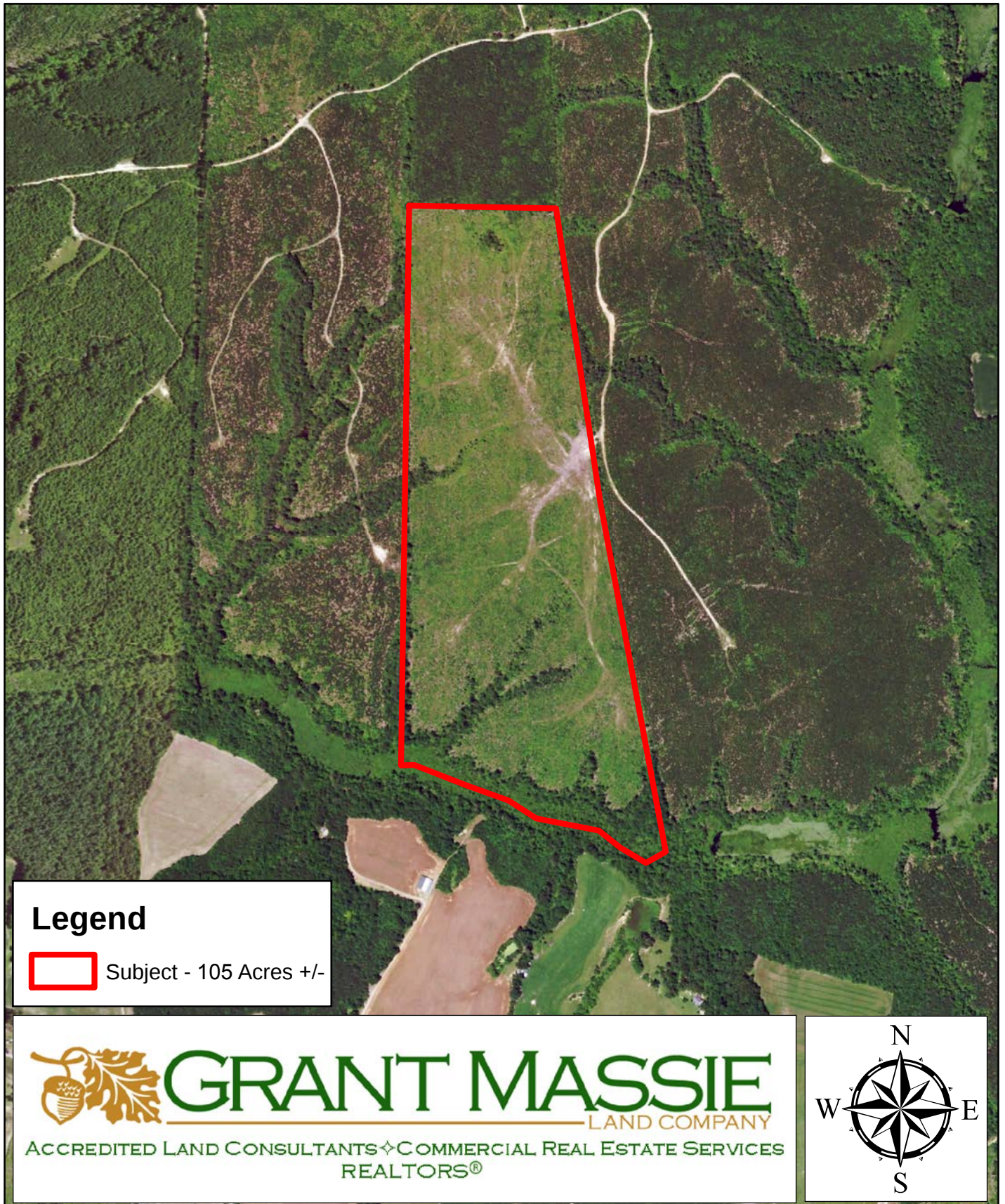
TWO LARGE SWEET GUMS IN FENCE

LARGE SWEET GUM.

TIGNOR'S LAND

SWAMP

# AERIAL PHOTO



## Legend

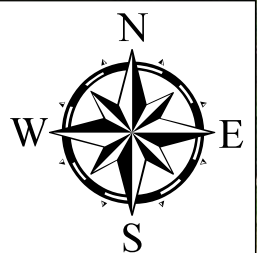


Subject - 105 Acres +/-

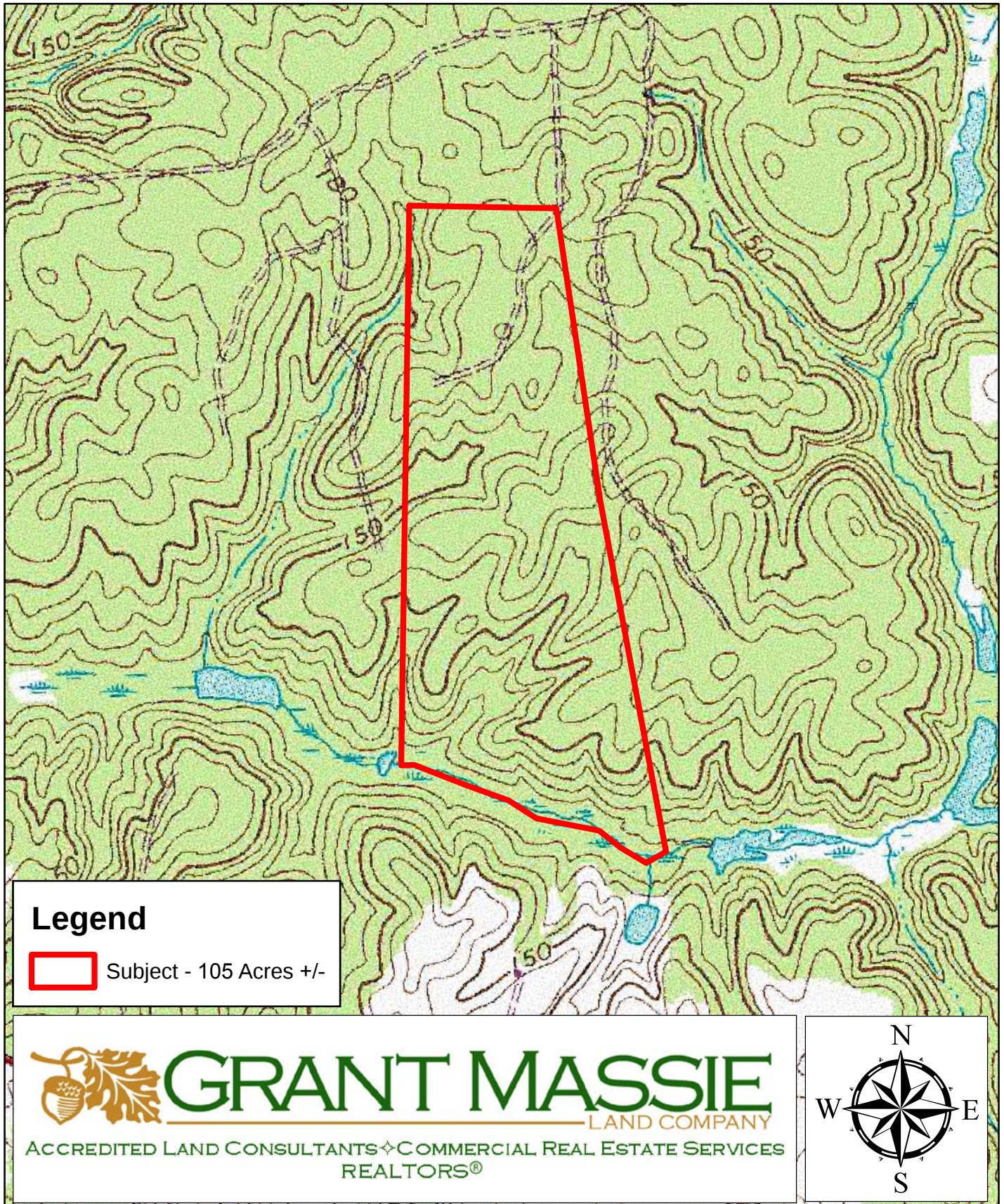


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# TOPO MAP



# LOCATION MAP

