

240.75+/- ACRES FLUVANNA COUNTY, VIRGINIA

REDUCED PRICE - \$620,000



REPRESENTED BY:
WILLIAM G. GRANT
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PROPERTY DESCRIPTION

The subject property is shown on Fluvanna County Tax Map records as parcel number 29-A-77 and 29-A-78. According to the tax records the property contains 240 acres and 0.75 acres, respectively. The deeds are recorded in Instrument # 180002478 and in Deed Book 94 on Page 7. An old 1898 plat of the subject property is recorded in Deed Book 28 on Page 392 (O.S.). A review of the Fluvanna County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
29-A-77	240
<u>29-A-78</u>	<u>0.75</u>
TOTAL:	240.75

The subject property is currently zoned Agricultural (A-1). It is located on a 50-foot easement to State Route 660 (Sclaters Ford Road) across the adjacent “Piney Mountain” large-lot subdivision. Cunningham Creek meanders for about 4,050 feet +/- along the subject property’s northern boundary.

The subject property consists of the following land types per GIS aerial photos:

- 45-acre +/- field in cultivation (rotations of grass, corn, and soybeans);
- 24 acres of rolling pastureland along the creek;
- 80.3 acres +/- of pine plantation established in 1997 and thinned in 2017;
- 63.35 acres +/- of mixed hardwoods along the SMZs and creeks;
- 12.6-acre +/- stand of uncut upland mixed hardwoods; and
- 15.5 acres +/- of recently cut-over woodland.

The subject property is located about 5 miles southwest of Palmyra, about 6 miles +/- south of Lake Monticello, and about 14 miles +/- south of Zions Crossroads and Interstate 64. It is also located just over 17 miles +/- southeast of Charlottesville.

PHOTOGRAPHS



PHOTOGRAPHS



Legend

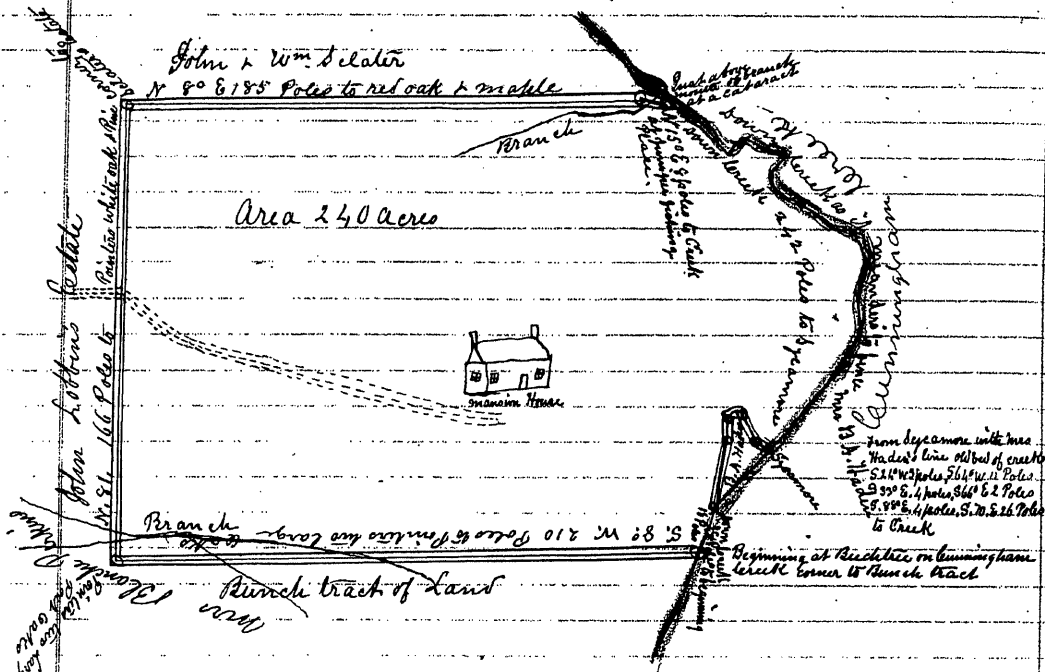
- Subject Property - 240.75 Acres
- 50-foot Easement

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

Map showing land parcels with acreage labels (e.g., 29 A 30, 29 A 77, 29 A 76) and a large red-outlined subject property. The map includes a legend, a north arrow, and the logo for Grant Massie Land Company, Accredited Land Consultants, Commercial Real Estate Services, and Realtors.

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Wm Schaler, C.E.



The above is a plat of a tract of land in Fluvanna Co., Va. on Cunningham Creek about four miles from Palmyra and is the tract of land deed to Lewis Houchins by Wilson Houchins and wife - it contains two hundred and forty acres - the metes and bounds of which are given in the plat. Surveyed for Lewis Houchins Feb. 10th 1898.

Wm. H. Valley, Surveyor.

In Fluvanna County Court Clerk's Office March 1st 1898

The foregoing deed and accompanying plat was received in said office and thereupon together with the certificate thereto annexed admitted to record.

Sub

Chas. Hall, Ck.

Shepherd, Jos. & wife vs. Dill, made this 28th February 1898 between Joseph Shepherd and Margaret A. his wife, of the first part, and J.P. Bowles of the second part: Witnesseth:
 To } Deed Trust.
 Bowles, S.P. Trustee and calf, also the tract of Land, on which the said Shepherd now resides in the county of Fluvanna, on the south side of the "Three Chopped Road" adjoining the lands of Geo. H. Thomas, Jas. Shepherd & others, and containing about Forty Five Acres.
 Tax 50
 In Trust, to receive the payment of the following notes, viz: One bond due G. H. Hunt & Co. for about thirty dollars, One Lien bond, due G. H. Hunt & Co. for about nine dollars, and One bond dated Feb. 1st 1898 for Two Hundred and fifty dollars payable twelve months after date to G. H. Hunt & Co.

Original made & returned to Dept. of Ins. by an April 1898
 Mar 27/99
 Set off as to Dept. of Ins. by an April 1898
 Mar 27/99

Walker, Thomas H. and Louis Walker, Deeds of Trust. Duke, Wm. H.

Tax 41
 Fee 25
 Paid \$6.7

Original mailed to Wm. H. Walker Trustee - Mar 14th 1899
 Chas. Hall, Ck.

Charles L. Naylor - 11-27-62
 Charles L. Naylor Date
 747 Park Street
 Charlottesville, Virginia 22902
 (434) 293 - 8880

SURVEYOR'S CERTIFICATE: I hereby certify that, to the best of my knowledge and belief, all requirements of the Board of Supervisors and ordinances of Fluvanna County, Virginia, regarding the platting of subdivisions within the County, have been complied with.

Gregory D. Hosaflook
Gregory D. Hosaflook, Date
446 Kents Store Road
Kents Store, Virginia 23084 (434) 589-8009

VDOT ENTRANCE APPROVAL J. J. Jones 10-24-02
Agent Date

HEALTH DEPARTMENT APPROVAL: A soil study shows this subdivision is generally suitable for septic tank and subsurface sewage disposal, however each lot is to be determined on an individual basis.

Sanitarian Charles F. Miller Date 3-25-03

FLUVANNA COUNTY APPROVAL: The subdivision shown hereon has been reviewed and approved by the undersigned in accordance with existing regulations, and may be committed to record.

Director of Planning & Development Date 3/27/83

NOTES: This property is zoned A-1.
This property is in HUD Flood Zone C.
(not a flood hazard area). Community Panel No. 510058-0100A
The 50' R/W Easement (Piney Mountain Lane) is a private road. Neither Fluvanna County nor the Commonwealth of Virginia shall be responsible for road maintenance.

A private subdivision road entrance is required at Piney Mountain Lane.

Lots 2 - 13 must have entrances off of Piney Mountain Lane.

A 15' Utility and drainage easement is reserved along the R/W margin of State Route 660 and along each side of the 50' R/W Easement margin of Piney Mountain Lane.

A 50' R/W Easement for ingress and egress to TMS 29-(A)-77 is granted along the existing private lane between lots 3 and 4 to Piney Mountain Lane and thence to State Rte. 660.

SUBDIVISION APPROVAL STATEMENT

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, the Sewage Handling and Disposal Regulations and the Fluvanna County Health Department.

This subdivision was submitted to the Fluvanna County Health Department for review pursuant to § 32.1 - 163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE). The Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by: Peter K. Kesecker
AOSE #155 - (540) 248-7645. This subdivision approval is issued in reliance upon that certification.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued.

The approved onsite sewage system sites are not shown on this plot. Those sites are shown on a separate plot on file in the Fluvanna County Health Department.

A PLAT SHOWING A DIVISION OF
TAX MAP SECTION 29, PARCEL (A) - 65

" PINEY MOUNTAIN " SUBDIVISION

CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA
DATE: 21 OCTOBER 2002 SCALE: 1" = 300'

GREGORY D. HOSAFLOOK, P.C.
PROFESSIONAL LAND SURVEYOR
446 KENTS STORE ROAD
KENTS STORE, VIRGINIA 23084

REFERENCES TO CAPTIONED PROPERTY

CURTIS L. NAYLOR
DB 474 - 627
PB 2 - 7 plat
TMS 29-(A)-65

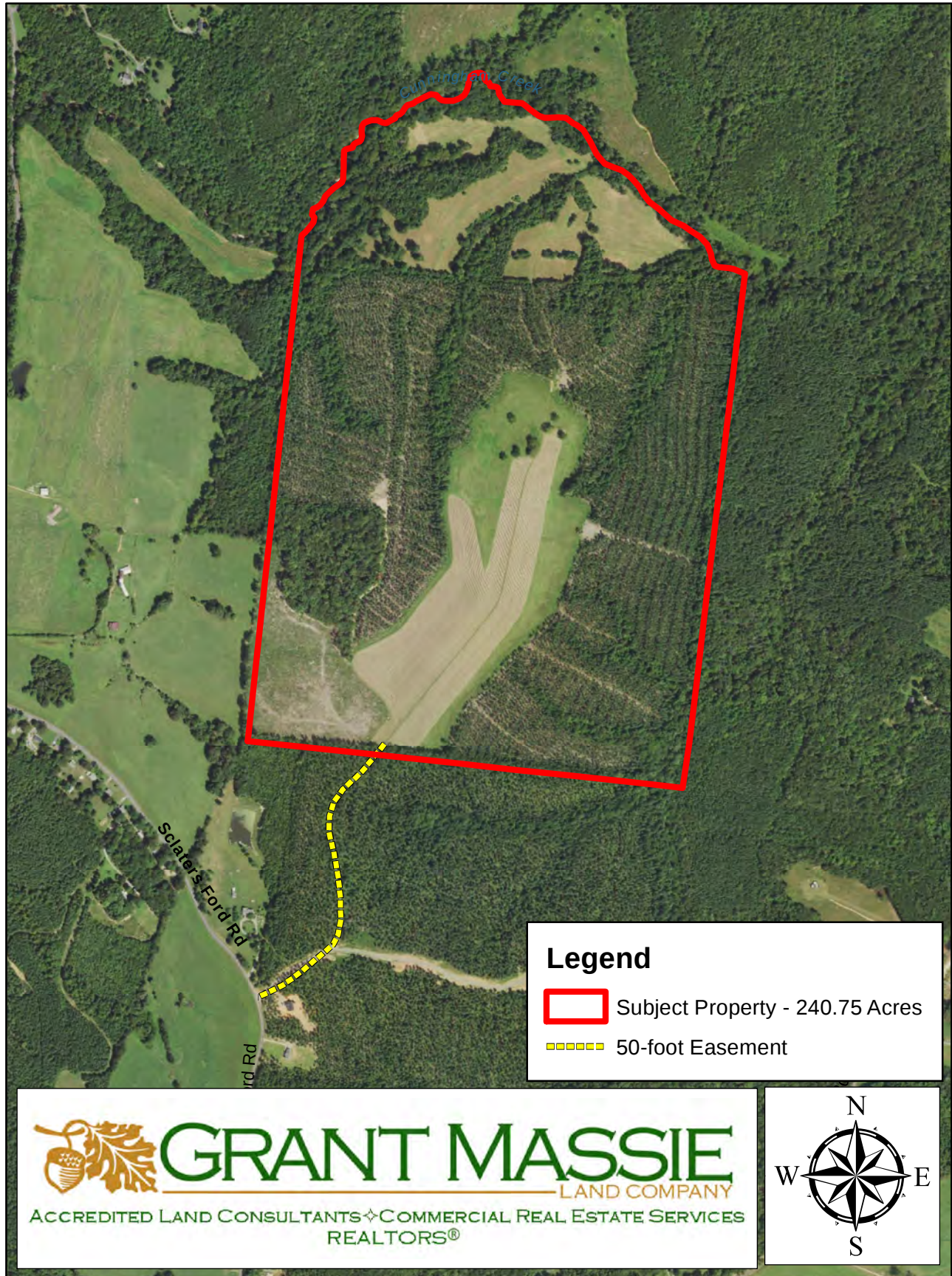
NOTE: —○— Denotes Rod set unless otherwise indicated.

 Denotes Points along the ζ of Creek.
These are not Rods set.

 Denotes Proposed Entrances along Piney Mountain Lane a 50' R/W Easement.

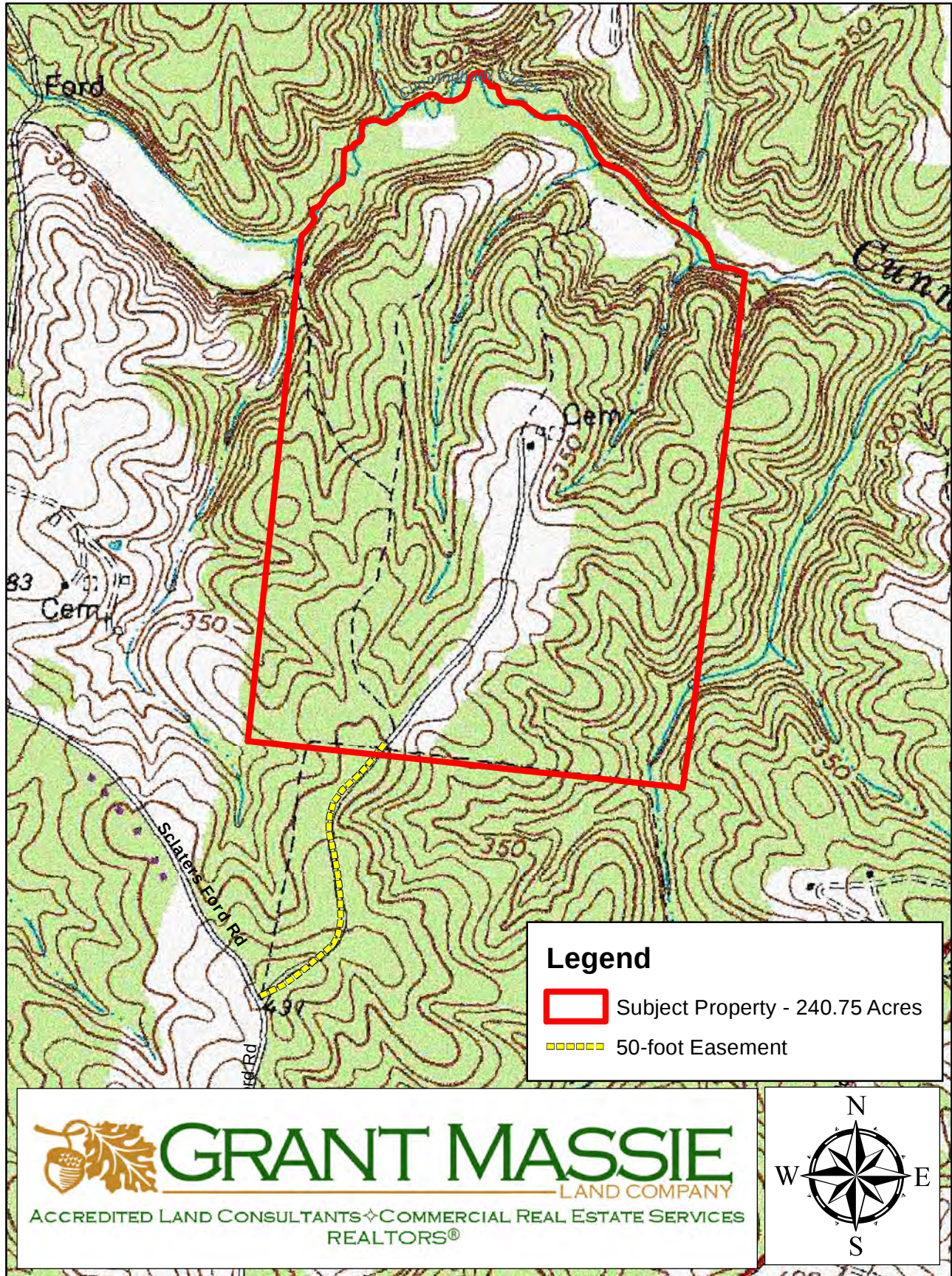


AERIAL PHOTOGRAPH



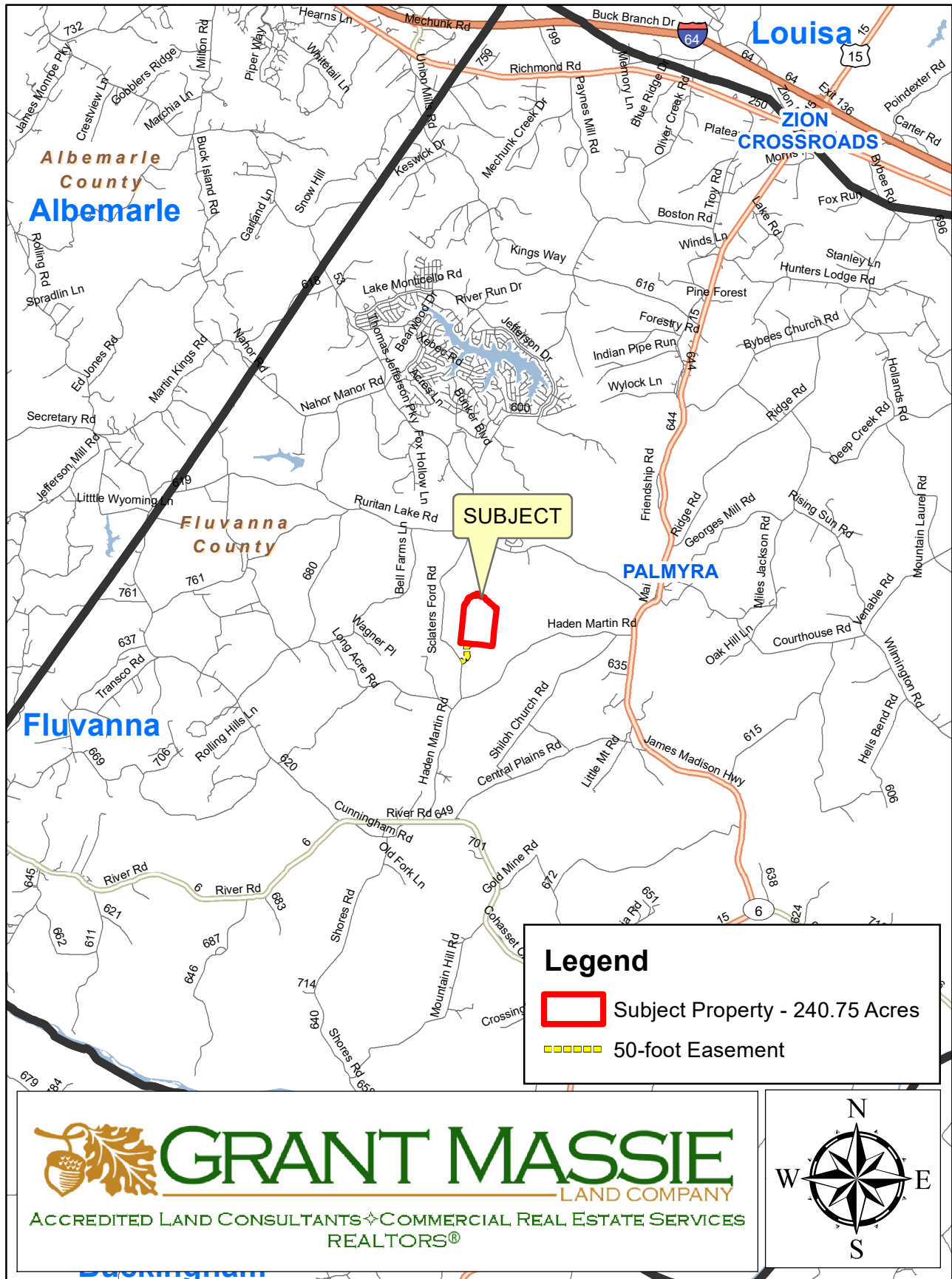
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TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



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