

# 200.1156 ACRES CAROLINE COUNTY, VIRGINIA

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PRICE - \$400,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Caroline County Tax Map records as parcel number 43-A-109. According to the tax records the property contains 200.1156 acres. The deed is recorded in Deed Book 1329 on Page 0194. The plat is recorded in Plat Cabinet 4 on Page 41A. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
43-A-109	200.1156	\$440,300 Land -0- Improvements \$440,300 Total Value

The subject property is currently zoned Rural Preservation (RP). The property is accessible by a 50-foot fee strip that fronts on Paige Road (State Route 605) and 38 feet of frontage on Farmer Drive (State Route 631). There is a recently constructed gravel road providing access to Farmer Drive. Field Dale Avenue (undeveloped 60-foot right-of-way) forms the southern boundary and Deep Wood Avenue (undeveloped 60-foot right-of-way) forms the southeastern boundary. The undeveloped 60-foot right-of-way known as Mattaponi Avenue runs directly into the tract per the plat too.

The subject property contains the following property types:

- 88 Acres +/- of upland woodland (part clearcut, part residentially thinned, part unharvested);
- 71 Acres +/- of mature pine plantation (24- to 28-years +/- old) in the lowgrounds;
- 3 Acres +/- in the Rappahannock Electric Cooperative's Transmission Line easement;
- 2 Acres in the fee-strip access/woods roads into the tract' and
- 36 Acres +/- of wetlands/streamside management zones (SMZs).

The subject property's western boundary is the Richmond, Fredericksburg & Potomac Railroad. The subject property is located about 1.25 miles +/- northwest of the Town of Bowling Green. There is a public water line that runs along Farmer Drive on the subject property.

The subject property offers some nice bluffs looking westward over the pine plantations. The Seller has recently completed some site work/grading on the knoll/bluff which could easily be planted in grass or converted to cropland. It would be an ideal large homesite with expansive views from the bluff, long-term timberland hold, and/or recreational investment with easy access to Bowling Green.



# PHOTOGRAPHS



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.





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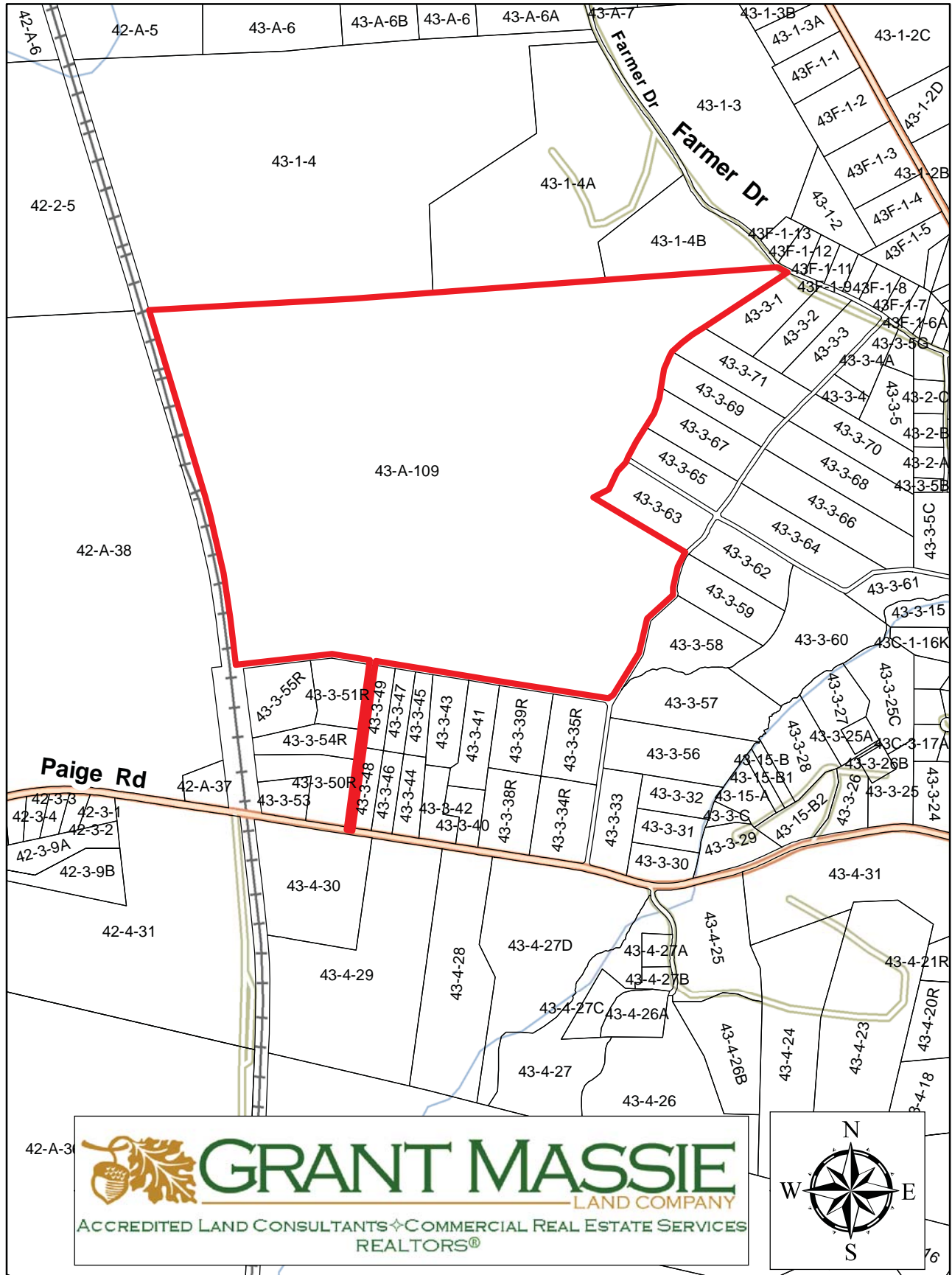
# SITE WORK PHOTOGRAPHS



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



# TAX MAP



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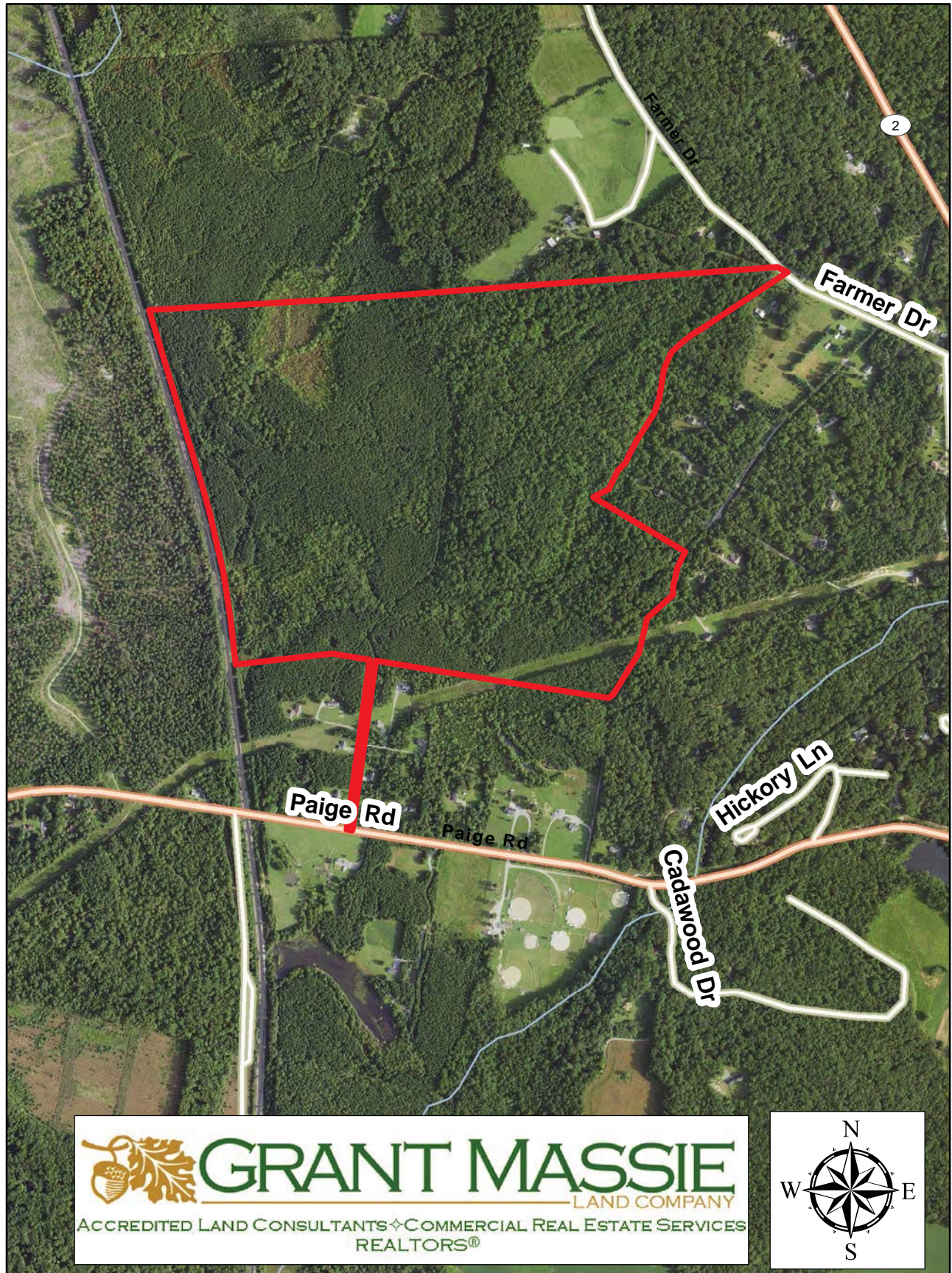
PLAT CABINETS 4 Page 41A

DB 1329 Acc. 0193





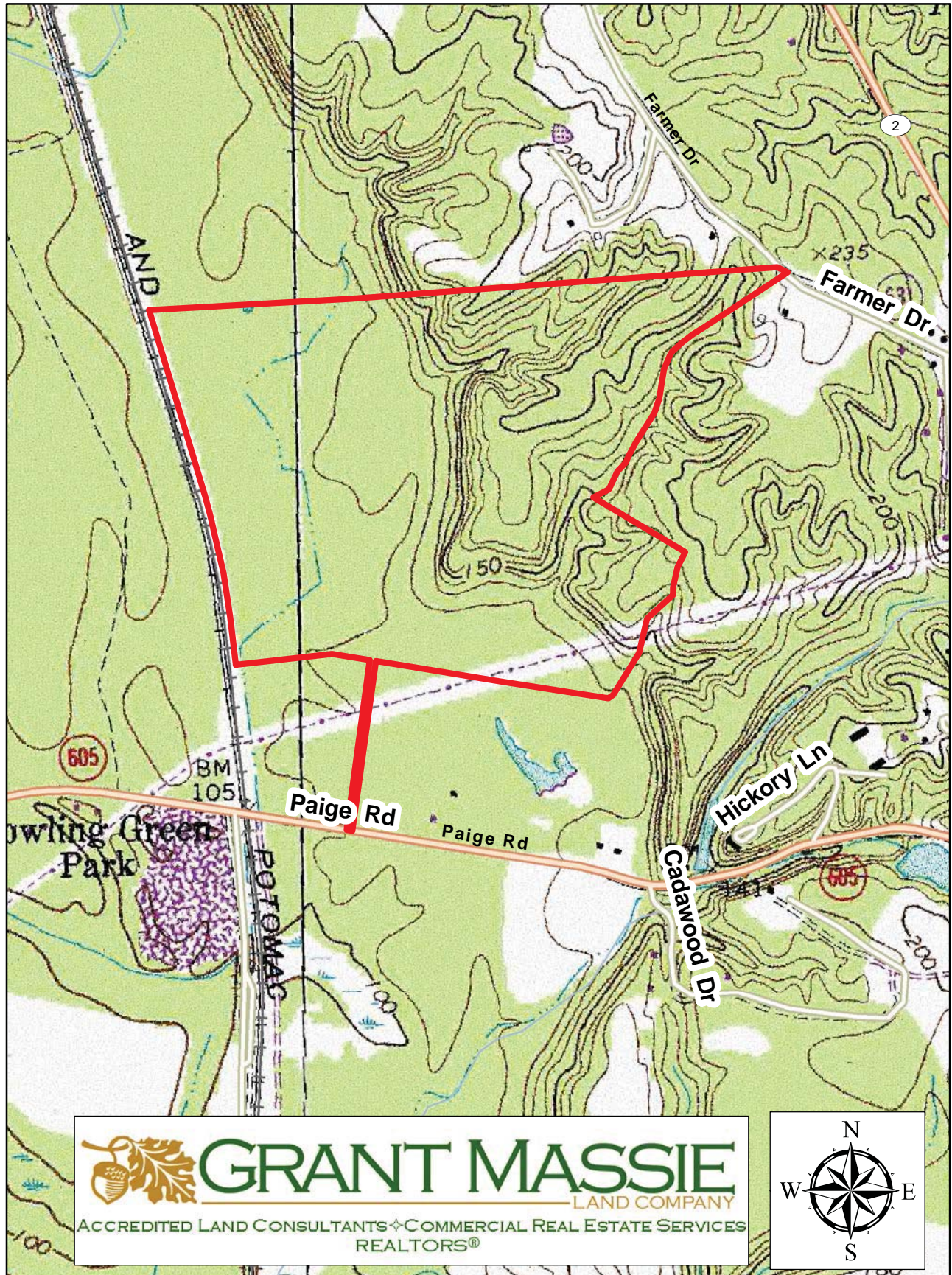
# AERIAL PHOTOGRAPH



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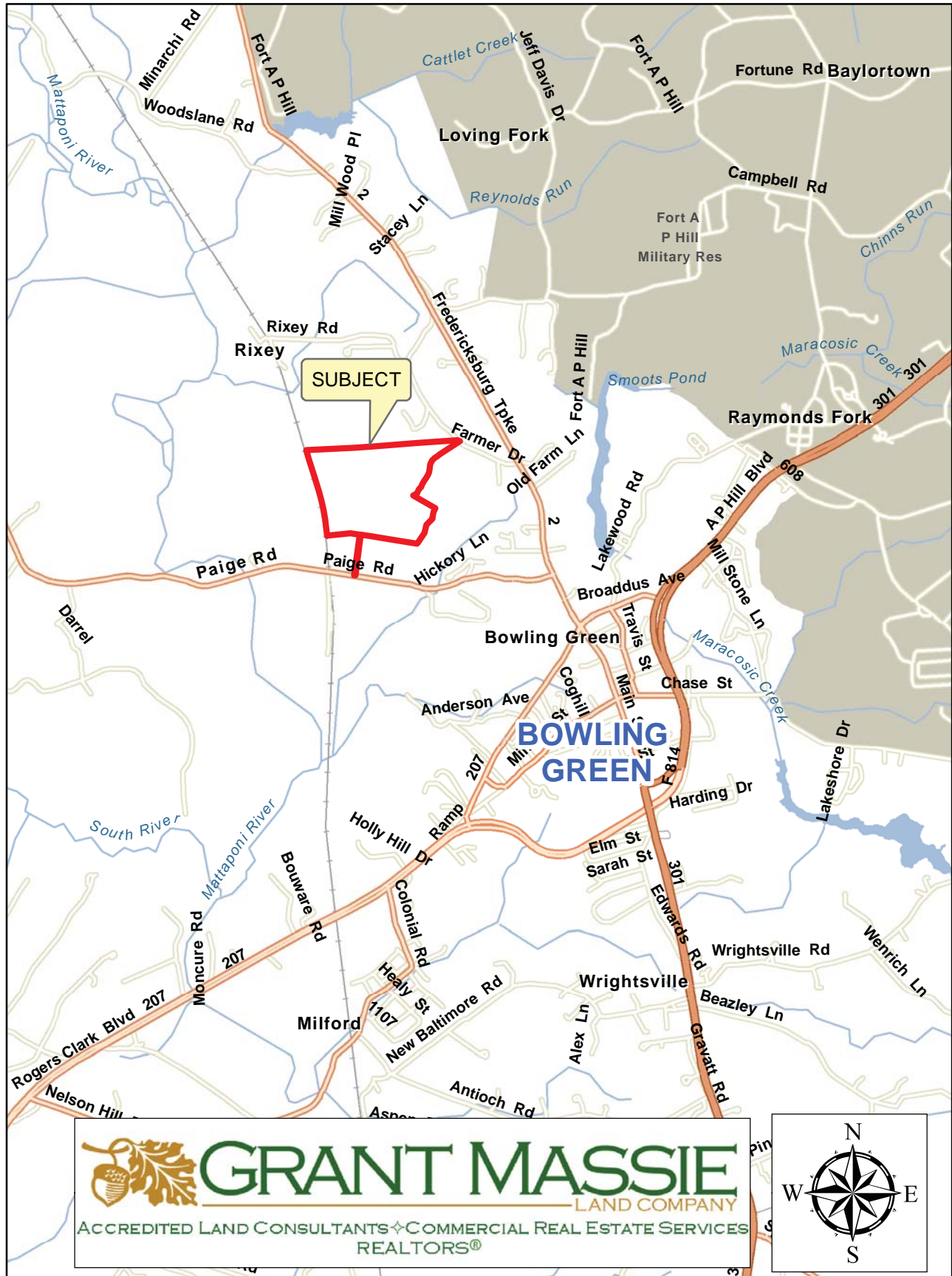
# TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



# LOCATION MAP



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