

524.2+/- ACRES HANOVER COUNTY, VIRGINIA

PRICE - \$2,201,640



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LAND USE PLAN AND MAJOR
THOROUGHFARE PLAN MAP - 2012

PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as GPINs # 7893-19-3570 and # 7893-16-7173. According to the tax records the property contains 524.2 acres. The deed is recorded in Deed Book 3026 on Page 2019. A review of the Hanover County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7893-19-3570	442.4
<u>7893-16-7173</u>	<u>81.8</u>
TOTALS	524.2

The Subject Property is currently zoned Agricultural (A-1). It is located approximately one mile east of I-95 at the Doswell Exit. Hanover County Land Use Plan indicates the future use of this land is Industrial.

There is frontage on two state-maintained roads:

1. Approximately 1,740 feet of frontage on Route 30 with an existing entrance into the Subject Property;
2. Approximately 90 feet on State Route 731 (Bullfield Road).

Other significant features of these tracts:

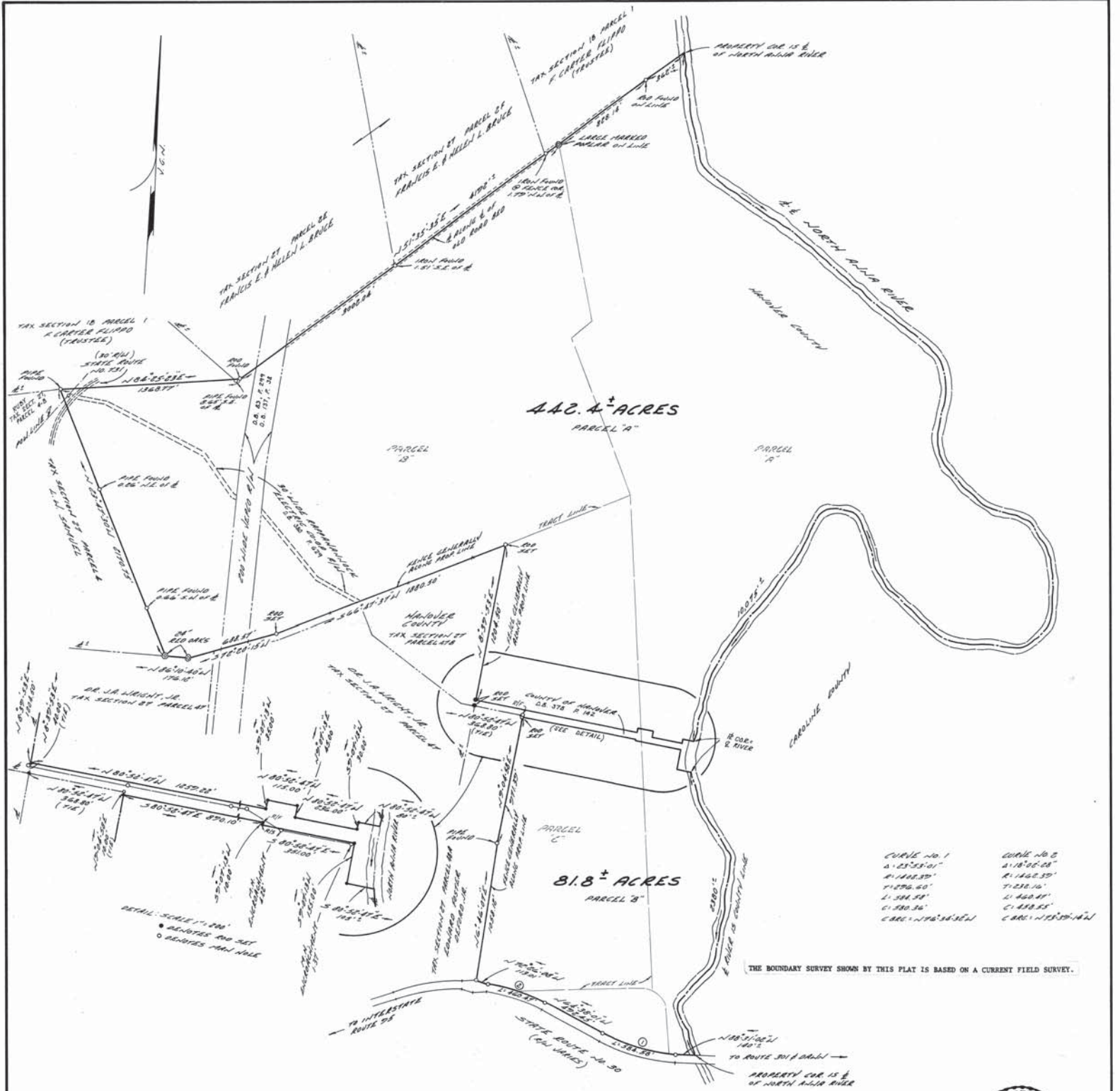
1. They are located between Kings Dominion and The Meadow Event Park, home of the Virginia State Fair;
2. Over 12,450 linear feet of frontage on the North Anna River, one of Virginia's Scenic Rivers;
3. Approximately 198 acres of crop land in a high state of cultivation and leased to a farmer;
4. Approximately 152 acres of 17 year to 20-year pine plantation.

Public Water is available from Hanover County's Doswell Water treatment plant that is adjacent and dissects the Subject Property. Sanitary Sewer is approximately 3,300 feet from where the Hanover County Public Utilities Department has informed us that the manhole is approximately ten feet deep. Due to the topography in this area, use of the public sewer will require a pump station and forced main plus potentially other infrastructure improvements.

PHOTOGRAPHS



PLAT



COURSE NO. 1	COURSE NO. 2
N. 25° 25' 00" W.	N. 18° 00' 00" E.
4,142.30'	4,142.30'
1,270.40'	1,270.40'
1,394.58'	1,420.41'
0,380.36'	0,428.55'
COR. 170° 54' 32"	COR. 115° 30' 44"

THE BOUNDARY SURVEY SHOWN BY THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

PLAT SHOWING TWO PARCELS OF LAND LOCATED ABOUT ONE MILE SOUTH OF DOSWELL IN THE BEAVERDAM DISTRICT, HANOVER COUNTY, VIRGINIA.

SCALE: 1" = 400' APRIL 22, 1985



DOWNING & ASSOCIATES, INC.
P.O. BOX 3827 ASHLAND, VA

TRUST, STEPHENUS & HOLLISTER
JULY 20, 1862 FEB. 20, 1868
REF. B40312-A F.B.C. 2024

AERIAL PHOTOGRAPH - WINTER

524.2 ACRES - HANOVER CO.



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH - SUMMER

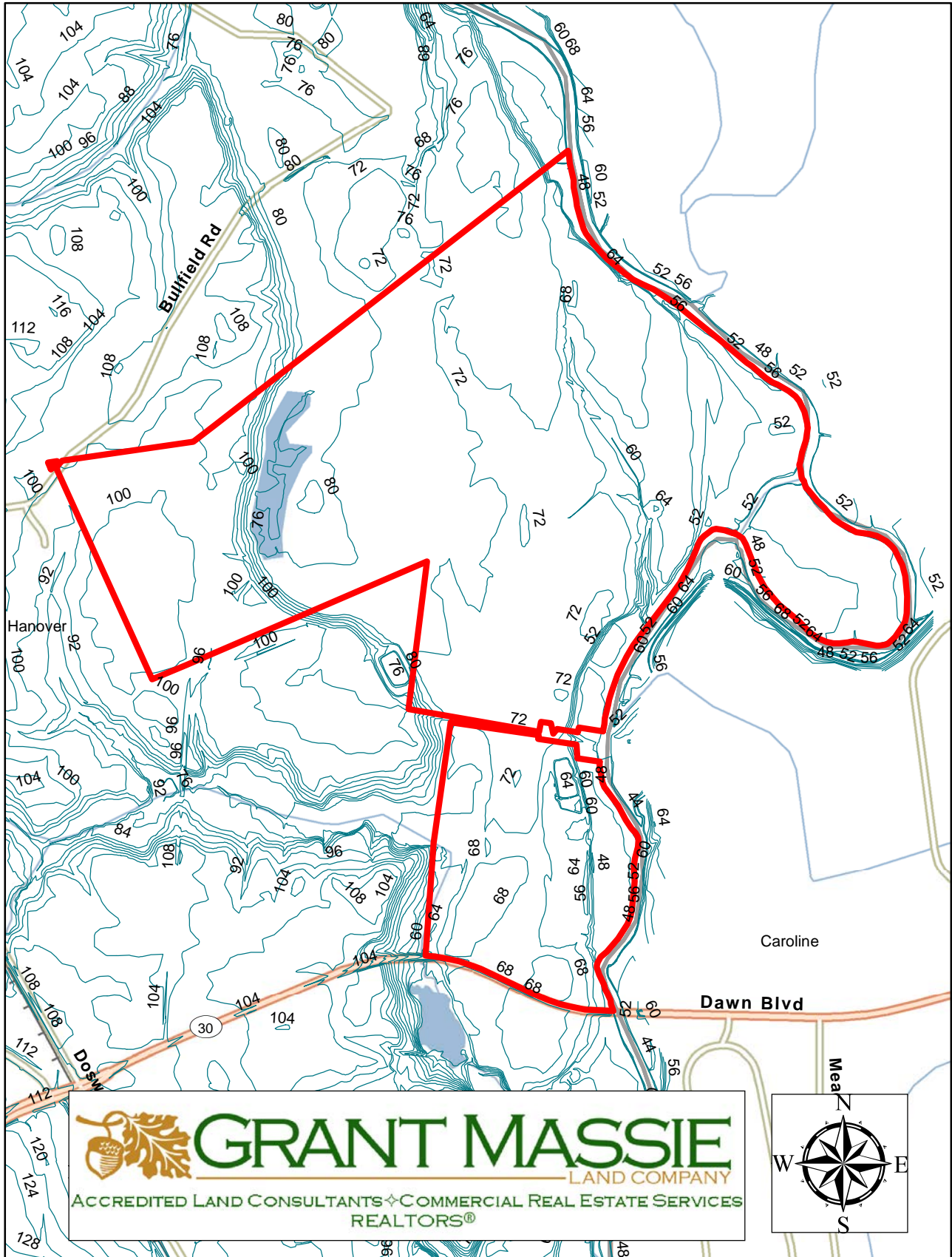
524.2 ACRES - HANOVER CO.



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TOPOGRAPHY MAP

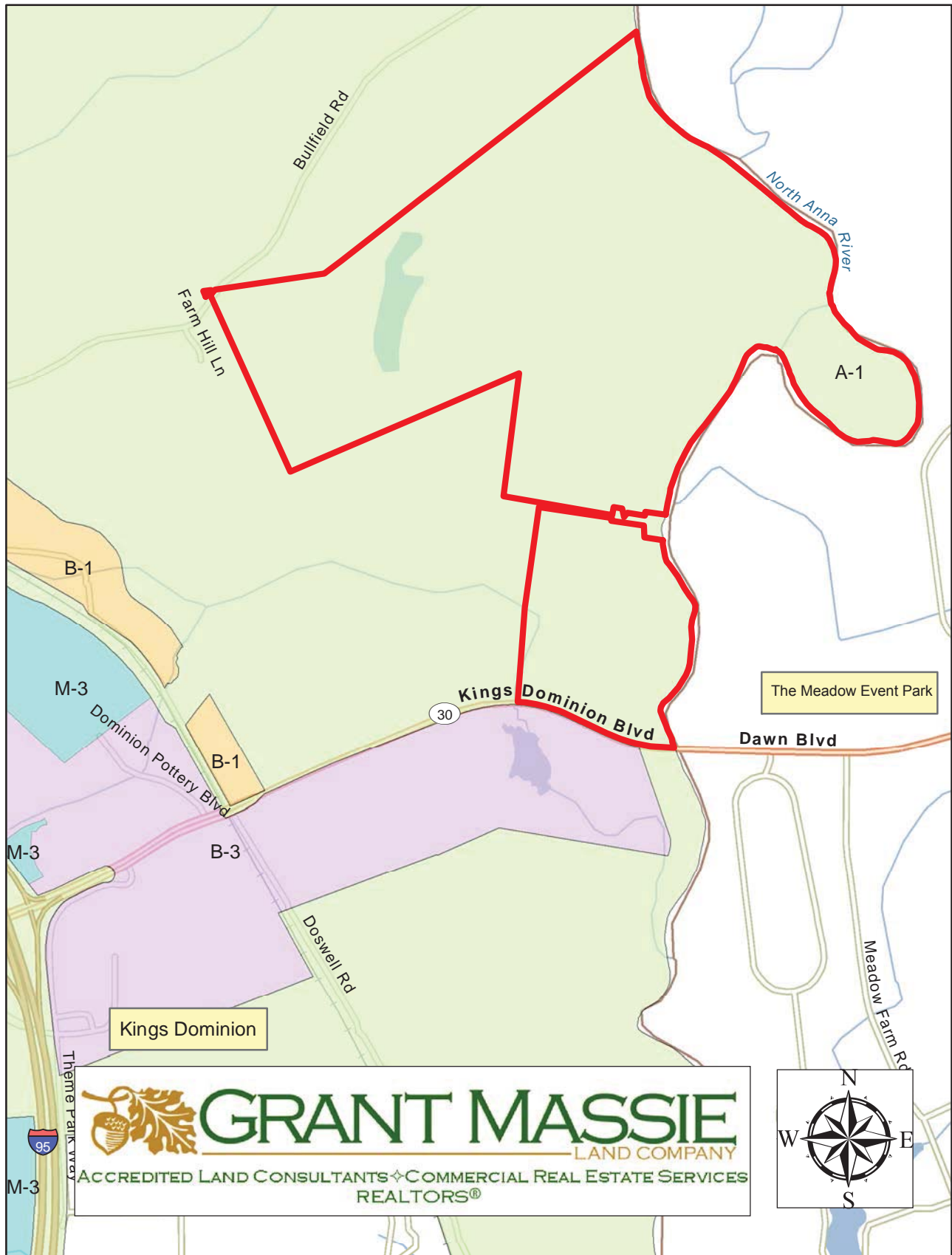
524.2 ACRES - HANOVER CO.



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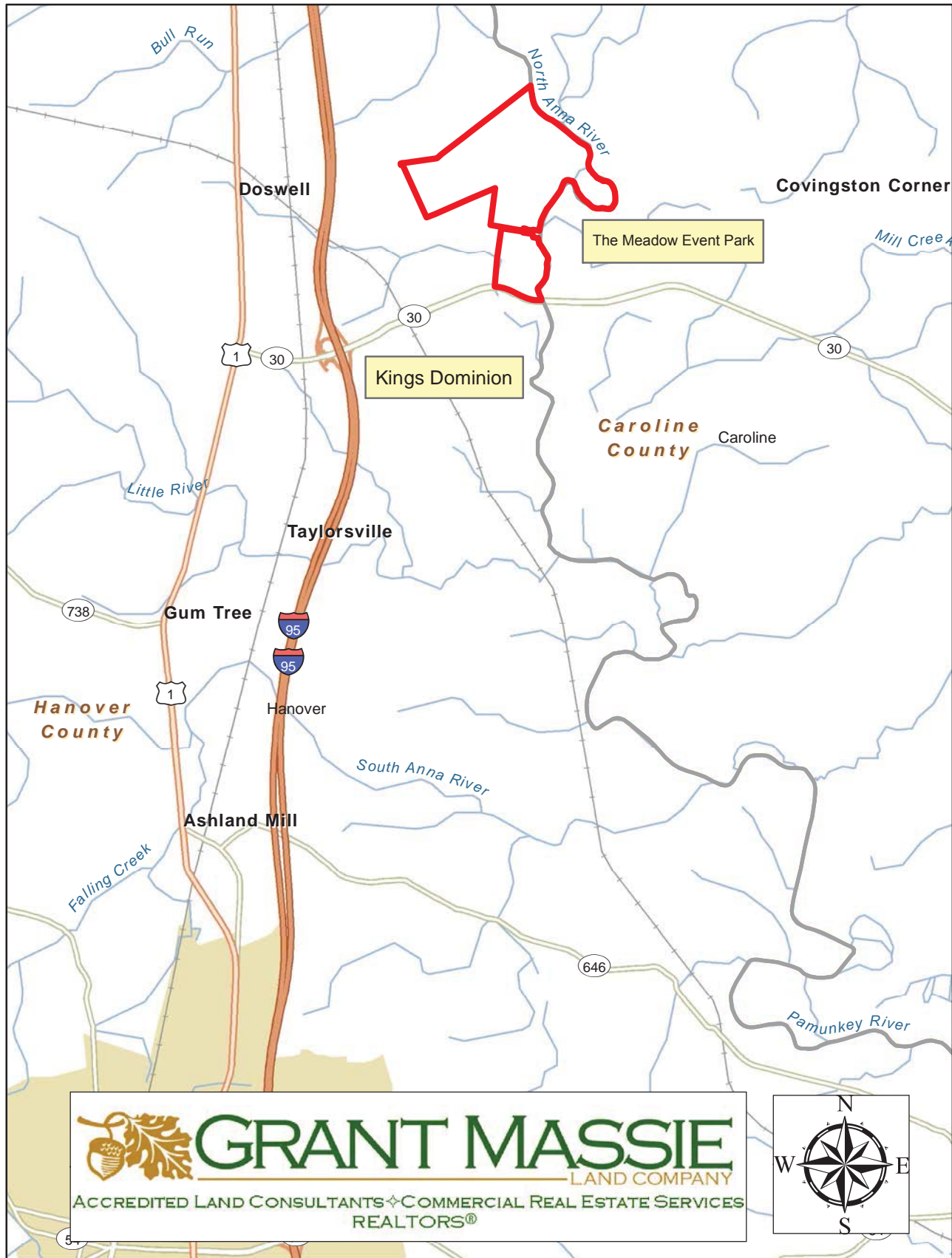
ZONING MAP

524.2 ACRES - HANOVER CO.



LOCATION MAP

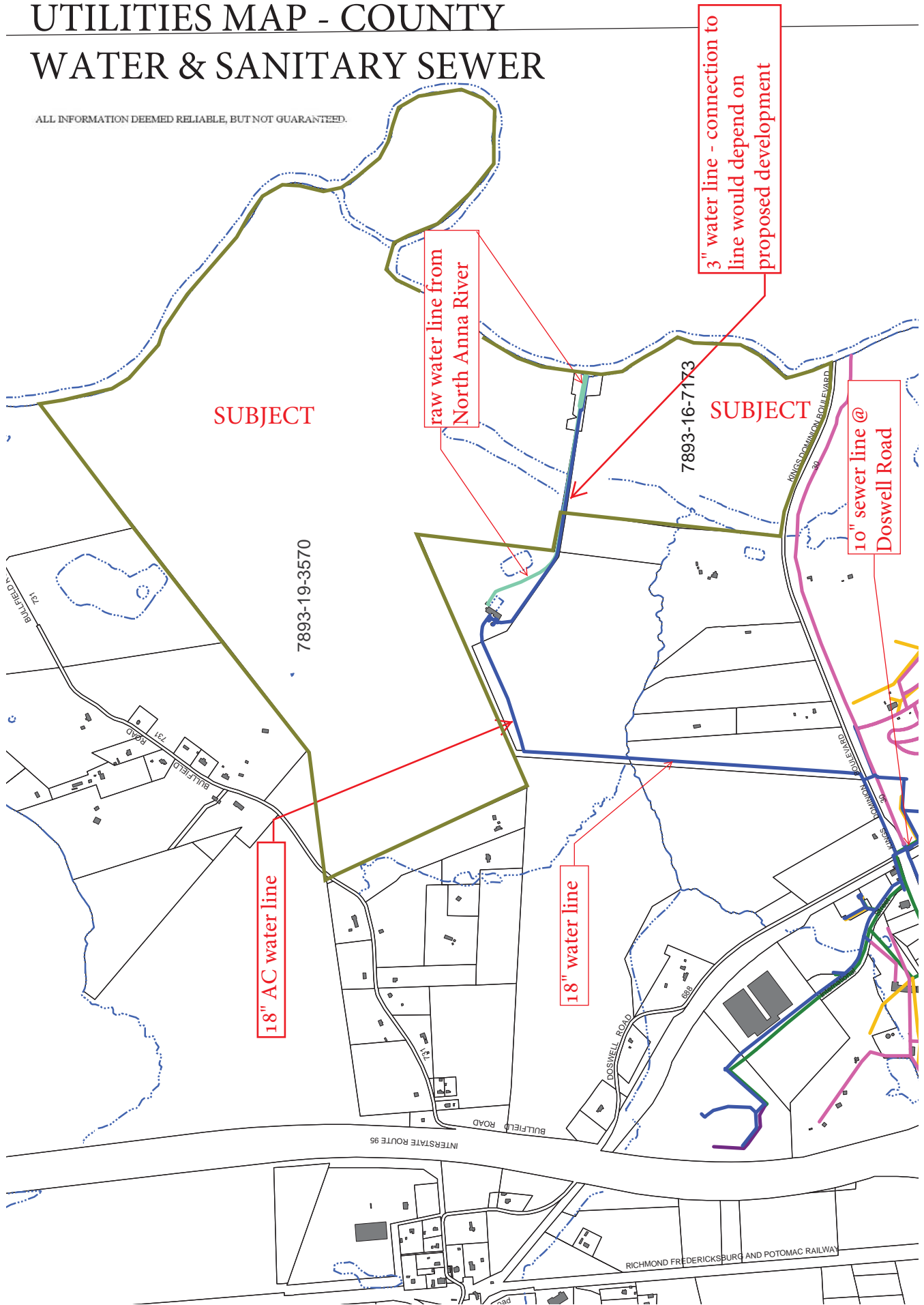
524.2 ACRES - HANOVER CO.



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

UTILITIES MAP - COUNTY WATER & SANITARY SEWER

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



SUBJECT

raw water line from
North Anna River

3" water line - connection to
line would depend on
proposed development

SUBJECT

10" sewer line @
Doswell Road

18" AC water line

18" water line

7893-19-3570

7893-16-7173

122
BULLFIELD ROAD

121
BULLFIELD ROAD

INTERSTATE ROUTE 95

RICHMOND FREDERICKSBURG AND POTOMAC RAILWAY

DOSWELL ROAD

KINGS DOMINION BOULEVARD

120
BULLFIELD ROAD

119
BULLFIELD ROAD

118
BULLFIELD ROAD

117
BULLFIELD ROAD

116
BULLFIELD ROAD

115
BULLFIELD ROAD

114
BULLFIELD ROAD

113
BULLFIELD ROAD

112
BULLFIELD ROAD

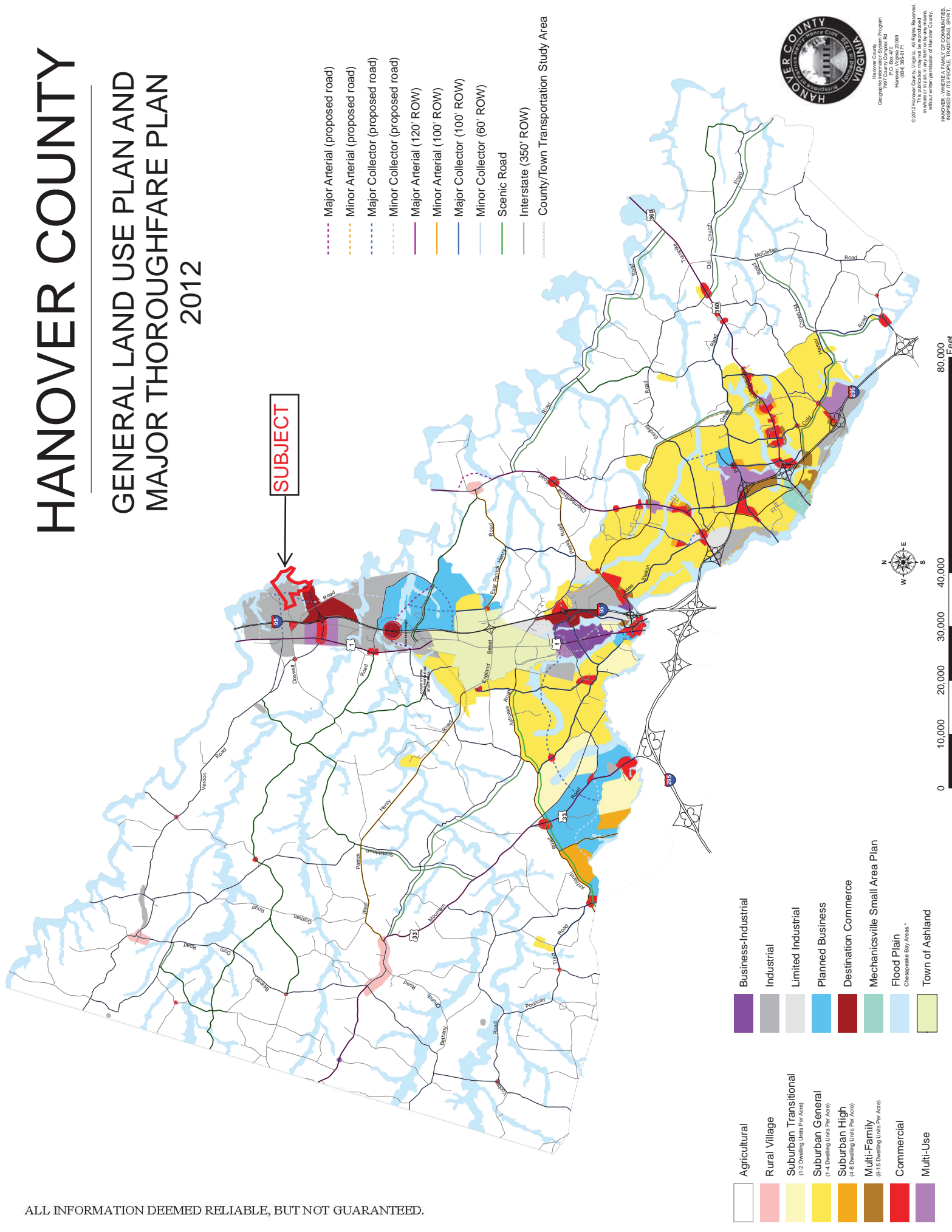
111
BULLFIELD ROAD

110
BULLFIELD ROAD

HANOVER COUNTY

GENERAL LAND USE PLAN AND MAJOR THOROUGHFARE PLAN 2012

SUBJECT



- Major Arterial (proposed road)
- Minor Arterial (proposed road)
- Major Collector (proposed road)
- Minor Collector (proposed road)
- Major Arterial (120' ROW)
- Minor Arterial (100' ROW)
- Major Collector (100' ROW)
- Minor Collector (60' ROW)
- Scenic Road
- Interstate (350' ROW)
- County/Town Transportation Study Area

- Agricultural
- Rural Village
- Suburban Transitional (1-2 Dwelling Units Per Acre)
- Suburban General (1-4 Dwelling Units Per Acre)
- Suburban High (4-8 Dwelling Units Per Acre)
- Multi-Family (8-15 Dwelling Units Per Acre)
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville Small Area Plan
- Flood Plain Chesapeake Bay Areas*
- Town of Ashland



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 HANOVER: WHERE A FAMILY OF COMMUNITIES,
 INSPIRED BY ITS PEOPLE, TRADITIONS, SPIRIT,
 AND HISTORY, IS THE FOUNDATION FOR ITS FUTURE.