

# TWO ADJACENT PARCELS CAROLINE COUNTY, VA

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## ASKING PRICES

50 ACRES (TM # 81-A-17) - \$183,000

40 ACRES (TM # 81-A-24) - \$116,000



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject properties are shown on Caroline County Tax Map records as parcel number 81-A-17 and 81-A-24. According to the tax records the properties contain 50 Acres +/- and 40 acres +/-, respectively. The deed is recorded in Deed Book 340 on Page 436. A review of the Caroline County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
81-A-17	50	\$183,000 Land \$20,800 Improvements
81-A-24	40	\$120,000 Land Only
TOTALS:	90	\$303,000 Land \$20,800 Improvements \$323,800 Total Assessed Value

## **Tax Parcel # 81-A-17:** Deeded Acreage – 50 Acres +/-

- Zoned – Rural Preservation (RP);
- Approximately 810 feet +/- on State Route 659 (Palace Green Road);
- Improvements include a 1.5-story 1,144-sq. ft. frame house (c. 1955) and several pole sheds  
**NOTE – All Improvements are being sold “As-Is, Where-Is.” Any inspections of improvements completed by Purchaser(s) are for informational purposes only;**
- Located 4.3 miles +/- from Exit # 104 (Carmel Church/Rt 207) of Interstate 95;
- Land Description:
  - 1.5-Acre +/- homesite,
  - 2.6 Acres +/- in cleared electric powerline easement,
  - 7.5 Acres +/- of natural mixed hardwoods and scattered natural pines, and
  - Balance (38.4 Acres +/-) in 12-year old natural pine plantation that was pre-commercially thinned in 2013 per Virginia Department of Forestry records.

## **Tax Parcel # 81-A-24:** Deeded Acreage – 40 Acres +/-

- Zoned – Rural Preservation (RP);
- Approximately 590 feet +/- on County Route 720 (Tate Road);
- Located 3.25 miles +/- from Exit # 104 (Carmel Church/Rt 207) of Interstate 95;
- Land Description:
  - 16.75 Acres +/- of natural mixed hardwoods and scattered natural pines in the streamside management zones (SMZs), and
  - Balance (23.25 Acres +/-) in 12-year old natural pine plantation that was pre-commercially thinned in 2013 per Virginia Department of Forestry records.

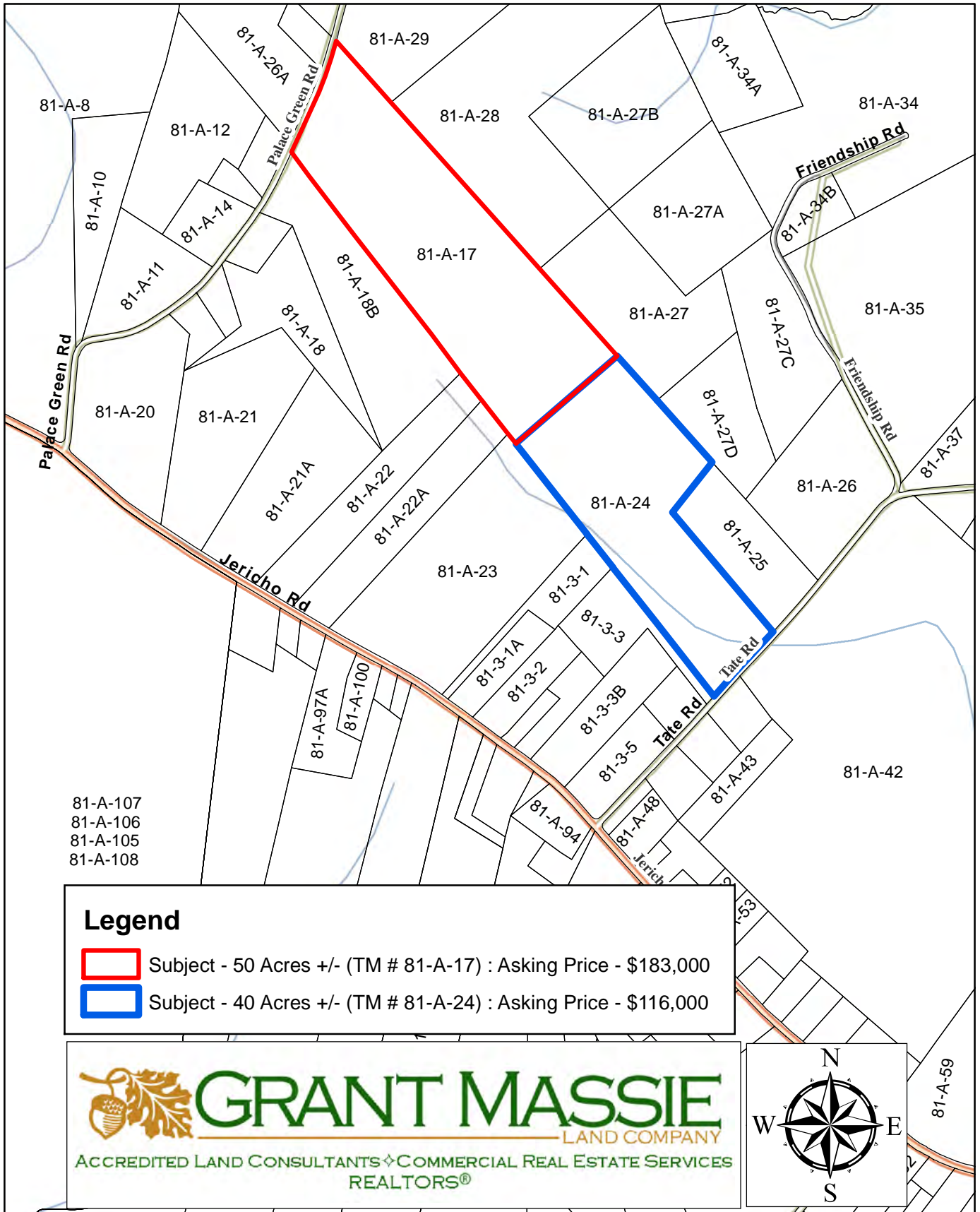
# PHOTOGRAPHS - 50 ACRES +/-





# PHOTOGRAPHS - 40 ACRES +/-



# TAX MAP

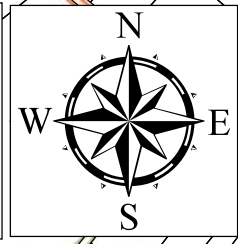


**Legend**

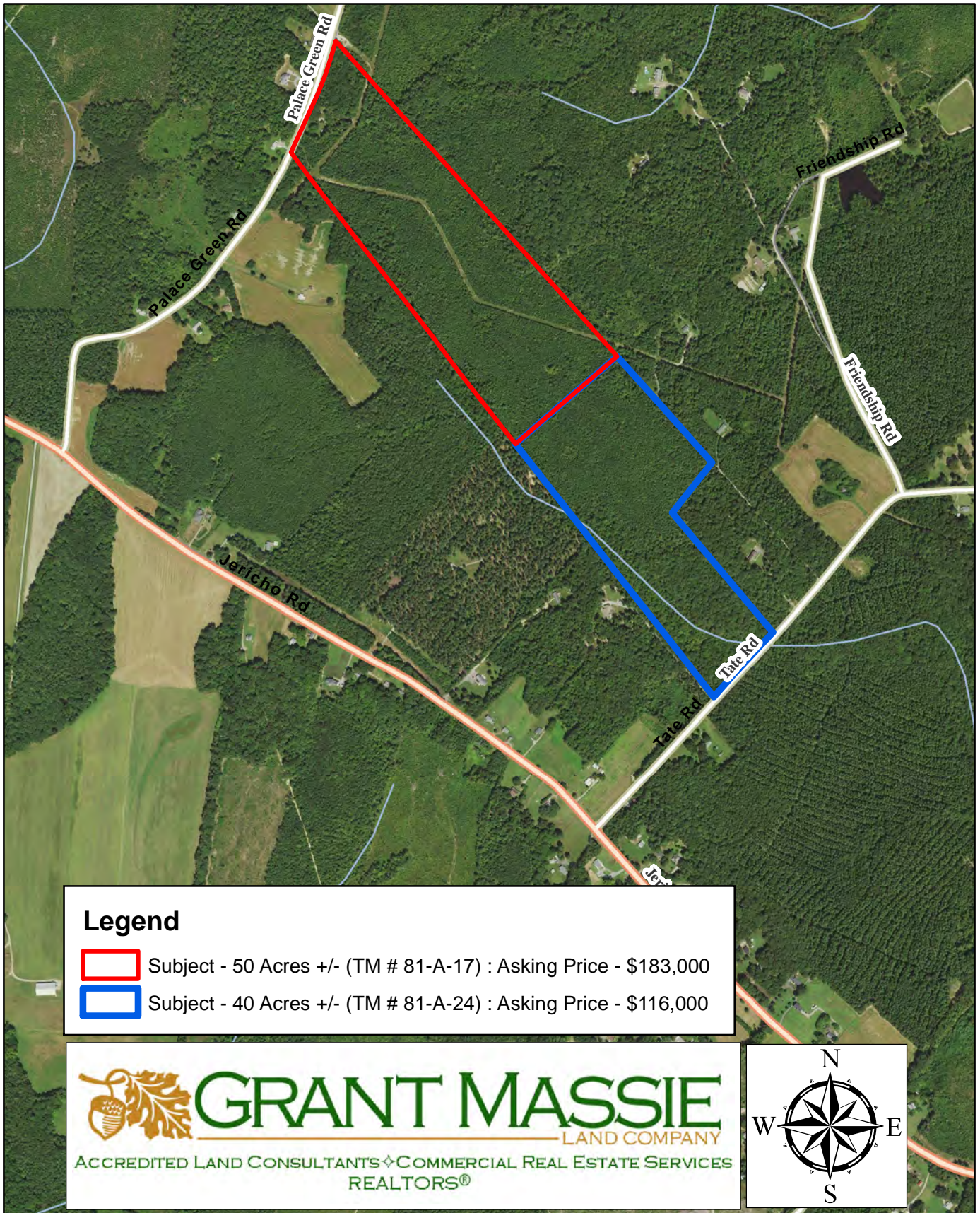
-  Subject - 50 Acres +/- (TM # 81-A-17) : Asking Price - \$183,000
-  Subject - 40 Acres +/- (TM # 81-A-24) : Asking Price - \$116,000



**GRANT MASSIE**  
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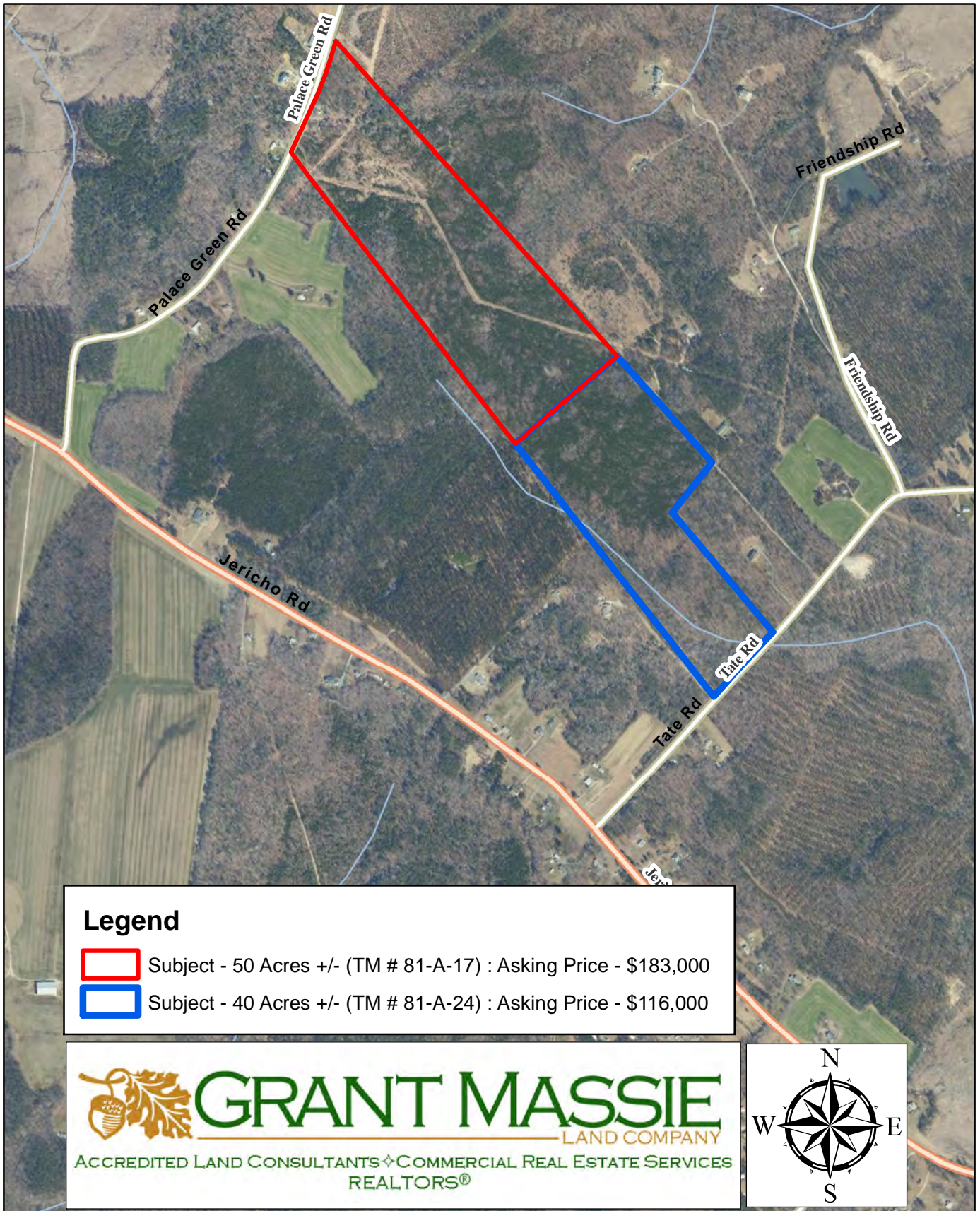


# AERIAL PHOTOGRAPH - SUMMER



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

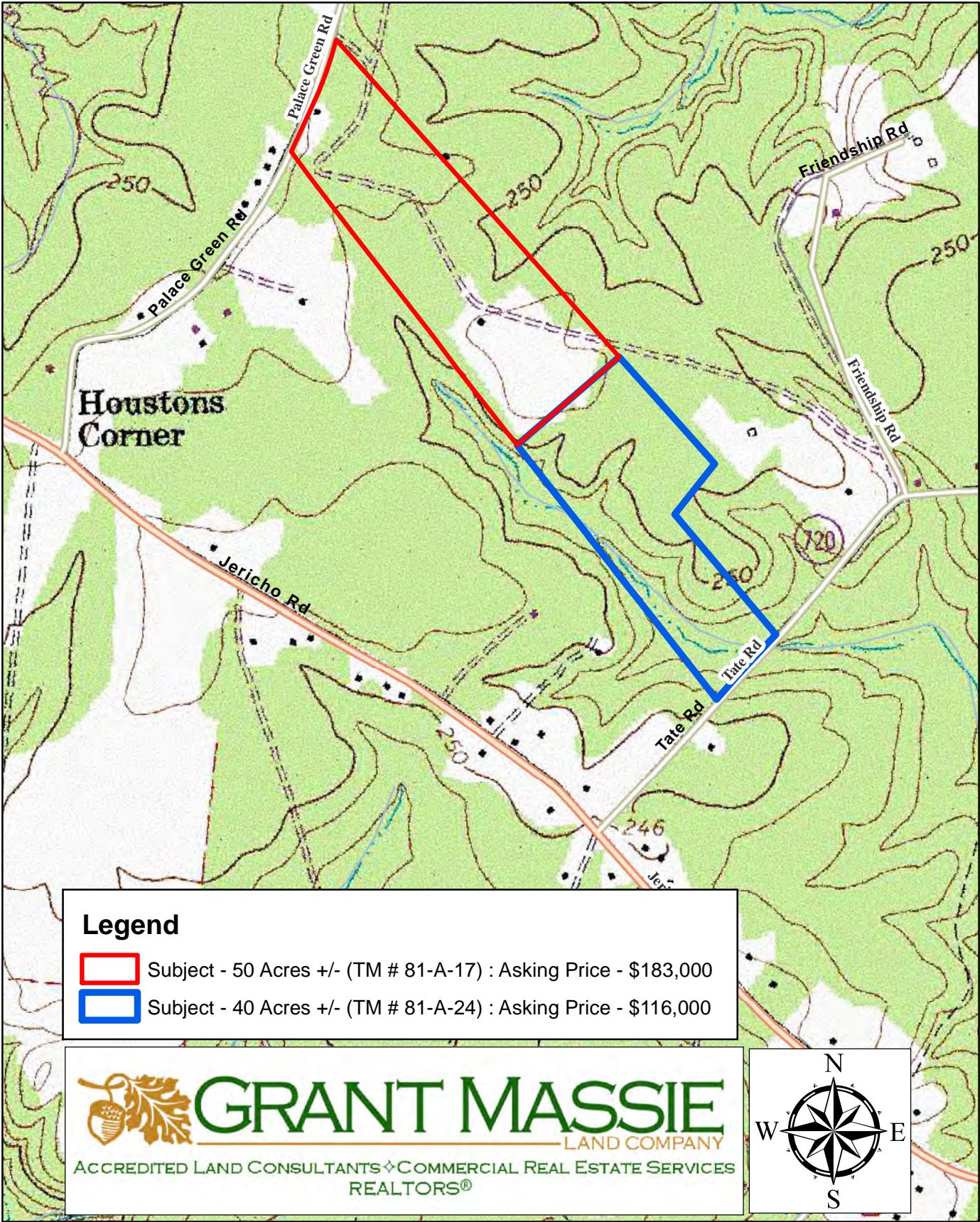
# AERIAL PHOTOGRAPH - WINTER



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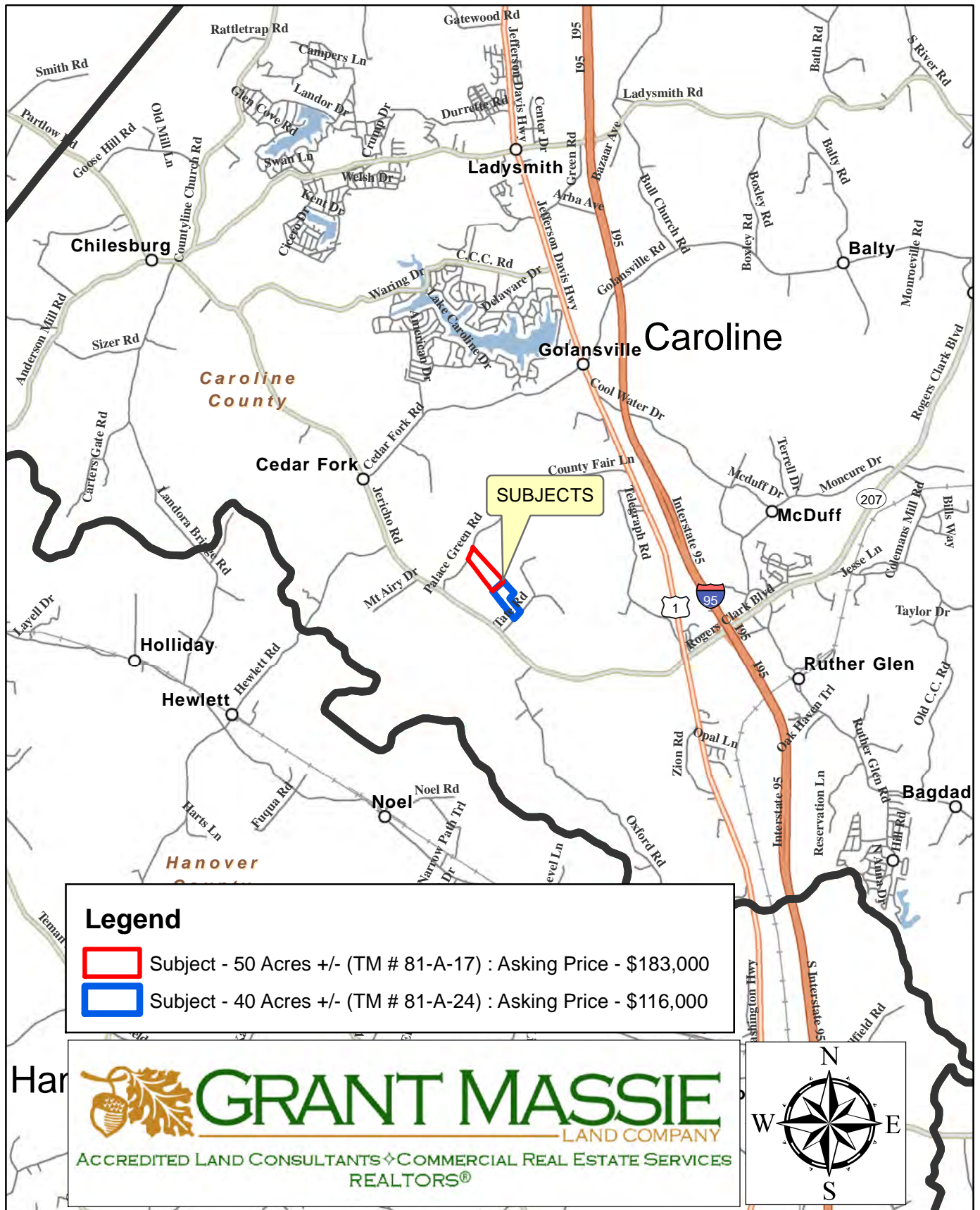


# TOPOGRAPHIC MAP



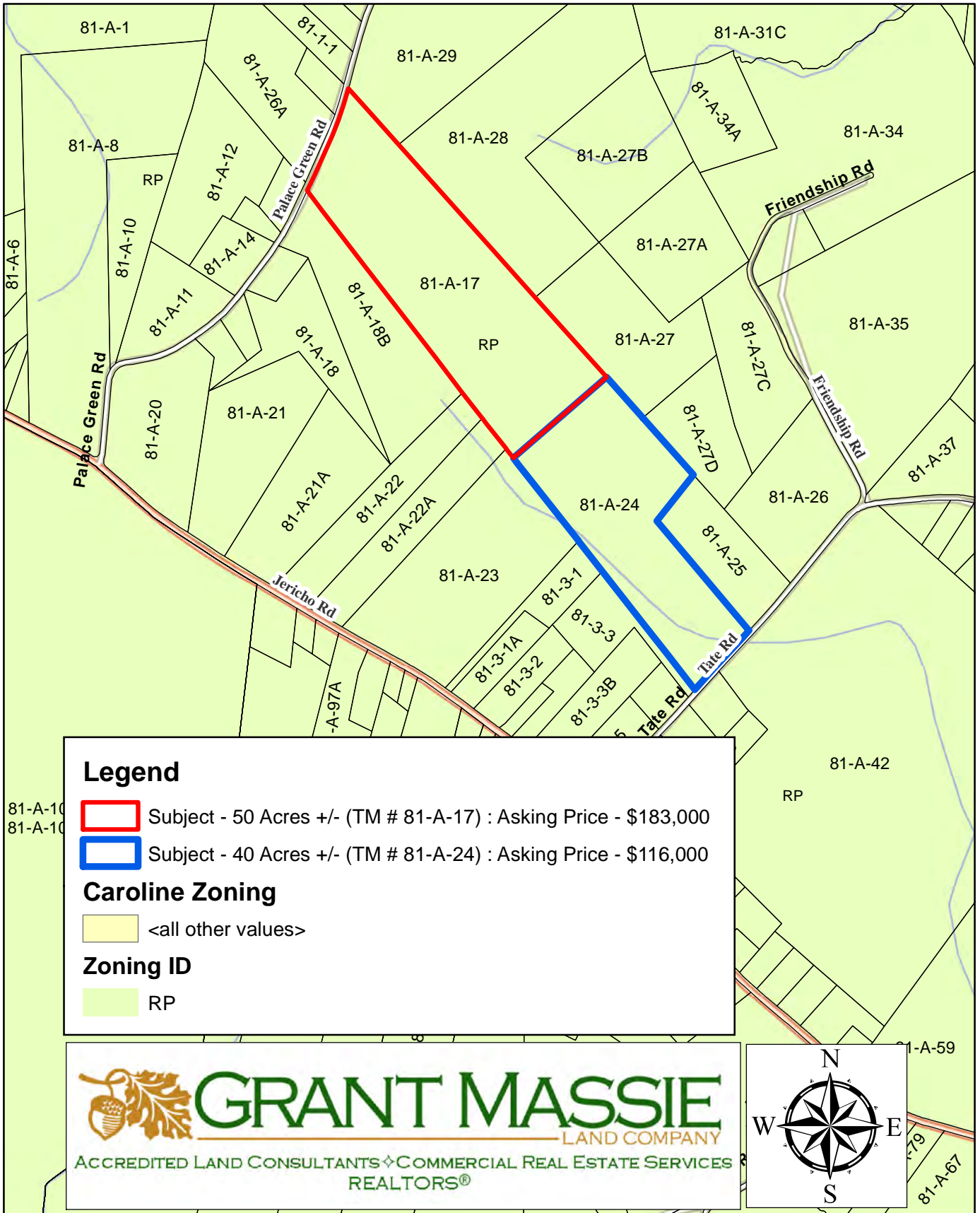
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

# LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

# ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



# Caroline Investments-Keith Upshaw

CAR-97-033/ A



Pre-Commercial Thinning map

Map By: Matthew H. Coleman

Report Date: Thursday, April 11, 2013