

21.633 ACRES WITH BRICK RANCHER  
AND 4.376-ACRE LOT  
PRINCE GEORGE COUNTY, VA

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REDUCED PRICE ~ \$249,500



REPRESENTED BY:

G. EDMOND MASSIE, IV  
ALC, CCIM, MBA  
(804) 754-3474

WILLIAM G. GRANT  
ALC, VLS  
(804) 754-3476

JEFFREY S. HUFF  
ALC, FORESTER  
(804) 750-1207

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# PROPERTY DESCRIPTION

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The subject property is shown on Prince George County Tax Map as shown below. A review of the Prince George County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Assessment</u>
430(0A)00-053-0	21.633	\$175,100 Land \$116,400 Improvements
430(0A)00-055-0 (Portion)	<u>4.376</u>	<u>\$32,200</u> Land (Pro-rated)
	26.009	\$323,700 TOTAL

The 21.633 acres is currently zoned partly R-1 (Residential) and R-A (Agricultural). It has frontage on Gravelbrook Road. The parcel is primarily wooded with significant amount of pine timber. This parcel has a 1,422 sqft brick 3-bedroom 1 ½ bath Rancher with an attached converted garage to storage room. The house is in need of significant renovations. There is also a detached garage which will have everything removed 120 days after settlement.

The 4.376 acres is currently zoned R-A (Agricultural). It has frontage on Gravelbrook Road. The parcel is primarily wooded with significant amount of pine timber.

**The property is being offered is an “AS IS” “WHERE IS” condition. The asking price has been discounted approximately \$74,200 +/- below the pro-rated tax assessment to cover renovations.**

**Sellers may consider offers on the 21.633 acres only.**

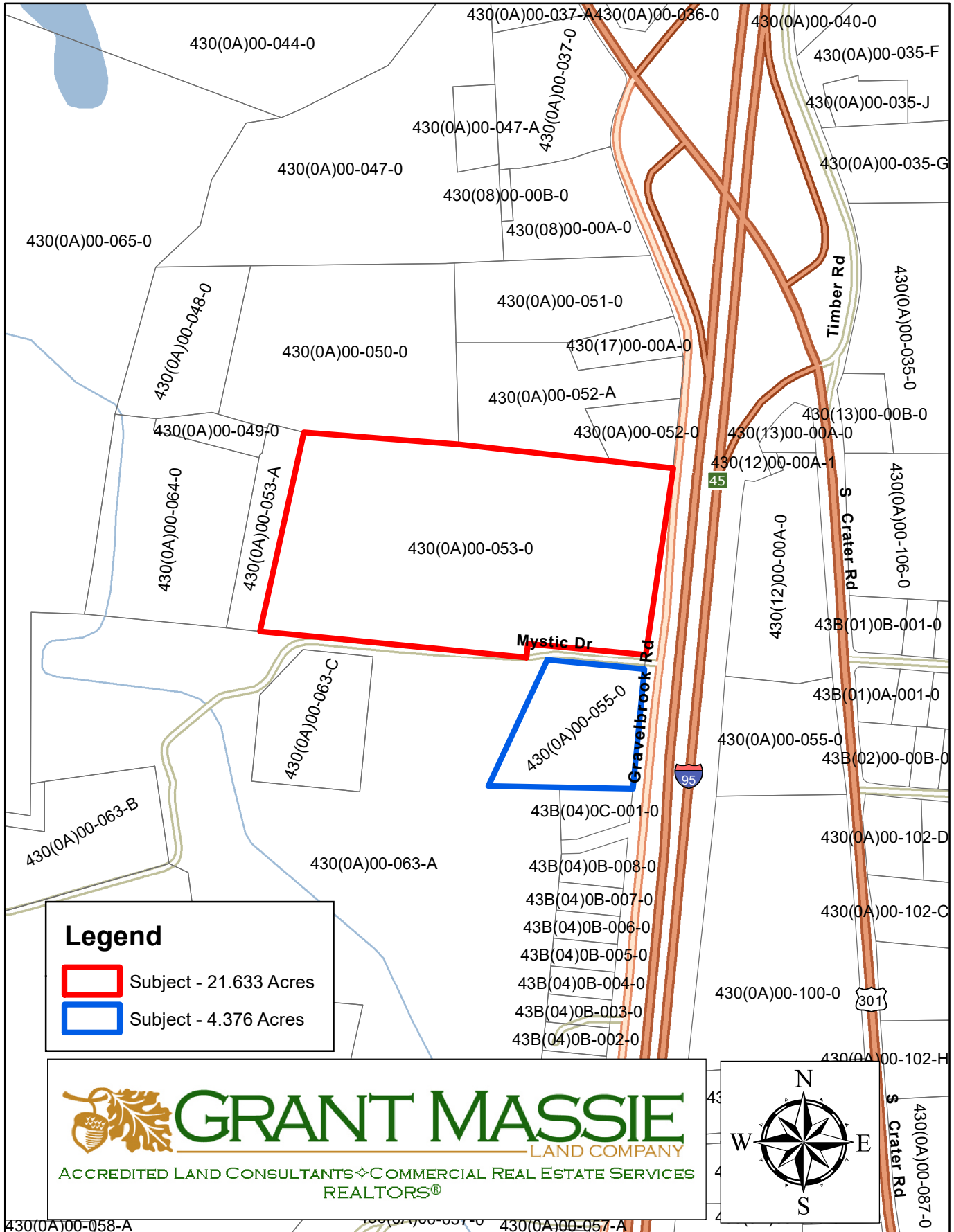


# PHOTOGRAPHS

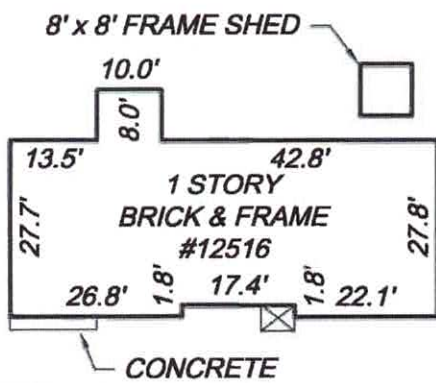




# TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



DETAIL SCALE 1"=30'

- - ROD FOUND
- - FOUND MONUMENT
- - ROD SET
- - UTILITY POLE
- < - GUY ANCHOR
- ⊙ - SATELLITE DISH
- ⊠ - VAULT COMMUNICATION
- - FIBER OPTIC MARKER
- ⊙ - WELL CASING
- ⊙ - DISTRIBUTION BOX

OVERHEAD UTILITIES

OHU

OVERHEAD POWER & CATV

OH P/C

#### LINE TABLE

LINE	BEARING	LENGTH
L1	S5°31'27"W	70.23'
L2	S5°31'29"W	129.77'
L3	N84°32'42"W	350.00'

Based on graphic determination this property is in zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #51149C0175B dated May 16, 2012.

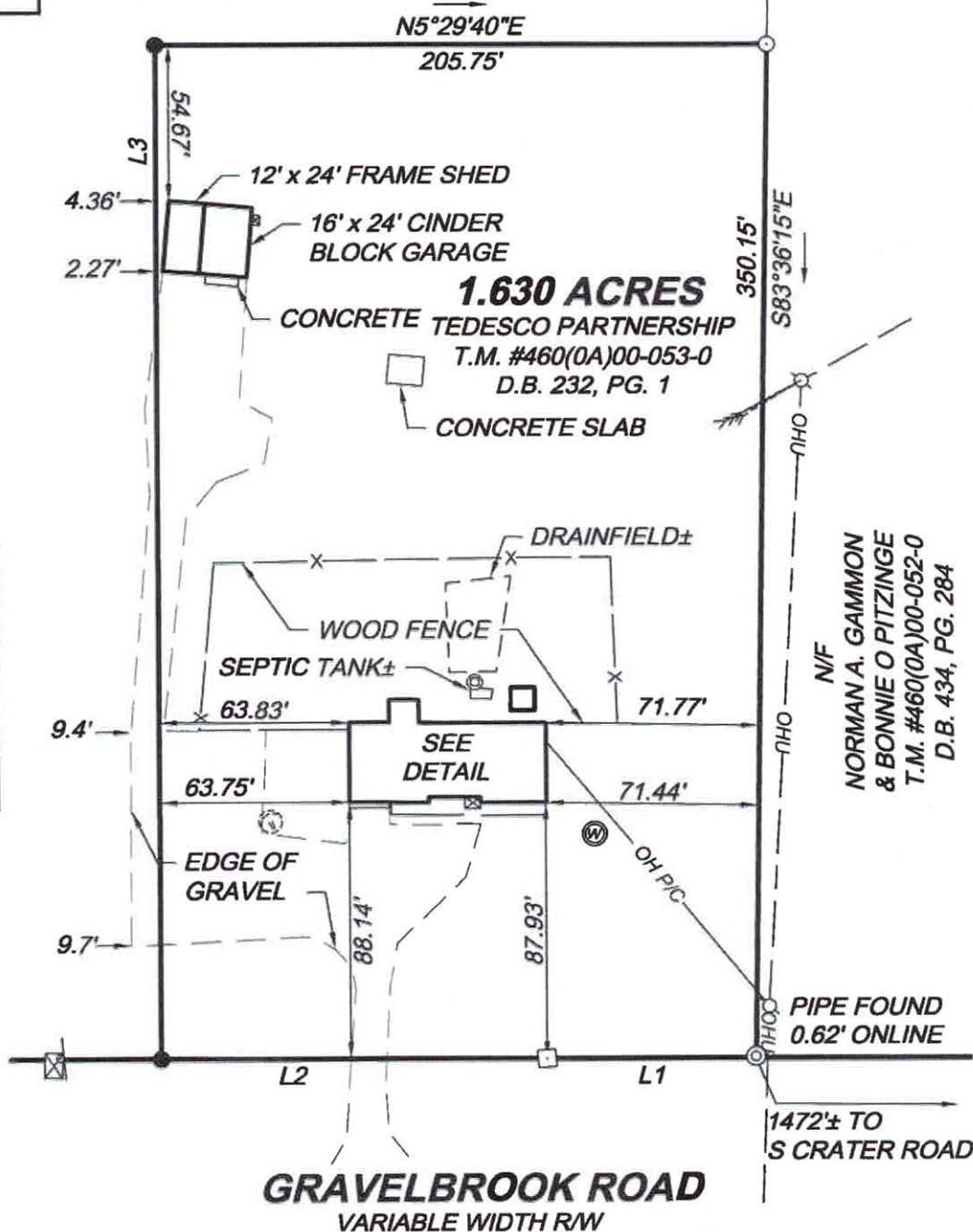
This is to certify that on 4-2-19 to the best of my professional knowledge and belief; I made an accurate field survey of the premises shown hereon, that all improvements known or visible are shown hereon; that there are no visible encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than as shown hereon.

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.



D.B. 232, PG 3 (PLAT)

N/F  
TEDESCO PARTNERSHIP  
T.M. #460(0A)00-053-0  
D.B. 232, PG. 1



N/F  
NORMAN A. GAMMON  
& BONNIE O PITZINGE  
T.M. #460(0A)00-052-0  
D.B. 434, PG. 284

PIPE FOUND  
0.62' ONLINE

1472± TO  
S CRATER ROAD

SCALE 1"=60'

0 60' 120'

PLAT SHOWING A  
PHYSICAL SURVEY OF  
**1.630 ACRES OF LAND**  
**LOCATED ON THE WEST SIDE**  
**OF GRAVELBROOK ROAD**  
RIVES DISTRICT  
PRINCE GEORGE COUNTY, VIRGINIA

THIS DRAWING PREPARED AT THE  
TRI-CITIES OFFICE

4701 Owens Way, Suite 900 | Prince George, VA 23875  
TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Date: April 5, 2019

Revised: April 23, 2019

Sheet 1 of 1

Drawn by: JNL

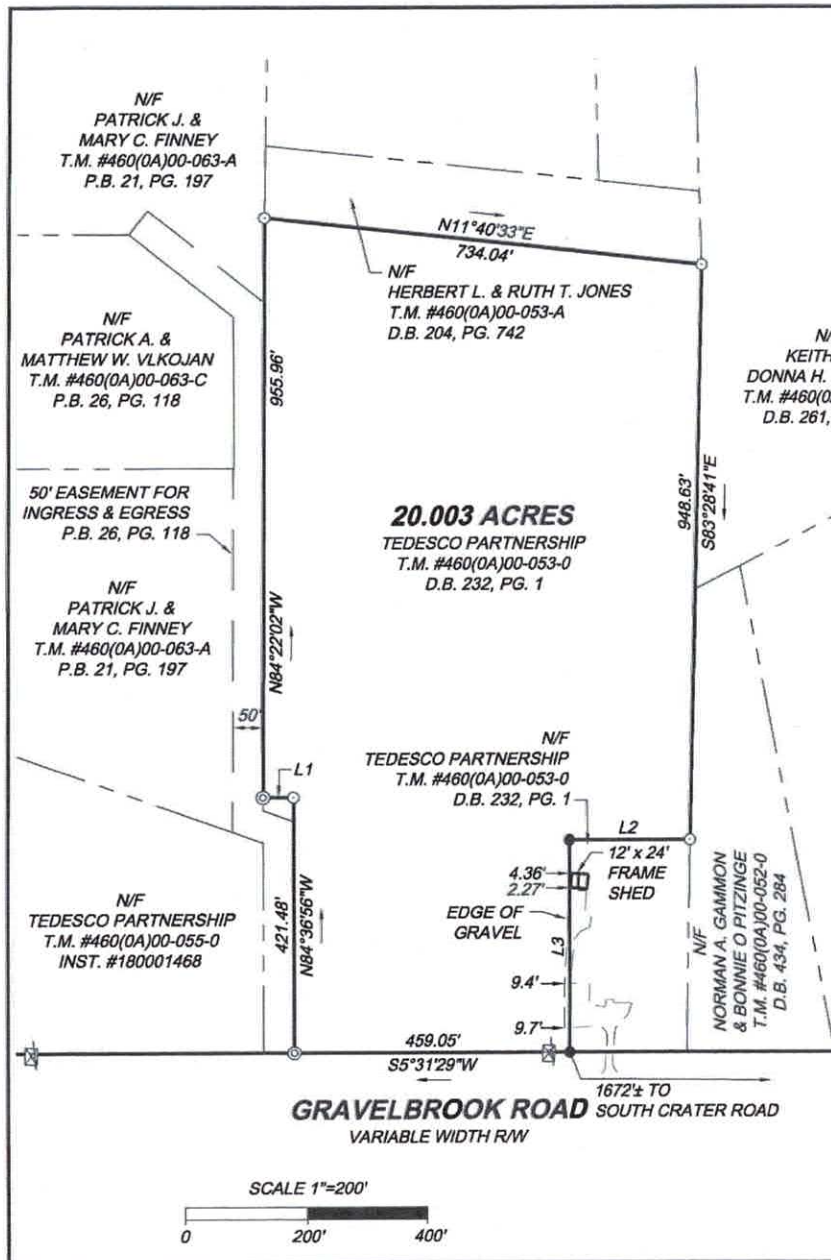
Scale: 1"=60'

J.N.: 43425\_1-903

Checked by: WMN

**TIMMONS GROUP**





D.B. 232, PG 3 (PLAT)

- - ROD FOUND
- ⊙ - PIPE FOUND
- - ROD SET
- ⊠ - VAULT COMMUNICATION
- FIBER OPTIC MARKER

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S5°18'19"W	49.71'
L2	S5°29'40"W	205.75'
L3	S84°32'42"E	350.00'

PLAT SHOWING A  
PHYSICAL SURVEY OF  
**20.003 ACRES OF LAND**  
**LOCATED ON THE WEST SIDE**  
**OF GRAVELBROOK ROAD**  
RIVES DISTRICT  
PRINCE GEORGE COUNTY, VIRGINIA



DATE: April 5, 2019	
REVISED: April 23, 2019	SCALE: 1"=200'
SHEET 1 OF 1	J.N.:43425 2-903
DRAWN BY: JNL	CHECK BY: WMN

D.B. 232, PG 3 (PLAT)

N/F  
PATRICK J. &  
MARY C. FINNEY  
T.M. #460(0A)00-063-A  
P.B. 21, PG. 197

50' EASEMENT FOR  
INGRESS & EGRESS  
P.B. 26, PG. 118

50'

N25°00'29"E  
496.70'

N89°04'04"W  
253.06'

N/F  
TEDESCO PARTNERSHIP  
T.M. #460(0A)00-053-0  
D.B. 232, PG. 1

**4.376 ACRES**  
TEDESCO PARTNERSHIP  
T.M. #460(0A)00-055-0  
INST. #180001468

KINGWOOD  
SECTION 1  
LOT 1, BLOCK C  
T.M. #43B(04)0C-001-0  
P.B. 13, PG. 7

M89°01'36"W  
260.65'

FIBER OPTIC MARKER

427.98'  
S5°31'29"W

346.42'  
S84°35'09"E

1781± TO  
S CRATER ROAD

COMMUNICATION VAULT

**GRAVELBROOK ROAD**

VARIABLE WIDTH RW

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SCALE 1"=100'



PLAT SHOWING A  
PHYSICAL SURVEY OF  
**4.376 ACRES OF LAND**  
**LOCATED ON THE WEST SIDE**  
**OF GRAVELBROOK ROAD**  
RIVES DISTRICT  
PRINCE GEORGE COUNTY, VIRGINIA

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Scale: 1"=100'

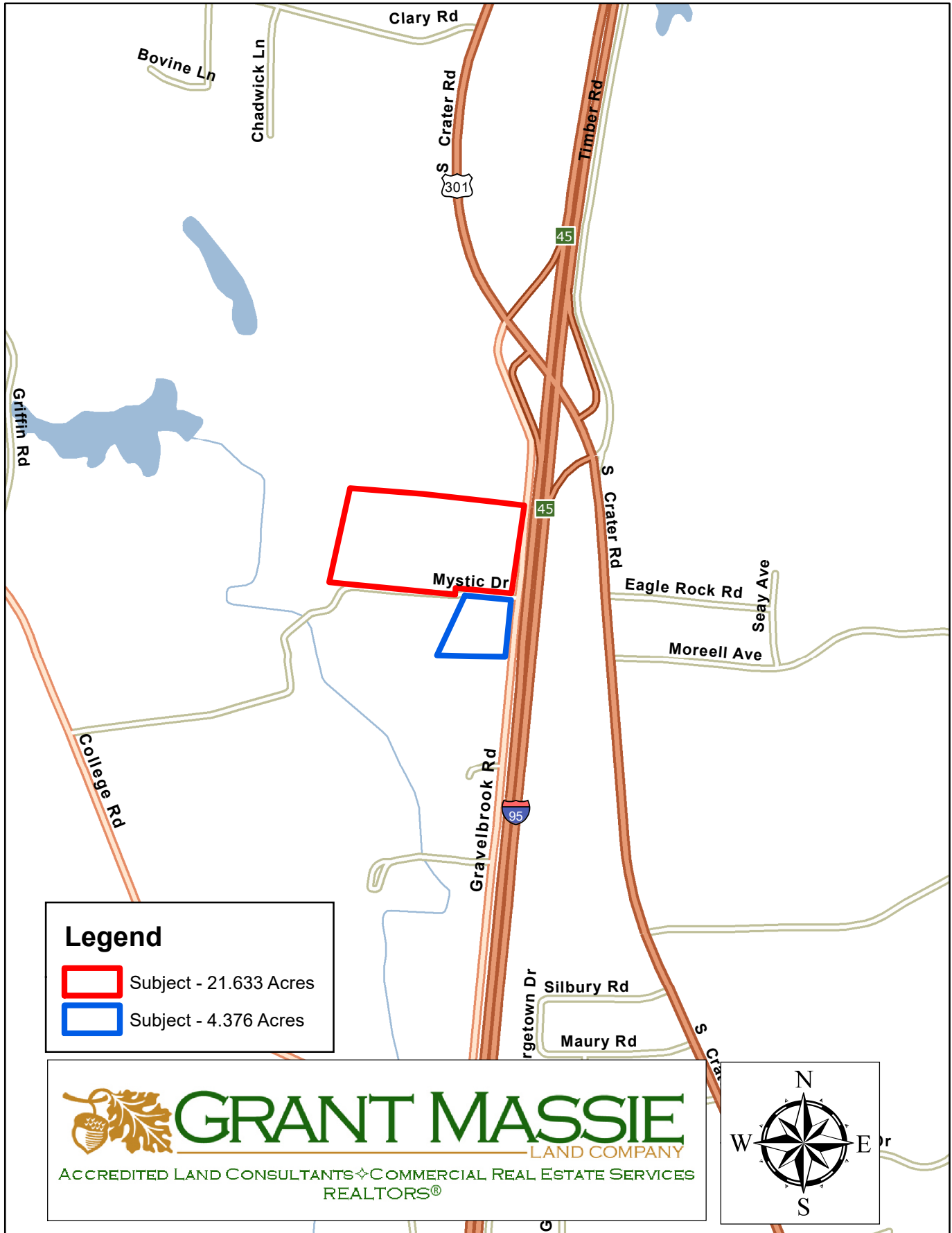
J.N.: 43425\_3-903

Checked by: WMN

**TIMMONS GROUP**

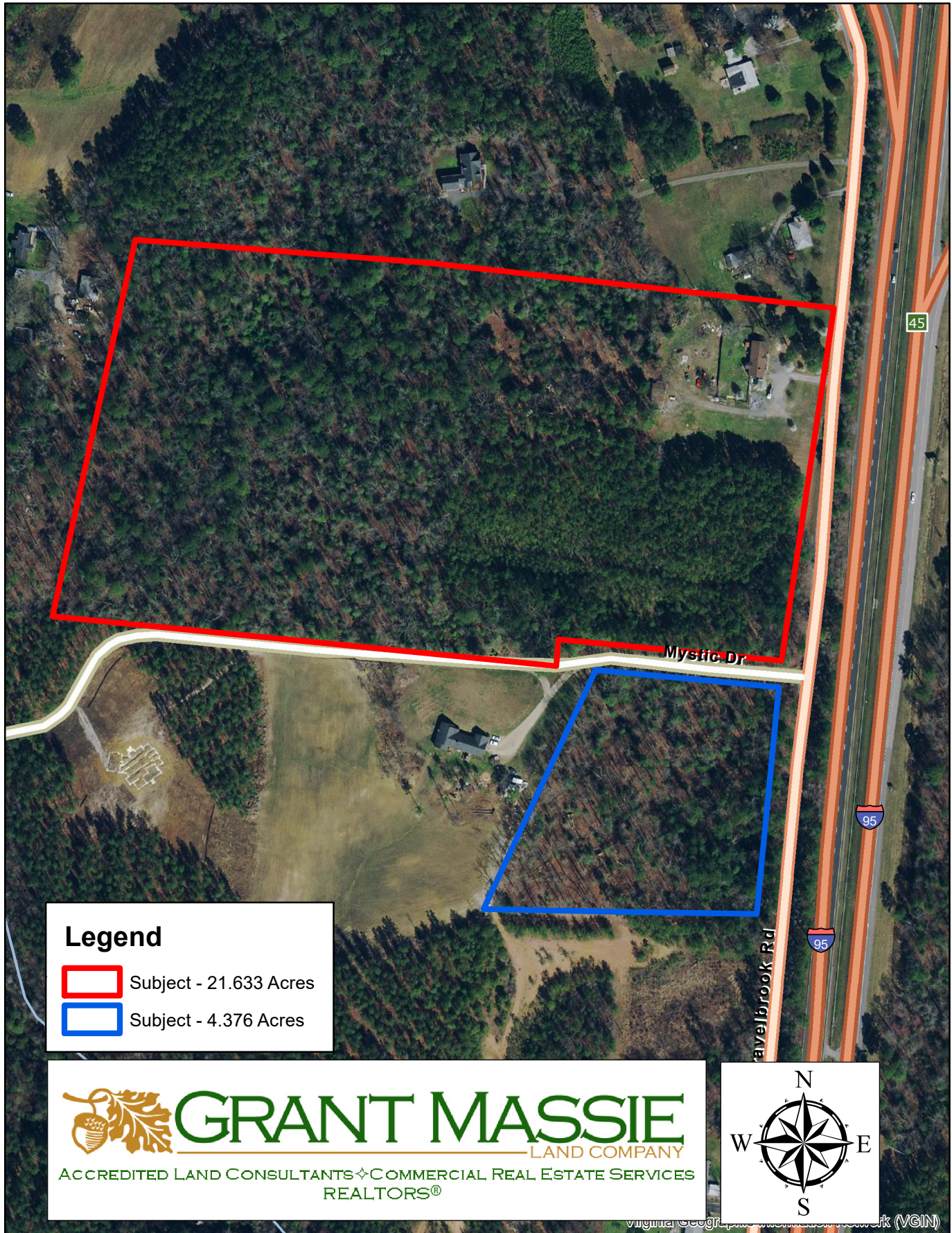


# LOCATION MAP





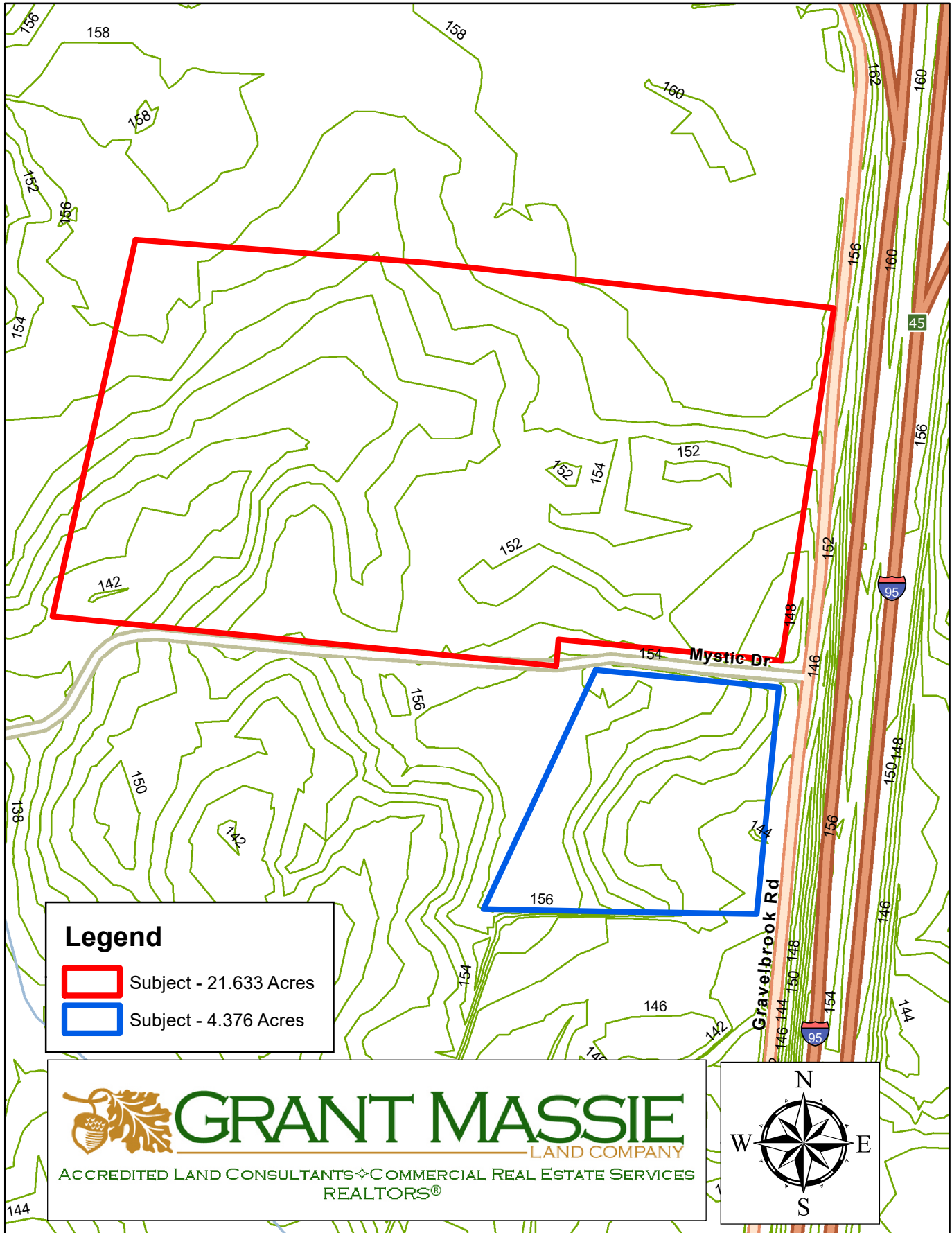
# AERIAL PHOTOGRAPH



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# TOPO MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



# ZONING MAP

