

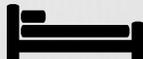


COUNTRY STYLE

— HISTORICALLY CHARMING —

A country home with a sweet deal.

This house was built in 1752 and after 35 years is ready to transition to new owners. This 3100+ square foot home is rich with historic character and beautifully situated. Located in the picturesque foothills of the Blue Ridge Mountains, Louisa County offers a balance between the peaceful life in rural communities and everything an urban center has to offer.

2  5  3,232 



Level 1.

Downstairs includes a beautiful foyer, hardwood floors throughout, and living spaces worth entertaining, relaxing, and resting in. Heavenly lit Family room is large with portrait molding and original glass windows. Living room has gas log burning fireplace and crown molding. Storage space underneath stairwell makes for great storage. Master bedroom is complete with brick fireplace and decorative mantle. Additional bedroom/office/playroom also has fireplace and closet. Hallway full bath separates the two rooms and back foyer also includes a coat closet. Walk downstairs where you'll find the dining and kitchen areas.

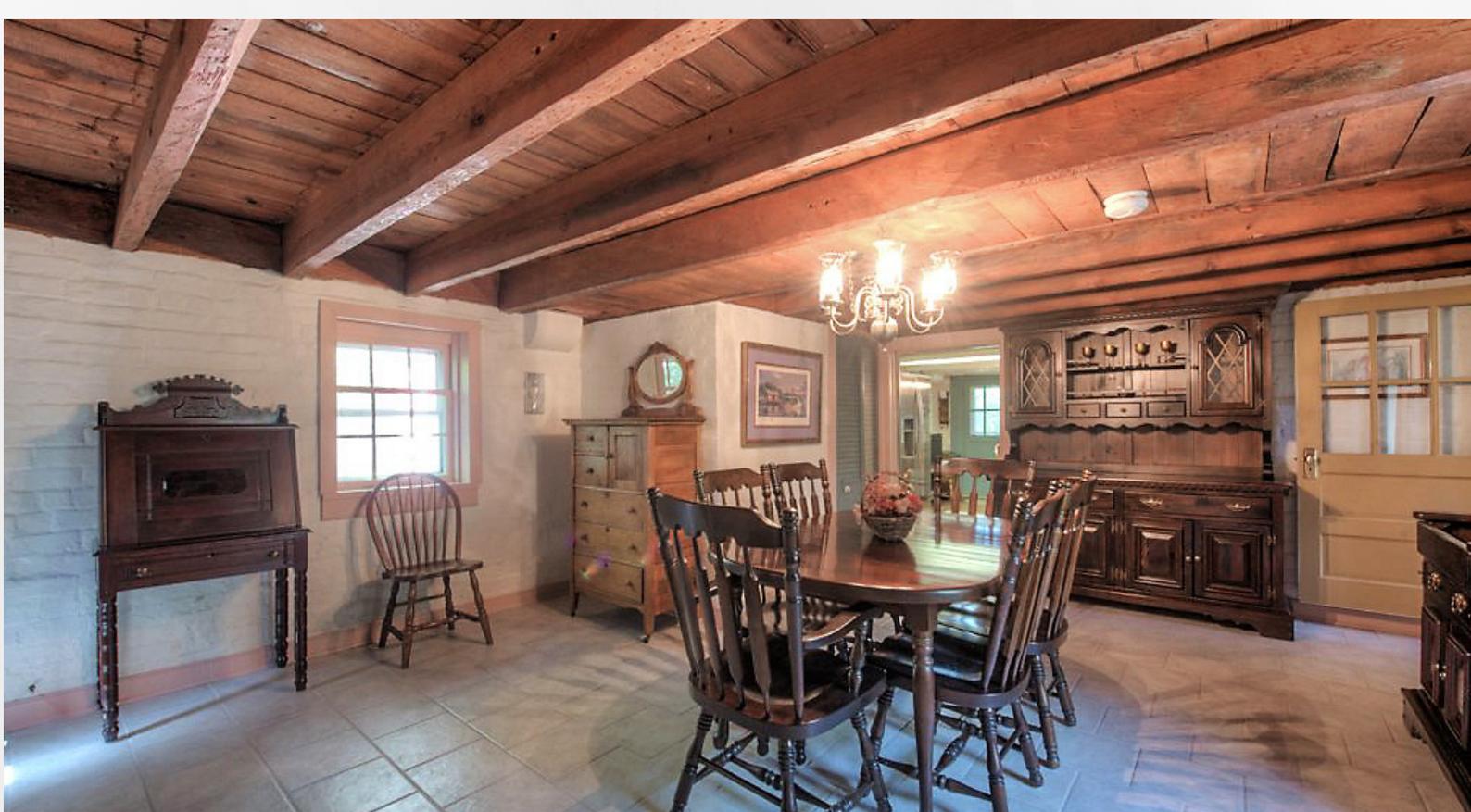
Foyer
16 x 12

Family Room
19 x 17

Living Room
13.5 x 12

Master
17 x 11

Bedroom/Office
17 x 12



Basement Level.

Walk down to the richly textured dining area with exposed hand hewn beamed ceilings. Ceramic tile covers the floor and a gas log fireplace keeps things cozy. A nice sized pantry resides in the dining area just outside the kitchen. The kitchen has stainless steel appliances, electric stove top cooking, and side outdoor access. Plenty of room for eat-in capabilities with servant stair access and storage underneath. Outdoor access is available with both rooms and servant stair access to and from the kitchen.

Dining Area
20 x 16

Kitchen
14 x 14.5



Upper Levels.

The Upper levels contain split sides. One for the Master Bathroom sanctuary which needs some slight finishing touches, but rough-in, walk-in shower is ready to go and has been inspected and also includes Jacuzzi tub. In between the bath and the upstairs bedroom lies a trunk / nursery room. You will also find attic access here. The additional bedroom contains fireplace and built-in shelving. The second upper level contains two large rooms which could be bedrooms or a private study or office. The ideas are limitless! There is also a closet which lies in between these two rooms. Plenty of storage. Huge attic. New Master Bath.

Bedroom 3
12 x 12

Trunk/Nursery
9 x 9

Bedroom 4
19 x 12

Bedroom 5
19 x 12



The Land.

The property with the house sits on 50 acres, approximately 40 acres of which is wooded. The remaining 10 acres include two fields, two ponds, the house, shed, equipment shed, barn, smokehouse, garden, and asparagus garden. A creek runs through the property from the large pond to the rear most point of the property and serves as an overflow for the pond. The land across the street is approximately 110 acres, mostly wooded with approximately 15 acres of fields. Few cut trails wide enough to drive down and Cub Creek runs through the property with a log “bridge”

There is an old mill site is on the property. There are two ice pits on the property that used to serve the plantation house prior to refrigeration

House & Land
48.24 Acres

Parcel 2
56.51 Acres

Parcel 3
9.01 Acres

Parcel 4
39.0 Acres

THE DEAL



We have 4 parcels listed separately totaling **152.75** including the home, 25 cleared acres, 127 wooded acres that have not been cut in over 40 years.

\$720,000 total list price of 4 parcels sold separately
Total Assessment of all parcels: \$765,300.

Property w/Home: 48.24 Acres/\$400,000
Parcel 1 (82-91): 56.51 Acres/\$175,000
Parcel 2 (82-92): 9.01 Acres/\$45,000
Parcel 3 (82-106): 39 Acres/\$100,000

If sold all together in one package, total price decreases.
Perfect for farming, livestock, a horse farm, tree farm, gardening, etc.



- 5 Bedrooms
- 2 Full Baths
- 7 Fireplaces
- 2-zoned HVAC (2013)
- New Hot Water Heater (2018)
- Chimney Rebuilds (2012)
- Roof Replaced (2008)
- Stainless Steel Appliances
- Water Pump (2017)
- Water Treatment System (2015)
- Hardwood Floors

- Ceiling Fans
- Jacuzzi Tub
- Portrait and Crown Molding
- Underneath Stairwell Storage
- Full Functional Attic w/ Panel Access
- Washer/Dryer Hookup
- Screened in Sleeping Porch
- Smokehouse
- Shed
- Barn
- Carport

- Equipment Shed
- Ponds
- Gardens
- Great Tax Credits





Hickory Forest

Hickory Forest stands near Apple Grove on the west side of Cross County Road (Route 522) on land that belonged to the Jackson family as early as 1742. Maj. Charles Jackson, son of Thomas and Ann Mills Jackson of *Catalpa Hall*, made his home on land that he received from his father. Major Jackson was married twice, first to Jane Anderson and then to Milly Waddy Anderson, widow of Richard Anderson of *North Bend*. When he died in 1823, his daughter, Ann, who married John Christmas, received his home. Another daughter, Jane, and her husband, Joseph McConnell, received a portion of his estate. By 1825 they had moved to Kentucky, and in that year they sold Jane's portion to Abner Nelson Harris and William O. Harris, sons of Nelson and Mary Pryor Harris of nearby *Buck Hill*. In 1828 William acquired his brother's share of the property and built *Hickory Forest* there.

Col. William Overton Harris was a soldier in the War of 1812, a county justice and a member of the General Assembly. In 1825 he married Mary A. Tyler, daughter of Capt. William Tyler. They resided at *Hickory Forest* where he died in 1861 and she in the 1890s. Their daughter, Adeline "Addie," who married

Marcellus David Cowherd of Orange, received *Hickory Forest*, and sold it in 1897 to Andrew M. Wash.

The son of Robert Duncan and Mary Agnes Walton Wash, Andrew Melville Wash married his first cousin, Nannie, daughter of William W. and Rebecca Wash Turner, and they lived at *Hickory Forest* for many years. In 1902 they conveyed the house to her brother, William W. Turner Jr., whose widow, Maggie Hogshead Turner, deeded it back to them in 1912. Five years later Andrew and Nannie deeded the home to their son, Robert William Wash, who married Sallie Lee Swift, daughter of William Henry and Elizabeth Meredith Swift. By 1973, the property was no longer owned by Swift family.

The oldest part of this large, L-shaped house is a story-and-a-half section with a raised brick basement, a gabled roof, dormer windows, and massive, brick end chimneys. Joined to the front of the original house is a taller, two-story section that has a sharply pitched roof, nine-over-nine windows, and a brick end chimney. Despite many changes over the years, *Hickory Forest* retains much of its original character and charm.

- 1) $02^{\circ}53'39''$ R 5937.87' 150.00' 299.94'
- 2) $01^{\circ}17'40''$ T 4514.10' 50.99' 101.98'
- 3) $01^{\circ}05'12''$ L 11072.37' 105.00' 209.99'

NANNIE D. KINNEY
DB 64 - 495

Formerly **DANIEL BAKER**
DB 149 - 335

Now or Formerly
WILLIAM A. COOKE,
INC.

DB 149 - 437

$N64^{\circ}32'26''$ E
176.96'

Rod found

48.24 ACRES
DB 96 - 341

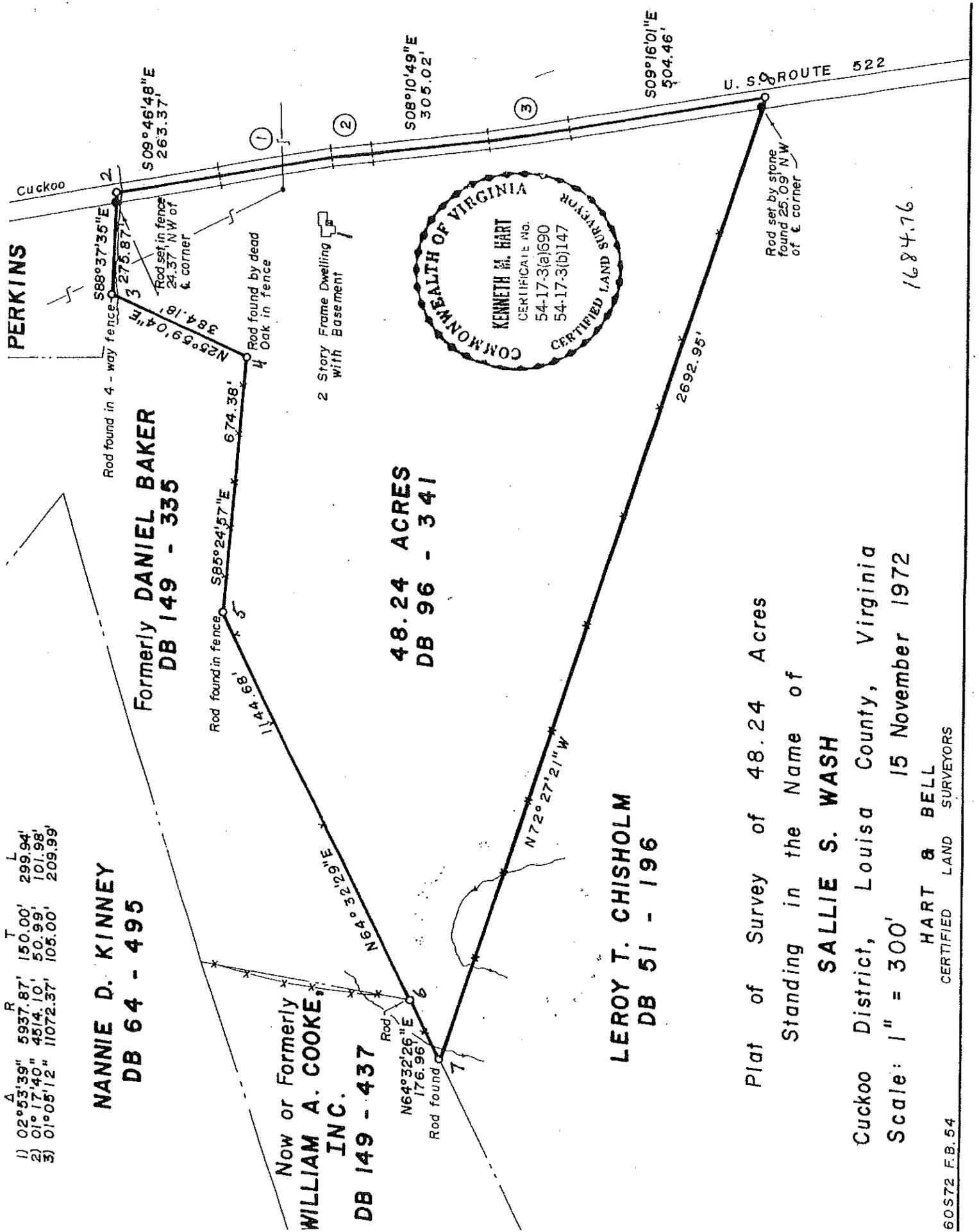
LEROY T. CHISHOLM
DB 51 - 196

Plat of Survey of 48.24 Acres
Standing in the Name of

SALLIE S. WASH

Cuckoo District, Louisa County, Virginia
Scale: 1" = 300' 15 November 1972

HART & BELL
CERTIFIED LAND SURVEYORS



Meridian Per HART & BELL Survey 11 November 1969

ROBERT W. WASH Estate
& SALLIE S. WASH

DB 96 - 341
Plat: DB 15 - 592,
Portion of Lot 1

N08°10'49"W 92.56'

9.01 ACRES

121.09 Acres -
Residue

$\Delta = 01^{\circ}04'24''$
R = 11072.37'
T = 103.72'
L = 207.44'
C = N08°43'10"W
207.46'

R. LEE & DOROTHY PROFFITT
DB 129 - 84 Plat: DB 129 - 85

SOUTHANNA BAPTIST CHURCH
DB 115 - 93 PB 4 - 60

CHARLES R. CLOUGH
DB 114-497 Plat: DB 114 - 498
WB 29 - 485 Plat: DB 96 - 351

WASH

DB 96 - 341
Plat: DB 15 - 592,
Portion of Lot 1

Formerly
HALL
WB 23 -
159
DB 22 -
346

JOHN ROBERT CLOUGH
DB 52 - 349
Plat: DB 49 - 329

REFERENCES TO CAPTIONED PROPERTY:
Portion of
DB 96 - 341
Plat: DB 15 - 592, Lot 1
Tax Map Section 82, Parcel 87

Plat of Survey of 9.01 Acres
Surveyed at the Request of

WILLIAM M. WASH

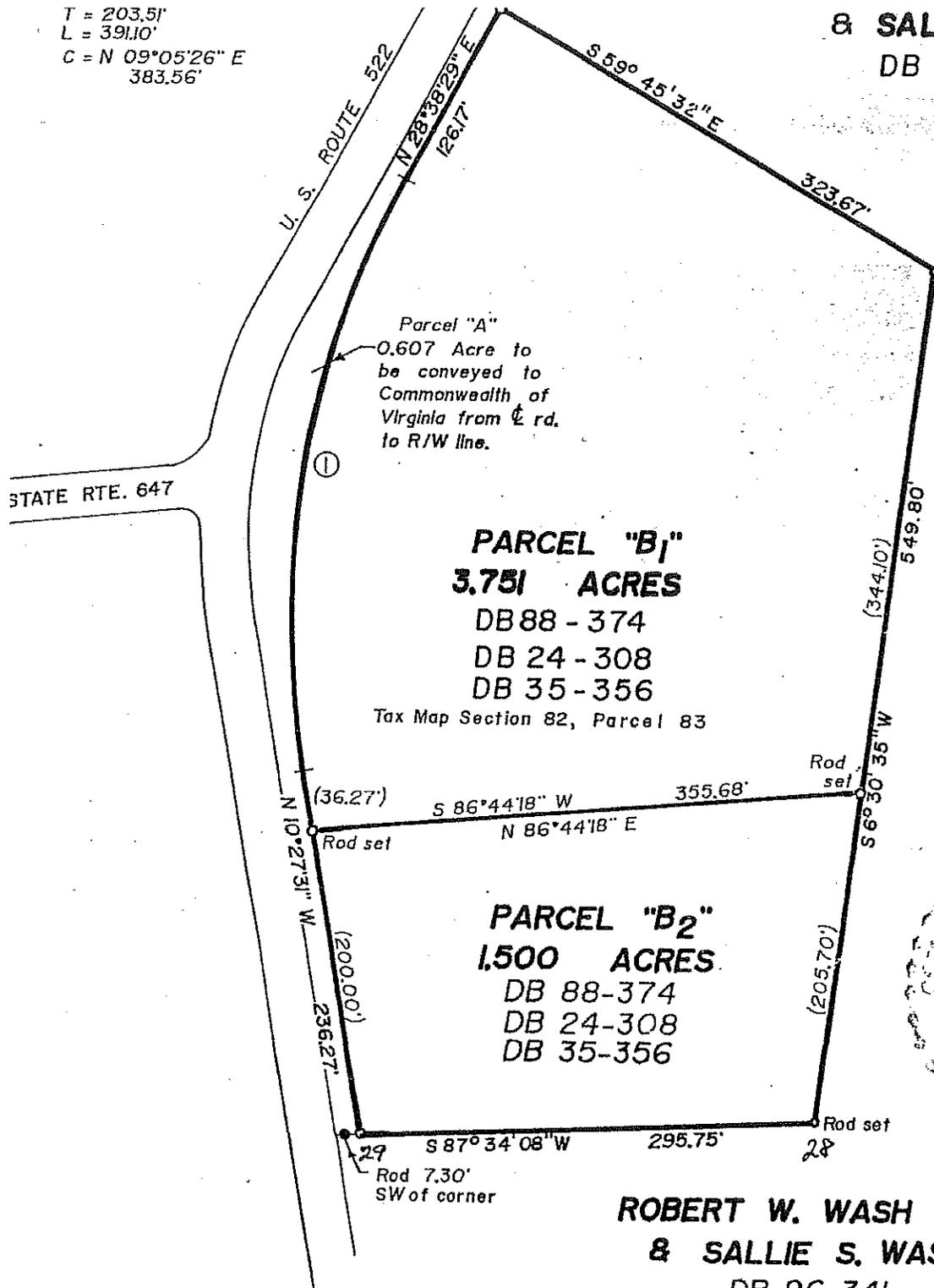
Cuckoo District, Louisa County,
Virginia

Scale: 1" = 330' 18 February 1977

HART & BELL
CERTIFIED LAND SURVEYORS

T = 203.51'
 L = 391.10'
 C = N 09°05'26" E
 383.56'

& SALLIE S. WASH
 DB 96 - 341



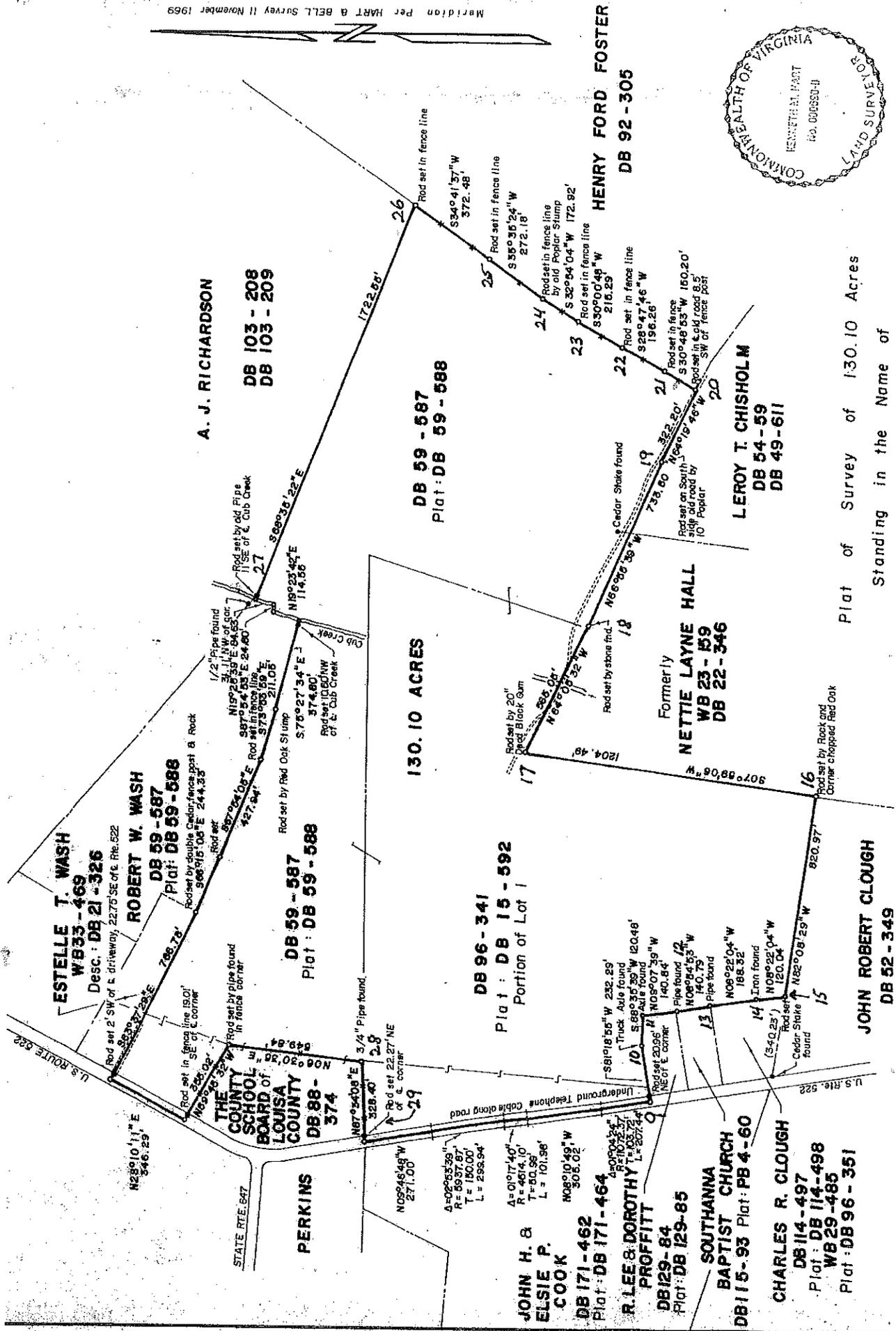
ROBERT W. WASH Estate
 &
SALLIE S. WASH
 DB 96 - 341



ROBERT W. WASH Estate
 & **SALLIE S. WASH**
 DB 96-341

Plat of Survey of Parcel "B1" & Parcel "B2"
 Containing a Total of 5.251 Acres
 Standing in the name of The **COUNTY SCHOOL BOARD** of
LOUISA COUNTY
 Cuckoo District, Louisa County, Va.
 Scale: 1" = 100' 25 September 1985

JAMES H. BELL, JR., P.C.
 PROFESSIONAL LAND SURVEYOR
 Mineral, Virginia 23117



Plat of Survey of 130.10 Acres
Standing in the Name of

A. J. RICHARDSON
DB 103 - 208
DB 103 - 209

DB 59 - 587
Plat: DB 59 - 588

HENRY FORD FOSTER
DB 92 - 305

LEROY T. CHISHOLM
DB 54 - 59
DB 49 - 611

NETTIE LAYNE HALL
Formerly
WB 23 - 159
DB 22 - 346

JOHN ROBERT CLOUGH
DB 52 - 349

ESTELLE T. WASH
WB 33 - 469
Desc.: DB 21 - 326

ROBERT W. WASH
DB 59 - 587
Plat: DB 59 - 588

DB 59 - 587
Plat: DB 59 - 588

DB 96 - 341
Plat: DB 15 - 592
Portion of Lot 1

THE COUNTY SCHOOL BOARD OF LOUISIANA COUNTY
DB 88 - 374

PERKINS

JOHN H. & ELSIE P. COOK
DB 171 - 462
Plat: DB 171 - 464

R. LEE & DOROTHY PROFFITT
DB 129 - 84
Plat: DB 129 - 85

SOUTHANNA BAPTIST CHURCH
DB 115 - 93 Plat: PB 4 - 60

CHARLES R. CLOUGH
DB 114 - 497
Plat: DB 114 - 498
WB 29 - 485
Plat: DB 96 - 351



County of Louisa
P. O. Box 8
Louisa, VA 23093

Real Estate Assessor's Office
Tel (540) 967-3450
Fax (540) 967-4592
E-Mail: assessor@louisa.org

February 26, 2018

000044/4--S 0--B 0

This is not a tax bill, however
this assessment will be the basis
for determining your real estate
taxes due in December 2018

CLARY, PAUL & DEBORAH A TRUSTEES
10935 CROSS COUNTY RD
MINERAL VA 23117-3218

NOTICE OF REAL ESTATE ASSESSMENT VALUE FOR 2018

Real Estate Described As: CUB CREEK DB 1340/020 48.24 AC

Tax Map# 82 90 District: CUCKOO Acres: 48.24

	2nd Prior 2016	1st Prior 2017	% Change From 2016	Proposed 2018
Land	207,800	207,800		209,100
Structures	170,800	179,600		185,800
Land Use	42,200	43,000		46,200
Total Value	213,000	222,600		232,000
Tax Rate	\$0.72	\$0.72		* Not Set
Tax Levied	1,533.60	1,602.72	4.51	

Assessed Values are reflective of 100% of the subject property's estimated Fair Market Value as established by the Real Estate Assessor in accordance with County and State statutes for the tax year represented. You may obtain additional information on the County's website www.louisacounty.com. If you believe your property is not assessed at fair market value or is not uniform with surrounding properties you may appeal to this office by the stated deadline. You can appeal in writing, by phone, through our e-mail or by making an appointment to meet in person. Values may be raised or lowered based on factual information.

*The 2018 tax rate has not been set as of this date. The Louisa County Board of Supervisors will meet during the month of May to set the rate. The date of that meeting will be advertised in the Central Virginian newspaper prior to the meeting.

Louisa County Notice of Reassessment Hearings

All hearings on the reassessment will be held in the Assessors Office, County Administration Building, Louisa, Virginia. If you need to discuss or appeal your assessment, you must call the following number for an appointment. Please contact us or schedule your appointment well before March 26th, the deadline for all appeals is Monday March 26, 2018.

(540) 967-3450

All hearings are by appointment only. The following dates and times apply to all districts and towns:

Monday, March 12th through Friday March 16th, 9 a.m. to 4:30 p.m.

Monday, March 19th through Friday March 23rd, 9 a.m. to 4:30 p.m.

Pursuant to Title 58.1, Section 3370 through 3389, of the Code of Virginia, an Equalization Board has been appointed. By County Ordinance, this Board must receive all appeals (those not resolved by the County Assessor's hearings) by April 23, 2018 and complete its work by May 31, 2018. The time and place of the Equalization hearings will be advertised in the Central Virginian newspaper prior to the hearings. All hearings are by appointment only.

Section 58.1-3330 of the Code of Virginia provides that any person other than the owner who receives such assessment notice, shall transmit the notice to such owner, at their last known address, immediately on the receipt thereof.



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NOTICE OF REAL ESTATE ASSESSMENT VALUE FOR 2018

Real Estate Described As: CUB CREEK DB 1340/020 56.51 AC

Tax Map# 82 91 District: CUCKOO Acres: 56.51

	2nd Prior 2016	1st Prior 2017	% Change From 2016 Tax Levy to 2017 Tax Levy	Proposed 2018
Land	223,200	223,200		223,200
Structures	0	0		
Land Use	18,500	18,700		20,600
Total Value	18,500	18,700		20,600
Tax Rate	\$0.72	\$0.72		* Not Set
Tax Levied	133.20	134.64	1.08	

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NOTICE OF REAL ESTATE ASSESSMENT VALUE FOR 2018

Real Estate Described As: APPLE GROVE DB 1340/020 39.00 AC

Tax Map# 82 106 District: CUCKOO Acres: 39.00

	2nd Prior 2016	1st Prior 2017	% Change From 2016 Tax Levy to 2017 Tax Levy	Proposed 2018
Land	92,400	92,400		92,400
Structures	0	0		
Land Use	12,900	12,700		13,200
Total Value	12,900	12,700		13,200
Tax Rate	\$0.72	\$0.72		* Not Set
Tax Levied	92.88	91.44	-1.55	

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NOTICE OF REAL ESTATE ASSESSMENT VALUE FOR 2018

Real Estate Described As: CUB CREEK DB 1340/020 9.01 AC

Tax Map# 82 92 District: CUCKOO Acres: 9.01

	2nd Prior 2016	1st Prior 2017	% Change From 2016 Tax Levy to 2017 Tax Levy	Proposed 2018
Land	53,500	53,500		54,800
Structures	0	0		
Land Use	3,400	3,500		3,900
Total Value	3,400	3,500		3,900
Tax Rate	\$0.72	\$0.72		* Not Set
Tax Levied	24.48	25.20	2.94	

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