

**E**nter a

**Unique World**



**Hardwood Forest  
Cathedrals**

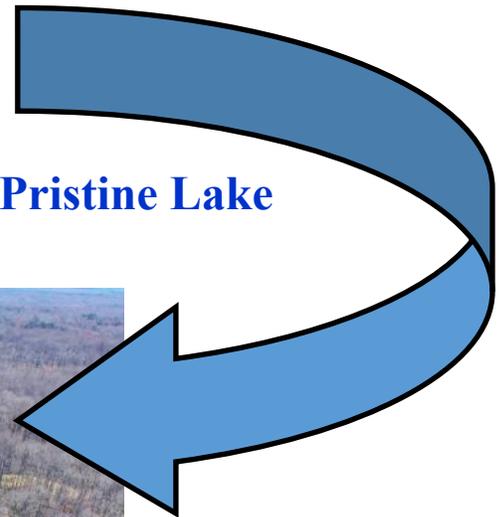


**237 Acres**

**Offered:**

- 1) 237 Acres, \$2,100,000
- 2) 143 Acres, \$1,125,000
- 3) 94 Acres, \$975,000
- 4) 120 Acres, \$895,000

**Pristine Lake**



**Close Enough  
To The City  
and**

**Far Enough Away**

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# INTRODUCTION

A private duty nurse at Johns Hopkins hospital in Baltimore labored many years to make monthly payments for a tract of 400 acres woodland in Spotsylvania County. Almost a decade of making payments went by during the great depression. Success was realized when the deed was recorded January 7, 1938. She owned the property free and clear. A plat of survey recorded with the deed set the bounds of woodland gained after many payments. Dreams realized

This 237 acres is the core tract of that 400 acres which has been in the same family since 1938.

**RARE:** This is the last large, privately owned, tract on the Ni River Reservoir lake of 411 acres.

**STUNNING:** Hardwood forests which can be traveled with relative ease are beautiful and enjoyable. The reservoir rules prohibit motor boats but allow paddling and fishing. It is quiet. Tranquility surrounds, interrupted by eagles or waterfowl. About 4,200 feet of frontage on the lake affords wonderful views protected by buffers required along the waterfront.

**VIDEO:** an aerial view of the property by drone is available at the web site, below:

**WEB SITE:** <https://kingswoodlakefront.com/>

**About 4,200 feet of lake frontage.**



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## 237 Acres; or in sections

# KINGSWOOD

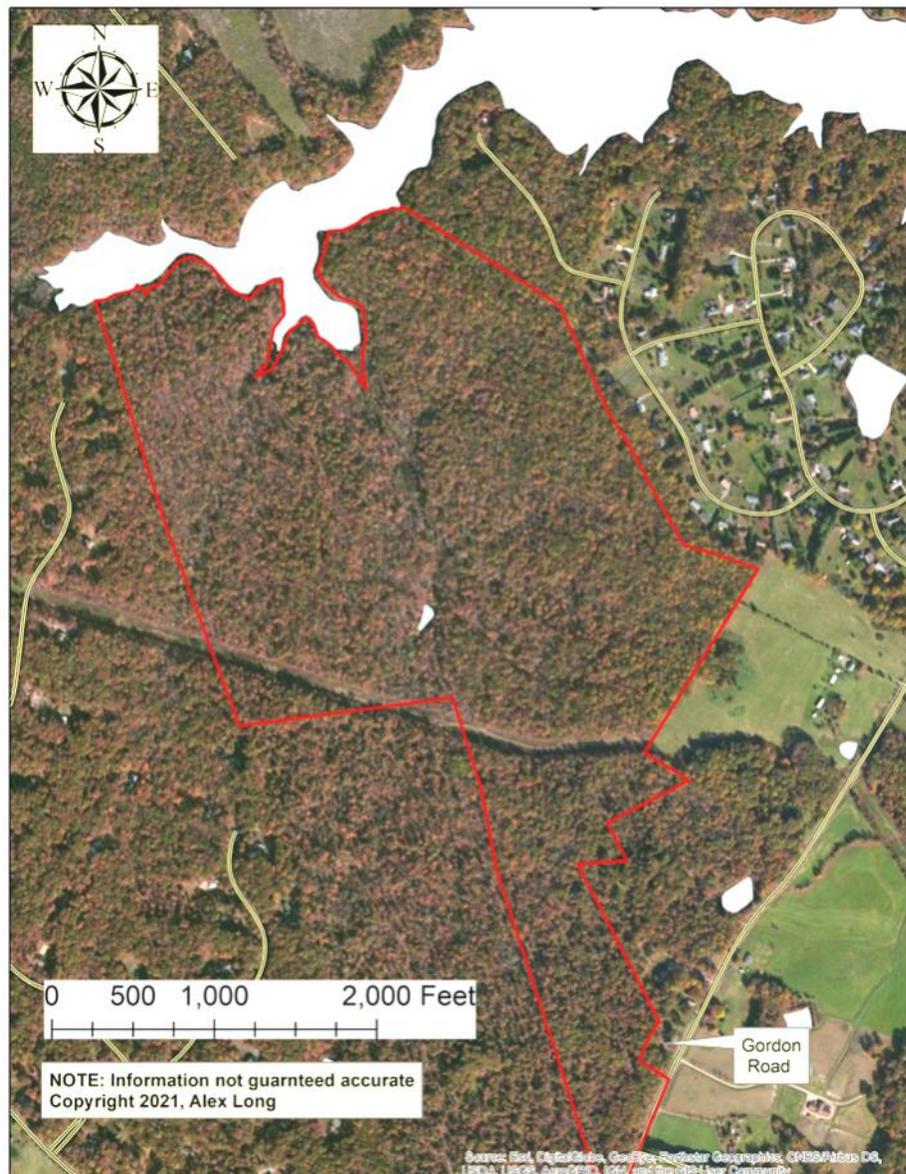
## At Ni River Reservoir

### Create A Legacy That Will Last For Generations

**Rare** opportunity: last large privately owned tract on the 411 acre lake, for your home, investment, tax shelter, farming, paddling, fishing, possibly miles of equestrian trails, and enjoyment.

**Pristine**, this lake is for drinking water.

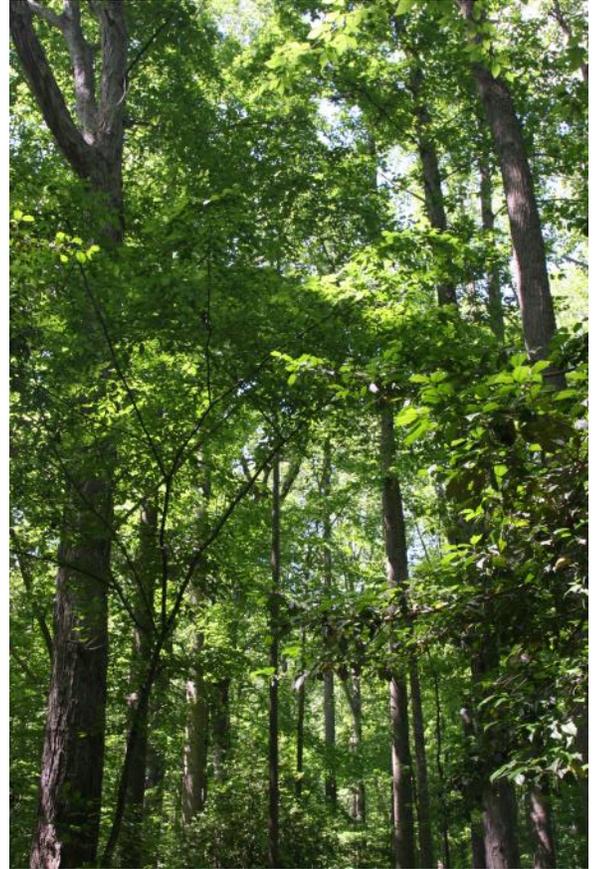
**Stunning** 237 acres with roughly 4,200 feet on the Ni River Reservoir. Large hardwoods extend canopies over mostly gently rolling lands for a wonderful experience. American bald eagles soar overhead, geese and waterfowl glide on mirror smooth waters. A hardwood forest dominates.



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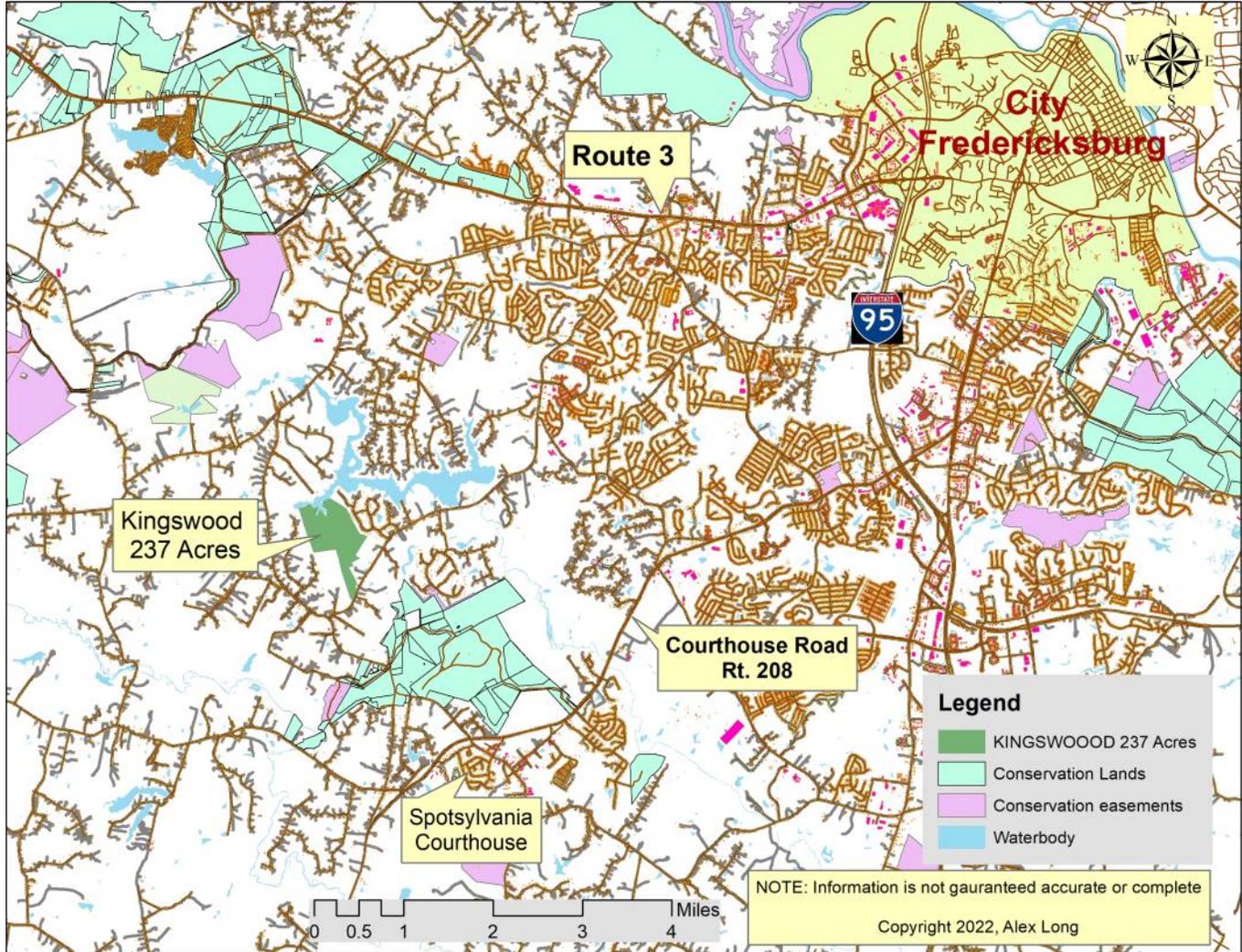


Hardwood Forest creates a cathedral effect.

The 411 acre lake is very clean; this is a reservoir for drinking water. Motor boats are not allowed. Paddle boats are allowed and fishing, per regulations. It is generally quiet.



## LOCATION

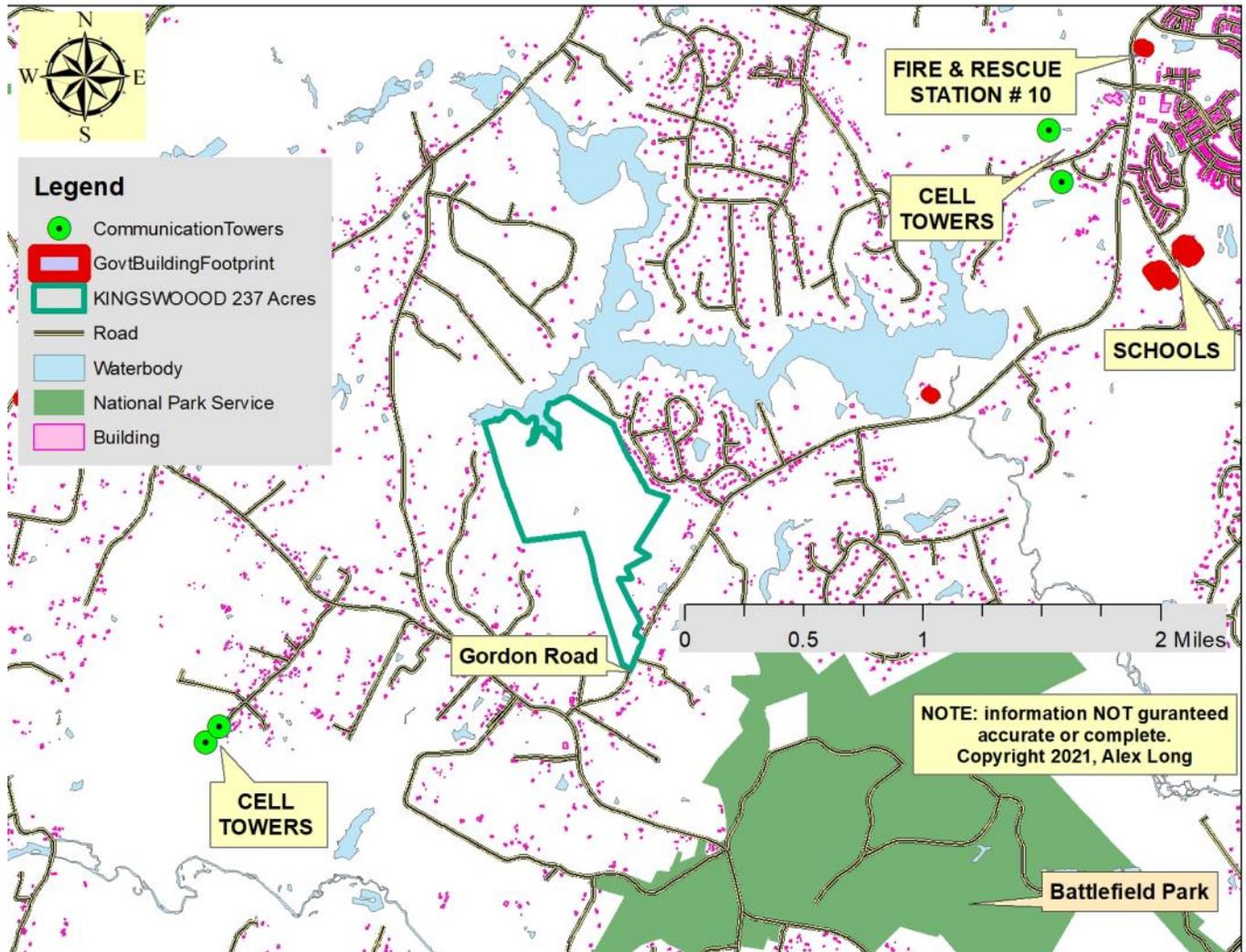


Kingswood is both far enough away from the City of Fredericksburg / Washington, D.C. and close enough to access major hospitals, shopping, amenities, and Washington D.C.. Traffic on I-95 is presently a nightmare because of construction projects totaling billions of dollars. Soon those projects, including EXPRESS LANES to the Route 17, I-95 Exit 133, will be complete.

Virginia Rail Express station is at downtown Fredericksburg. Route 3 is usually congested, but provides access to retail and services. Route 208, Courthouse Road, is a better path, most of the time, to the City of Fredericksburg. Several large shopping centers are on Route 3; a quick drive to those is attractive, without venturing too far east on Route 3. Spotsylvania Town Center is at the Courthouse, relatively nearby and offers some limited commercial amenities.

CONTEXT of Kingswood is on the edge between the growth areas to the north and east and the areas designated rural to the south and west. Several important Civil War battles were fought in this area. Battlefield parks are nearby and are protected open space. To the north-east are denser zoning districts,, to the south and west, rural dominates. Kingswood fronts upon a protected Reservoir providing drinking water.

## Utilities and Necessities

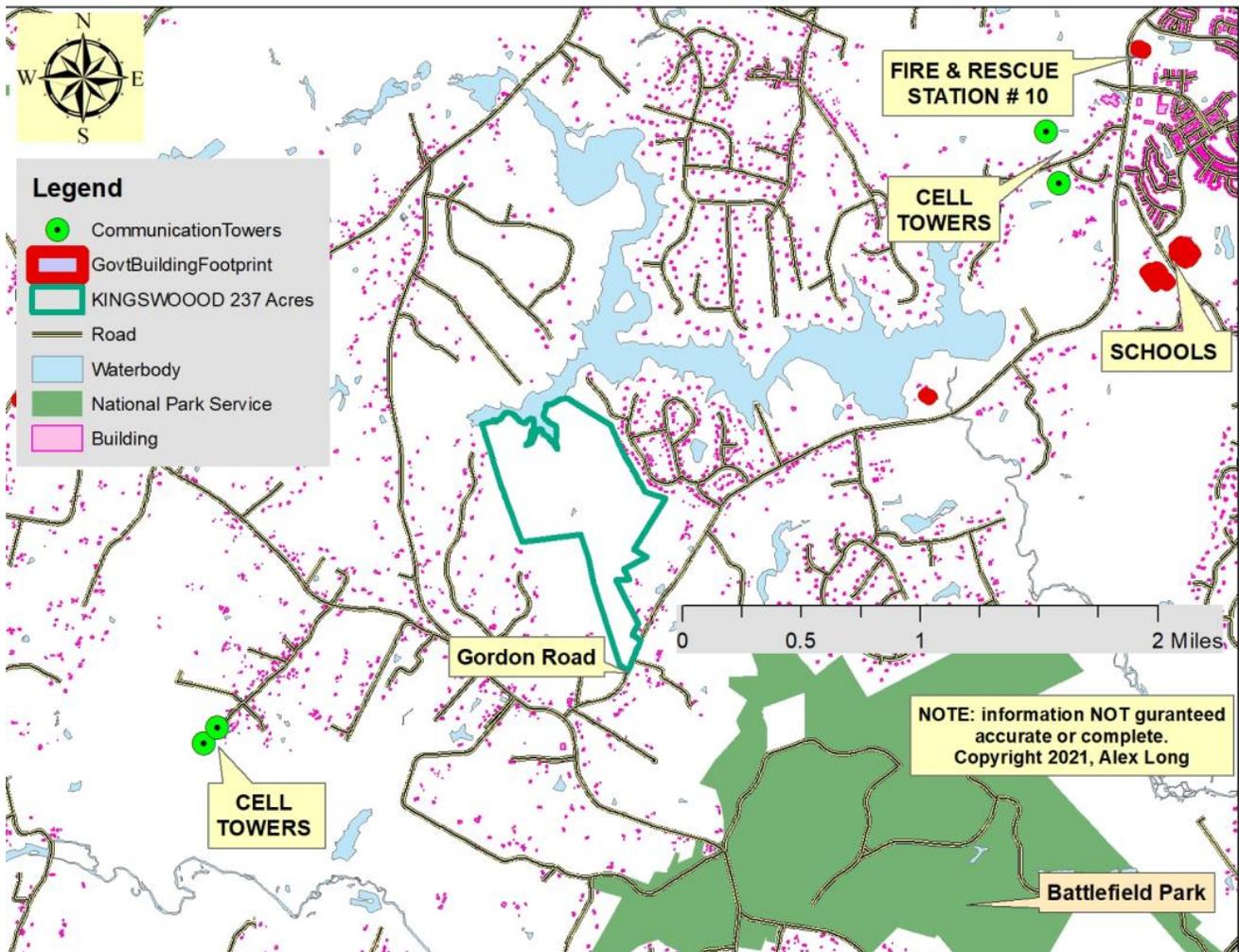


- ◆ **Verizon FIOS** is found at the subdivision contiguous to the Property. A Miss Utility ticket stated both **Verizon** and **Comcast** are at Gordon Road;
- ◆ Rappahannock Electric Coop provides electricity at Gordon Road and the subdivision contiguous to the Property
- ◆ Spotsylvania County Fire and Rescue Station #10 is about 2.5 miles or so away
- ◆ Smith Station Elementary and Freedom Middle School are about two miles
- ◆ Four cell towers range from just over a mile to a little over two miles
- ◆ Check information to verify for yourself

# Cell Towers, Schools and Fire Station

Below, data from Spotsylvania County is illustrated to show **cell tower locations**, the nearest schools and **fire and rescue department buildings**.

Note proximity of the battlefield park to the south.

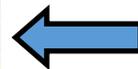
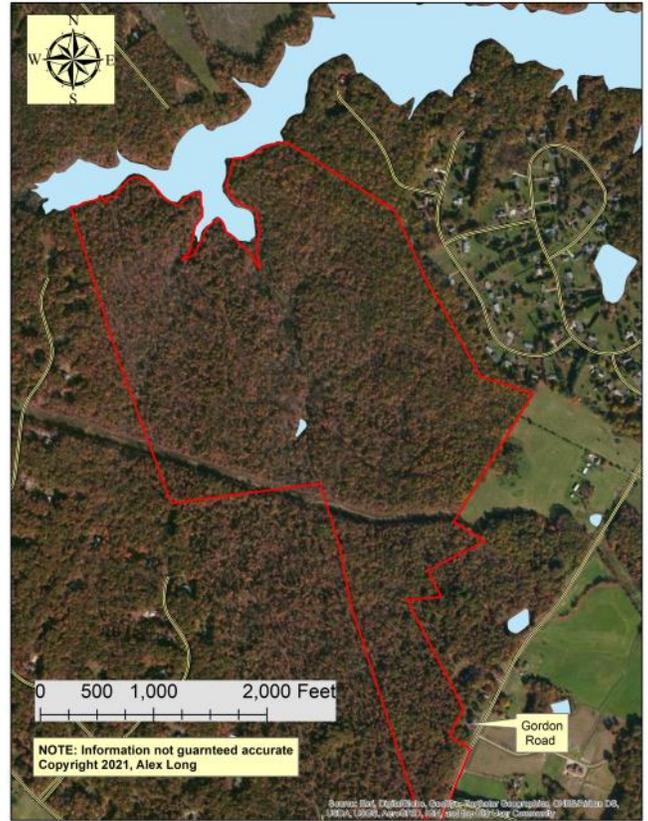


### THREE OFFERINGS

#### 1) 237 Acres; \$2,100,000

The entire tract presents opportunity for greatest privacy and seclusion. At about a mile in length, the tract could provide an oval trail for riding of more than two miles.

“Family Subdivision” is a term applied to achieve just that, a subdivision of property for family members with less stringent regulations. It is possible to avoid building roads to VDOT specifications, a huge savings. Spotsylvania County has a very detailed packet available; phone number: 540.507.7434.



#### 2) 143 ACRES; \$1,125,000

Options for access are using the state road frontage at Gordon Road; a rights of way to be created, as shown on the next page; or possibly buying a right of way from a lot at the adjacent subdivision.

#### 3) 94 Acres; \$975,000

This is the easiest tract to develop, build a home or your other plan. Access is from Shaw Drive, from an undeveloped rights of way reserved for access to this tract.

Sale of just the tract would be subject to the rights of way to be created as shown on the next page.

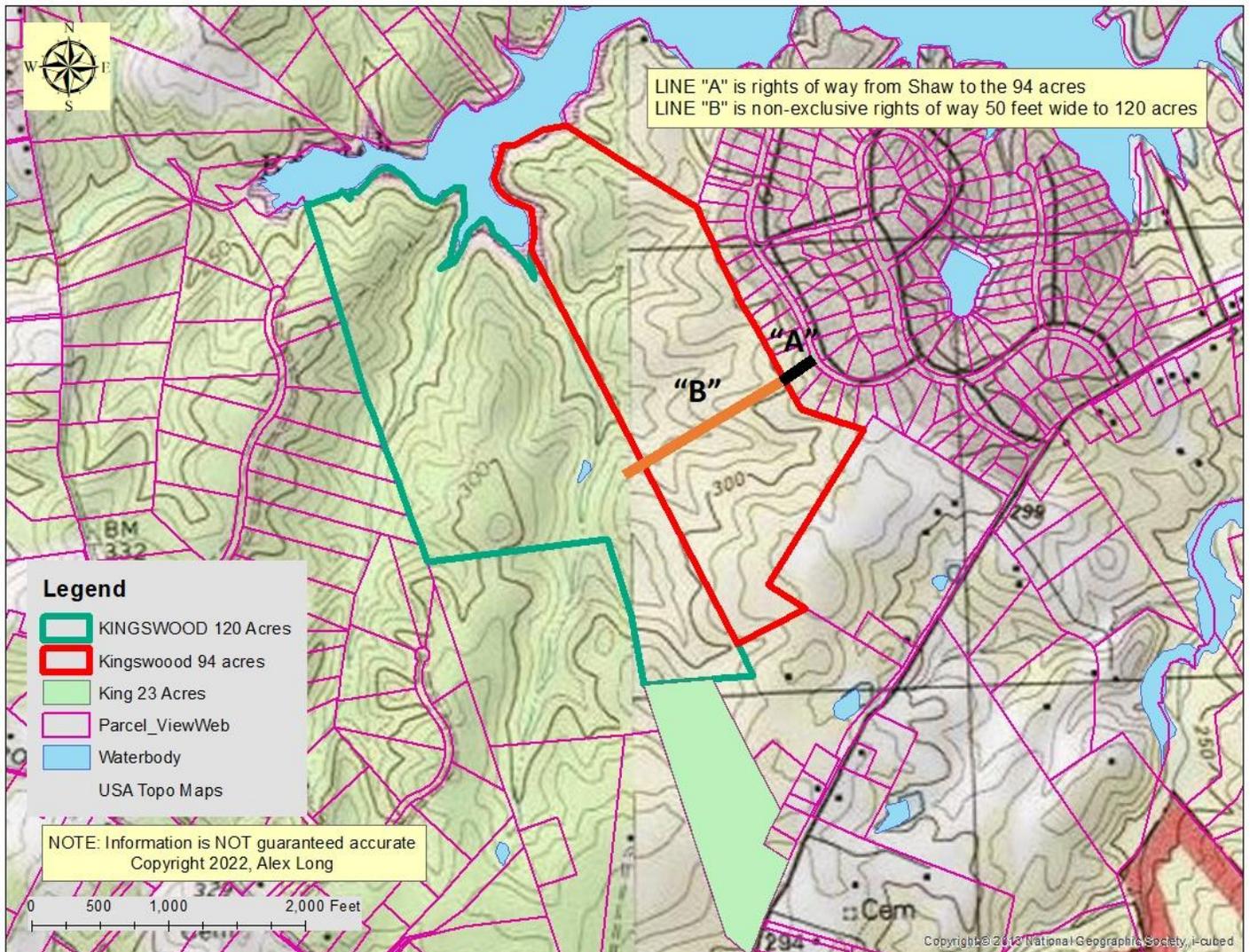


## 4) 120 Acres (continued from previous page)

This is basically the 143 acres without the 23 acres fronting on Gordon Road. Access for ingress/egress and utilities will be through a rights of way from Shaw Drive to the boundary of the 94 acres, which rights of way was platted, dedicated, and recorded with the plat of subdivision for Lake Acres. Second leg of the access is through the 94 acres; a non-exclusive easement to the benefit of the heirs, devisees and assigns of the owners of the 94 acres and 120 acres, in whole and/or in part.

**The 120 acres is priced at \$895,000**

**Waterfront is roughly about 2,400 feet**



**The 94 acres, which is east of the 120 acres is priced at \$975,000**



## “Family Subdivisions”

Presently, it appears the property is good for 24 by-right lots.

### Family Subdivision

- ⇒ Lot size is reduced, subject to other regulations;
- ⇒ Roads do not have to be built to state specifications
- ⇒ Approvals are simpler and faster
- ⇒ Must be for a legitimate family purpose and there are restrictions and rules
- ⇒ Read and understand all 24 pages of the packet
- ⇒ Call for a copy of the packet

SPOTSYLVANIA COUNTY PLANNING DEPARTMENT: [540.5077434](tel:540.5077434)

Costs to create a regular, conventional subdivision are significant and time consuming.

State of Virginia allows jurisdictions the ability to grant a “family subdivision”.

Spotsylvania County permits “family subdivisions”. You can get a very detailed packet of information from the County Web Site by using the search function at the top of the page.

Below, are some excerpts from that packet.



### EXEMPT FAMILY DIVISION PLAT APPLICATION PACKET

#### Family Divisions

*Family Divisions are allowed in the Rural (RU), Agricultural 2 (A-2), Agricultural 3 (A-3), Resort Agricultural (R-A), Resort Residential (R-R), Residential 1 (R-1), Residential 2 (R-2), and Residential 3 (R-3) zoning districts for the purpose of sale or gift to a member of the immediate family of the property owner, including the immediate family member’s spouse (as provided in Section 15.2-2244(A) of the Code of Virginia, “A member of the immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner”), provided that, subsequent to the transfer, such parcel is held in ownership by the family member pursuant to a recorded deed restriction for five (5) years; or, for the purpose of sale or gift to a member of the immediate family, as defined in § 15.2-2244(A) of the Code of Virginia, of beneficiaries of a trust, of land held in trust, provided that all trust beneficiaries must: (a) be immediate family members as defined in § 15.2-2244(A) of the Code of Virginia, (b) agree that the property should be subdivided, and (c) agree to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of 15 years. The Board of Supervisors may reduce or provide exceptions to the 15-year prohibition on transfer of the property to a nonmember of the immediate family when changed circumstances so require. Upon such modification of a restrictive covenant, the Director of Planning shall execute a writing reflecting such modification, which writing shall be recorded in accordance with § 17.1-227 of the Code of Virginia.*

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# VALUE

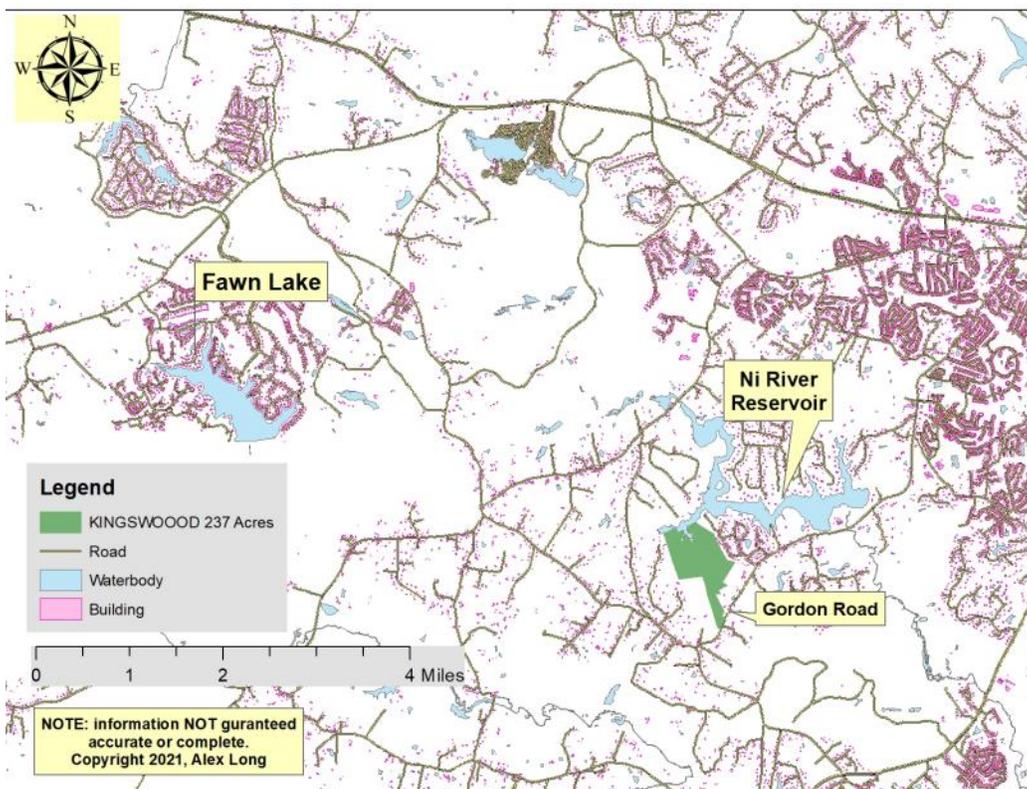
The **237 Acres** at Kingswood forest, with roughly about 3,500 feet of lakefront, is **priced at \$2,100,000**.

- ◆ The Virginia Department of Wildlife Resources states the **Ni River Reservoir is about 411 acres**
  - ◆ Homeowners Association (HOA) fees at Fawn Lake are about **\$2,847 per year**
- ◆ There is no HOA at the 237 acres of Kingswood forest lakefront
- ◆ Comparable sales data for Fawn Lake is from BRIGHT MLS, 03 August 2022

Status	Address	Date	Zoning	Lot Size Acres	Price	RATIO Price Per Acre
ACT	11409 Darkstone Pl	05/10/22	P3	0.59	\$159,900	\$271,016.95
ACT	11812 Fawn Lake Pkwy	06/03/22	P3*	1.31	\$229,900	\$175,496.18
ACT	11520 General Wadsworth Dr	03/22/22	R1	0.75	\$445,000	\$593,333.33
CLS	11301 Cromwell Ct	11/18/21	R	0.77	\$135,000	\$175,324.68
CLS	11700 Southview Ct	12/29/21	P3*	0.76	\$140,000	\$184,210.53
CLS	11603 Southview Ct	03/31/22	P3*	0.44	\$140,000	\$318,181.82
CLS	11206 Bridgewater Ln	04/29/22	R	0.72	\$160,000	\$222,222.22
CLS	11204 Bridgewater Ln	04/29/22	P3	0.62	\$160,000	\$258,064.52
CLS	11413 Bluffs Rdg	01/19/22	P3	0.95	\$165,000	\$173,684.21
CLS	11812 Fawn Lake Pkwy	09/03/21	P3*	1.31	\$185,000	\$141,221.37
CLS	11608 Little Bay Harbor Way	07/15/22	P3*	1.75	\$199,999	\$114,285.14
CLS	11509 Little Bay Harbor Way	01/27/22	P3*	1.28	\$479,000	\$374,218.75
CLS	11215 Preswick Ln	06/13/22	P3	1.49	\$989,000	\$663,758.39

Kingswood has no golf course or other ‘amenities’ which someone might not desire or use. And there are no HOA fees at Kingswood.

At right, view of Fawn Lake and the Ni River Reservoir. The reservoir is larger in size and has more shoreline. Motor-boats are not allowed on the Reservoir. However, paddling canoes, kayaks is allowed as is fishing. **Quiet is nice.**



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# Aerials

Look at the annotated aerial map at the cover to see approximate boundaries

Then, triangulate using the tax map shape on the cover and these aerials

Aerials by: Fredericksburg Aerial Drone Photography; <http://www.fad-photo.com>



## About 4,200 feet of lake frontage



**Above**, view of looking up the lake to the eastern fork; Kingswood. All waterfront to the left and all waterfront in the background, and continuing to the right, west, out of the photo, is Kingswood lakefront.

**At left**, Kingswood forest is in the background. Waterfront is almost all the waterfront extending from the east, going west, to the right, near terminus of the lake, NW corner.

Across from Kingswood on the lake are several new houses, such as the one at left. Note the setback buffer from the lake.

## CREATE A LEGACY

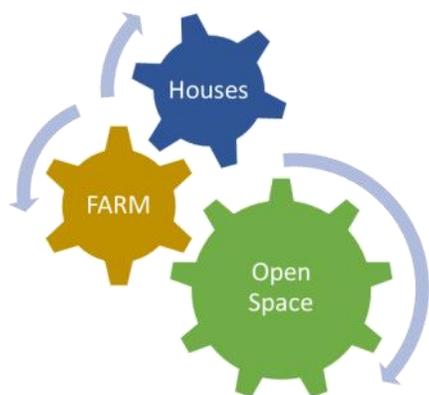
### That will Last for Generations to Come

#### How to Buy?

- ◆ Price of \$2,100,000 is and is not a lot of money, considering VALUE
- ◆ If not you, what about a group of you?
  - ◆ Syndication, even amongst friends requires legal advice, **get an attorney to help/advise**
  - ◆ Owner will not take a contract contingent upon someone getting a syndication
  - ◆ Get your money and group together first
- ◆ Buy a part of the 237 acres such as 94 acres

#### Uses applied can be varied, intertwined.

- ◆ **Tax Shelter.** If you or a group of you have a large income to shelter, then an open space easement might be a good opportunity to explore. Virginia Outdoors Foundation is the gold standard ([www.VOF.org](http://www.VOF.org)). Consult an attorney who is familiar with taxes and open space easements.



- ◆ **Farming can be varied.** Get your hands dirty or just rent/lease the land. The property qualifies as a tree farm for Land Use Taxation. Does not require that much attention. Virginia Department of Forestry can advise.

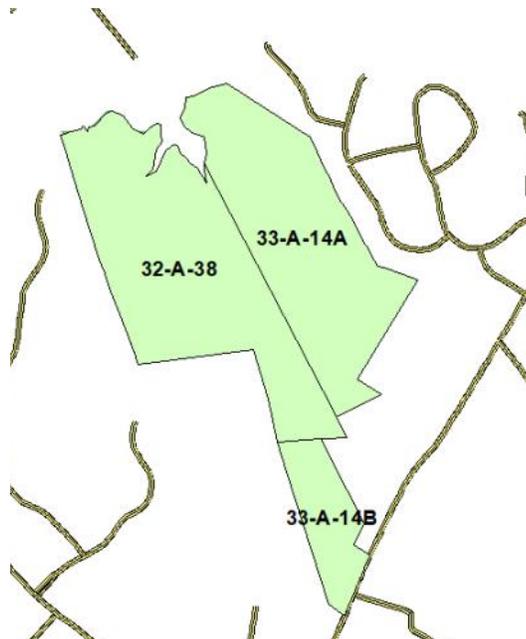
**SCULPT** the landscape using the soils map to create areas of grasslands, pasture, or farmland on those soils best suited, leaving the rest as timber forest. Results can be interesting geometries which are very attractive, productive and good for wildlife.

- ◆ **Vineyards** can be a lot of work and fun. A vineyard might lead to a winery, which A winery might require a zoning permit.
- ◆ **Organic farming** is not just in vogue, but here to stay. Vegetables, animals, fiber, or perhaps hemp.
- ◆ **“NTFP”** Non Timber Forest Products include growing mushrooms, types of medicinal plants, ginseng, berries, nuts, and other foodstuffs and materials under tree canopies. Virginia Tech has a publication. University of Georgia Extension service also has an informative program.
- ◆ **Houses**, either one or two houses or a small subdivision. The entire property might be good for 24 single family lots, by-right.
- ◆ **Family compound** is an interesting concept. Please see “Family Exemption” at page 10.
- ◆ **Small Subdivision.** Overall, this tract might be good for about 24 houses by-right; subject to buyer’s confirmation.

# Property—Tax Map Parcels; Taxes

## Tax Map Identification, Spotsylvania County, VA

Tax Map	Acreage
33-A-14A	94.29
32-A-38	120.00
33-A-14B	23.15



### Real Estate Taxation and Acreage tracts in Land Use

#### Land Use / Deferral Taxation

Below, from Spotsylvania County:

##### Purpose

*The purpose of the Land Use Program is to further the public interest by encouraging the preservation of land, to conserve and protect the County's natural resources, to protect safe water supplies, and to promote orderly land use planning and development. The Land Use Program is a tax deferral, not a discount. The assessment of the land is based on the use value and not the fair market value. The tax deferral amount will be repaid with interest if the use of the land changes."*

##### Forest Use

*When devoted to tree growth in such quantity and so spaced and maintained as to constitute a forest area under standards prescribed by the Virginia State Forester. Requiring 20 acres minimum in forest use."*

##### Agricultural Use

*When devoted to the bona fide production for commercial sale of plants and animals or plant and animal products useful to man under uniform standards prescribed by the Virginia Commissioner of Agriculture and Consumer Services, or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. Requiring 5 acres minimum in agricultural use.*

##### Horticultural Use

*When devoted to the bona fide production for sale of fruits of all kinds, including grapes, nuts and berries, vegetables, nursery and floral products under uniform standards prescribed by the Virginia Commissioner of Agriculture and Consumer Services, or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. Requiring 5 acres minimum.*

##### Open Space

*When so used as to be provided or preserved for park or recreational purposes, conservation of land or other natural resources, floodways, historic or scenic purposes, or assisting in the shaping of the character, direction, and timing of community development or for the public interest and consistent with the local land use plan under uniform standards prescribed by the Director of the Virginia Department of Conservation and Recreation. Requires 5 acres minimum in Open Space use unless the local ordinance specifies otherwise.*

Source: <https://www.spotsylvania.va.us/657/Land-Use-Program>; Phone: 540-507-7053

**Please Note:**

1. The property was / is taxed in preceding years in the 'land use category' whereby the amount of real estate taxes paid was reduced as a result of participating in the land use program.
2. **Current real estate taxes for the 237 acres in Land Use are: \$634 per year. Spotsylvania County real estate office: 540.507.7053. Tax Map parcels: 33-A-14A (94.29 acres); 33-A-14B (23 acres); 32-A-38 (120 acres)**
3. The three parcels are taxed in the land use program. A future owner can participate in the land use program to reduce real estate taxes. Please consult the Spotsylvania County Commissioner of Revenue Office; <https://www.spotsylvania.va.us/657/Land-Use-Program>; Phone: 540-507-7053 .
4. **The Owner, Seller, will not pay any roll-back taxes.** A new owner can file for Land Use Taxation in September 2022 for the upcoming year of 2023 to participate in the Land Use Taxation program. Roll-back taxes are triggered by a change in use of the land and/or subdivision; a minimum of 20 acres is required for forestry.
5. **A contract of purchase for this Property must contain a statement:** "Property is/was taxed in the land use category of Spotsylvania County and the Seller will pay no roll-back taxes."

**PRICE: AND TERMS:**

\$2,100,000. Terms are cash at closing. A short study period might be considered with a large deposit. The Property is sold As-Is; and is priced accordingly. That is a lot of money. Yes and no. It is a lot of value. Please see pages 8-9.

**DEPOSIT and STUDY PERIOD**

Owner will consider, at its sole and absolute discretion, a short study period.

A contract with a 30 day study period and 30 day close requires a Deposit of at least THREE PERCENT (3%) OF THE PURCHASE PRICE, cash in an approved escrow account. Offers requiring a study period of more than 30 days will require a higher Deposit amount, and must provide studies at no costs to Seller if the transaction is not consummated. Issues of 'my soil scientist is backed-up and cannot get to this for two months' will not gain a longer study period. Please wait for your consultants to be at the ready before writing an offer. Any offer made will be presented and reviewed. **Only an offer which is close to Seller requirements will be countered; other offers will be rejected, no counter.**



A view from one of the 'points' looking down the lake.

*Aerials, continued*

- ◆ Look at approximate boundaries on aerial on cover to navigate these aerials.
- ◆ At right, looking up the lake. Kingswood has several 'points' and features waterfront on two forks, east and west.
- ◆ Kingswood is to the left, bottom, going up to and including the east fork, thence over to the west fork.
- ◆ Aerials by: Fredericksburg Aerial Drone Photography <http://www.fad-photo.com>



- ◆ At left, detail of lake front from bottom of photo arcing around thru the east fork, which features two stream valleys. The west fork is larger water to right, not in this photo.

- ◆ At right, view of Kingswood waterfront and one of the 'points'.
- ◆ Western fork is to the right. All waterfront in background is Kingswood, except at the very NW corner.
- ◆ At bottom right, is a new house, an example of how development works with setbacks along the lake. That parcel is across the lake from Kingswood.



# Ni River Reservoir



At left, photo of lake by Fredericksburg Aerial Drone Photography; <http://www.fad-photo.com>

Bottom, photo of fisherman on lake March 2021 by Alex Long.

**About 4,200 feet of lake frontage.**



## ***Ni Reservoir is a 411-acre water supply impoundment***

*located in Spotsylvania County near Chancellorsville, Virginia.*

*This waterbody was initially stocked in 1974 with Bluegill and Redear Sunfish, followed by Largemouth Bass and Channel Catfish in 1975 and 1976. Past stockings also included tiger muskie (1978-1983), hybrid Striped Bass (1986), and Walleye (1987-1993, 1995-1996). Stocking of pelagic predators (i.e.*

*hybrid Striped Bass, and Walleye) was discontinued due to poor survival, low angler catch rates, and changes in management philosophies. Currently, the fishery is comprised of self-sustaining populations of Bluegill, Redear Sunfish, Chain Pickerel, Channel Catfish, Black Crappie, Largemouth Bass, and White Perch. DGIF fisheries biologists sample the fishery approximately every three to five years. Recent electrofishing samples were conducted in 2007 and 2013 which allow for comparisons over time. Biologists use shoreline electrofishing to obtain estimates of population size structure and relative abundance. Abundance is usually described as a catch rate in number of fish per hour (CPUE, or Catch per Unit Effort). Biologists employ numerical descriptors of length-frequency data such as Proportional Stock Density (PSD) and Relative Stock Density (RSD) when evaluating fish populations. PSD is calculated by dividing the number of fish > minimum quality length by the number of fish > minimum stock length x 100. Quality length is defined as the minimum size of fish most anglers like to catch (these are by national standards - for example, 12" for Largemouth Bass). Stock length is the minimum length at which a fish provides recreational value and/or is recruited to the fishery (for example, 8" for Largemouth Bass). RSD is the percentage of any designated length group found within a population. RSD is calculated by dividing the number of fish > specified length by the number of fish > minimum stock length x 100. "Preferred" bass are those 15" or longer, while "memorable" fish are those 20" or longer.*

**Source:** <https://dwr.virginia.gov/wp-content/uploads/media/Ni-Reservoir-Management-Report-2018.pdf>;

### WOODS / TIMBER

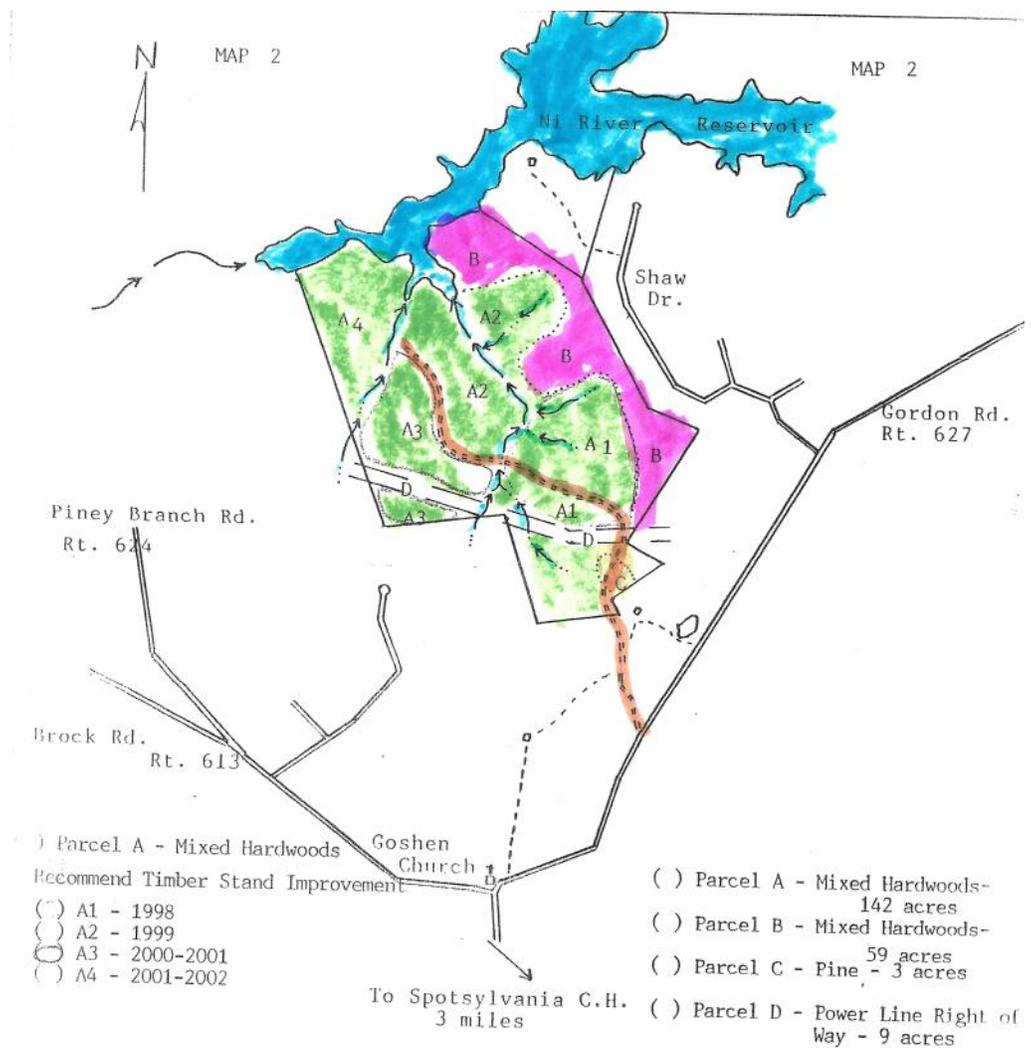
Virginia has 15.9 million acres of woodlands – that’s 63 percent of the total land area. These woodlands provide environmental, economic, and social benefits to Virginians every day. Environmental benefits include clean air and water, soil protection, wildlife habitat, and carbon storage. Economic benefits include more than 103,000 jobs, \$17 billion in total industry output, and \$8.8 billion in value-added products. The majority of these woodlands (10.1 million acres) are owned by private families.

These woodlands face many threats, such as exotic invasive plants, both native and exotic insects and diseases, fragmentation, and poor harvesting practices. Virginia Cooperative Extension offers classes, field tours, seminars, publications, websites and other sources of information to the commonwealth’s private landowners to help them keep their woodlands healthy and productive.

**Source:** Virginia Cooperative Extension, VirginiaTech; <https://ext.vt.edu/natural-resources/woodland-management.html>

A woodland management report by Virginia Department of Forestry dated 1997 was updated with the map at right. The map is annotated with color by this author. The report is available upon request.

**NOTE:** this report does not include the 23 acre tax map parcel on Gordon Road. See Figure.



**Yes**, forests have value cycled through our economy as a necessity. Properly managed forests are an asset to owners, society, and especially the economy. However, a great forest near urban centers presents other values to be noted and appreciated.

A peer reviewed article in **Science Advances** can be found at this link: <https://www.science.org/doi/10.1126/sciadv.abn8042> August 2022.

## Mind, Body, Soul = Value of a Forest

### FOREST BATHING

*“The problem with our busy city lives, however, is the at the stressful events keep piling up. There will be emails to answer, co-workers, demanding attention, the shopping to get done, the bills to be paid. And our cortisol levels always remain slightly raised. When cortisol is released constantly, it can disrupt all our body’s processes, and people who produce chronically high levels of cortisol are at increased risk of numerous health problems.”*

*“The good news is that my studies, and those of my fellow researchers, have now proved that forest bathing:*

- ◆ *Lowers the stress hormones cortisol and adrenaline*
- ◆ *Suppresses the sympathetic or ‘fight or flight’ system*
- ◆ *Enhances the parasympathetic or ‘rest and recover’ system*
- ◆ *Lowers blood pressure and increase hear variability”*



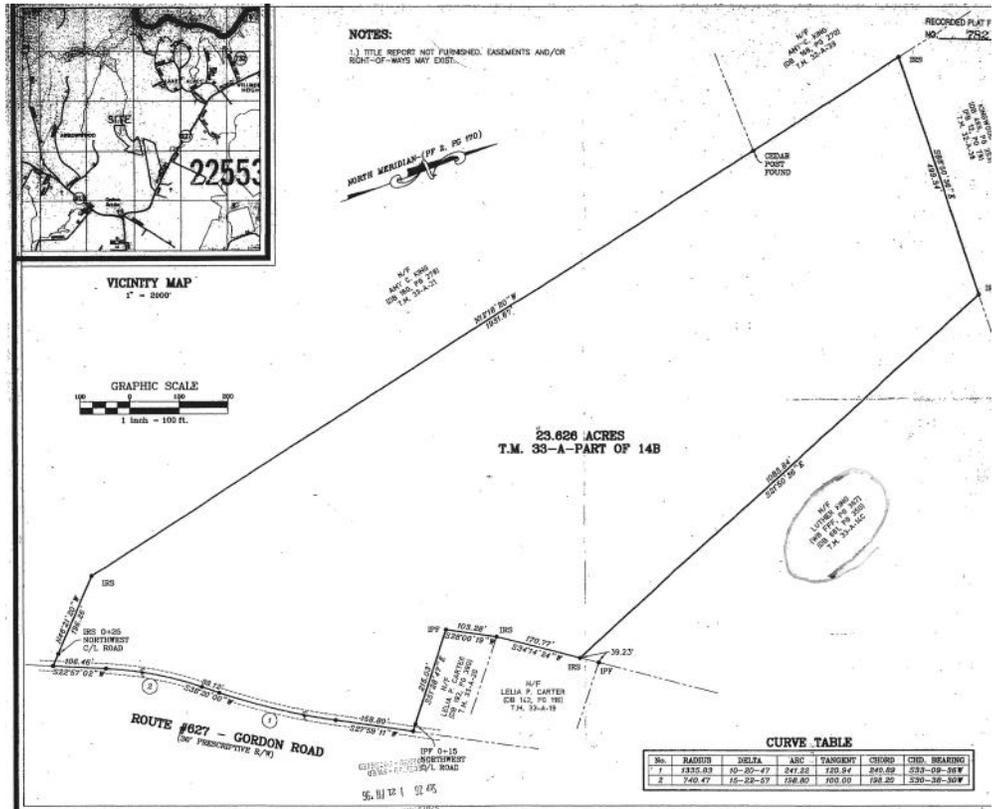
“The Japanese Art and Science Of Shinrin-Yoku, FOREST BATHING, How Trees Can Help You Find Health And Happiness” 2018 Qing Li, Viking, New York, NY,

# ACCESS

## This Access applies to:

- ◆ Entire 237 Acre tract
- ◆ 143 acres consisting of the 120 acres and the 23 acres

At right, plat of survey of the 23.6 acres, which also had an off-conveyance to VDOT to improve Gordon Road.



**UTILITIES:** Verizon does provide FIOS to Lake Acres subdivision. Can Verizon provide that to you? The engineer told the agent that they only respond to specific requests and building plans. Rappahannock Electric Coop has underground electric at Gordon Road. Spotsylvania County has public water main on Gordon Road, to the right of the road, in this photo. However, zoning and other rules may prohibit tying into the main water line; a lawyer can advise. COMCAST is also at Gordon Road.



Frontage on Gordon Road is roughly about 750 feet. Property is to the left of the road, wooded.



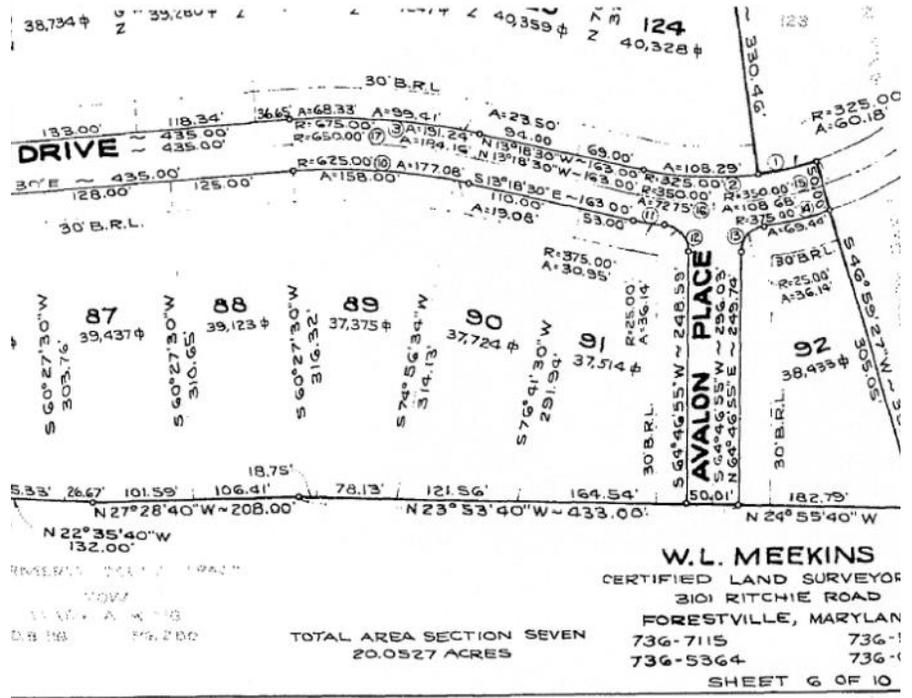
# ACCESS / Avalon Place

PB 10 - P. 472

**This Access Applies to:**

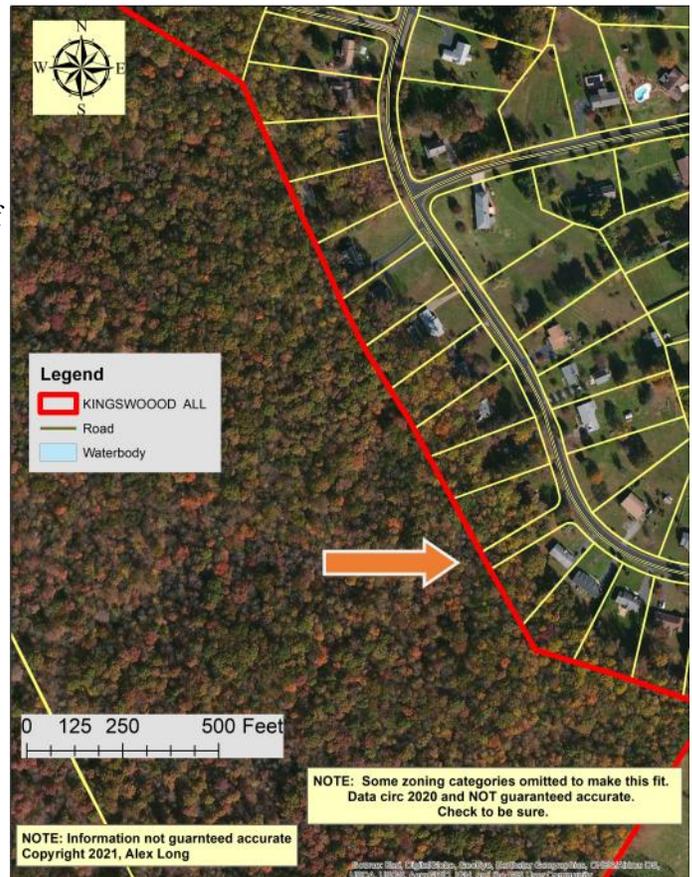
- ◆ Entire 237 Acres
- ◆ 94 Acre Tract
- ◆ 120 Acre Tract

Note that the Avalon Place easement is 50.01 feet wide where it is contiguous to the 94 acres.



Avalon Place is an unimproved access from Shaw Drive in Lake Acres subdivision. Copy of plat of the subdivision section is found above and to the right, is a GIS map with tax map layer and aerial imagery. Subdivision has public water, but that does not equate to the ability to tie into the system for this property. Rappahannock Electric provides electric; size of development will dictate whether it is possible to tie into the lines at the subdivision. Any development of more than a few houses will probably have to come off of Gordon Road.

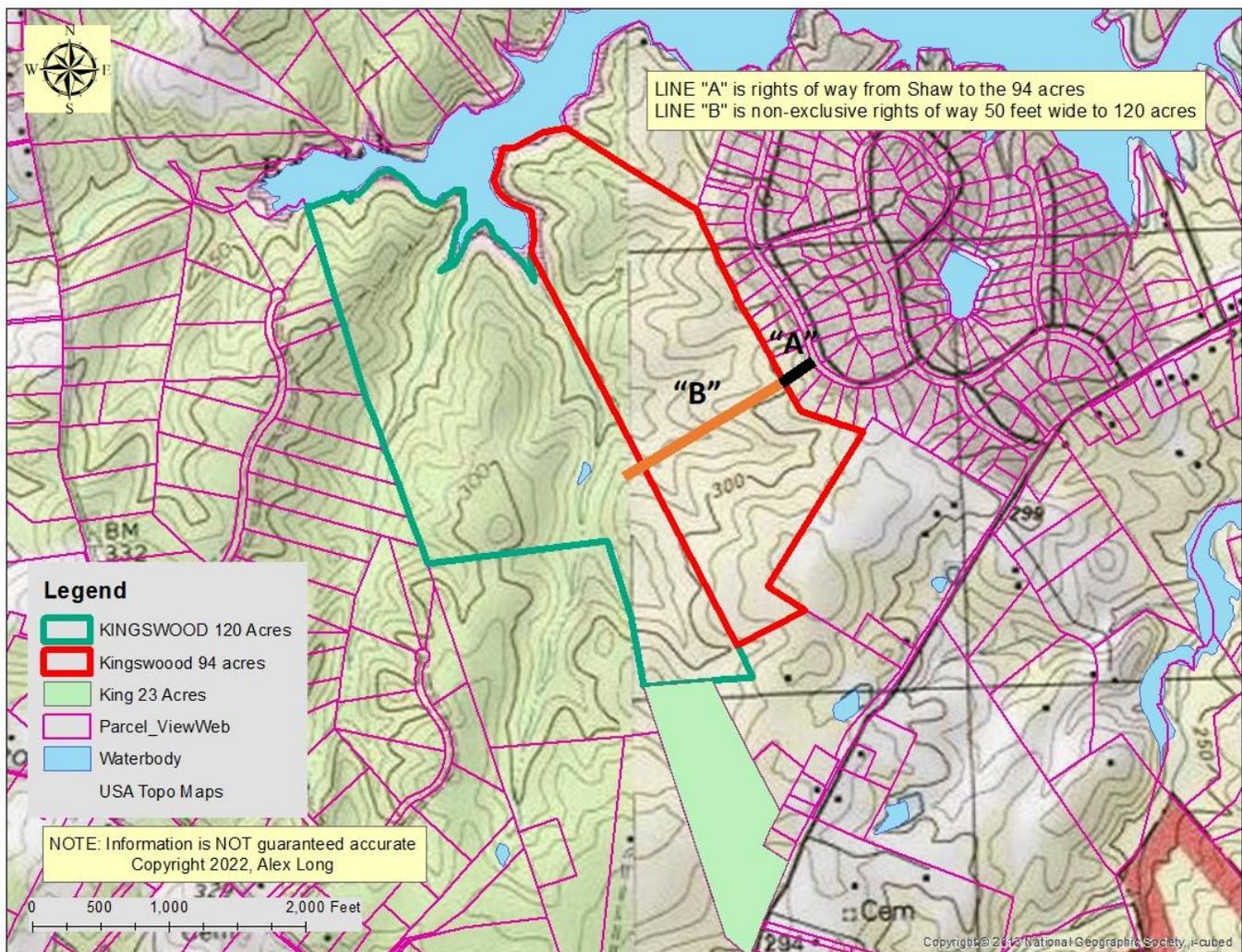
FIOS is at Shaw Drive but VERIZON would not commit to service without a detailed plan. Below, a fire hydrant is in front of the Avalon Place 50 foot rights of way.



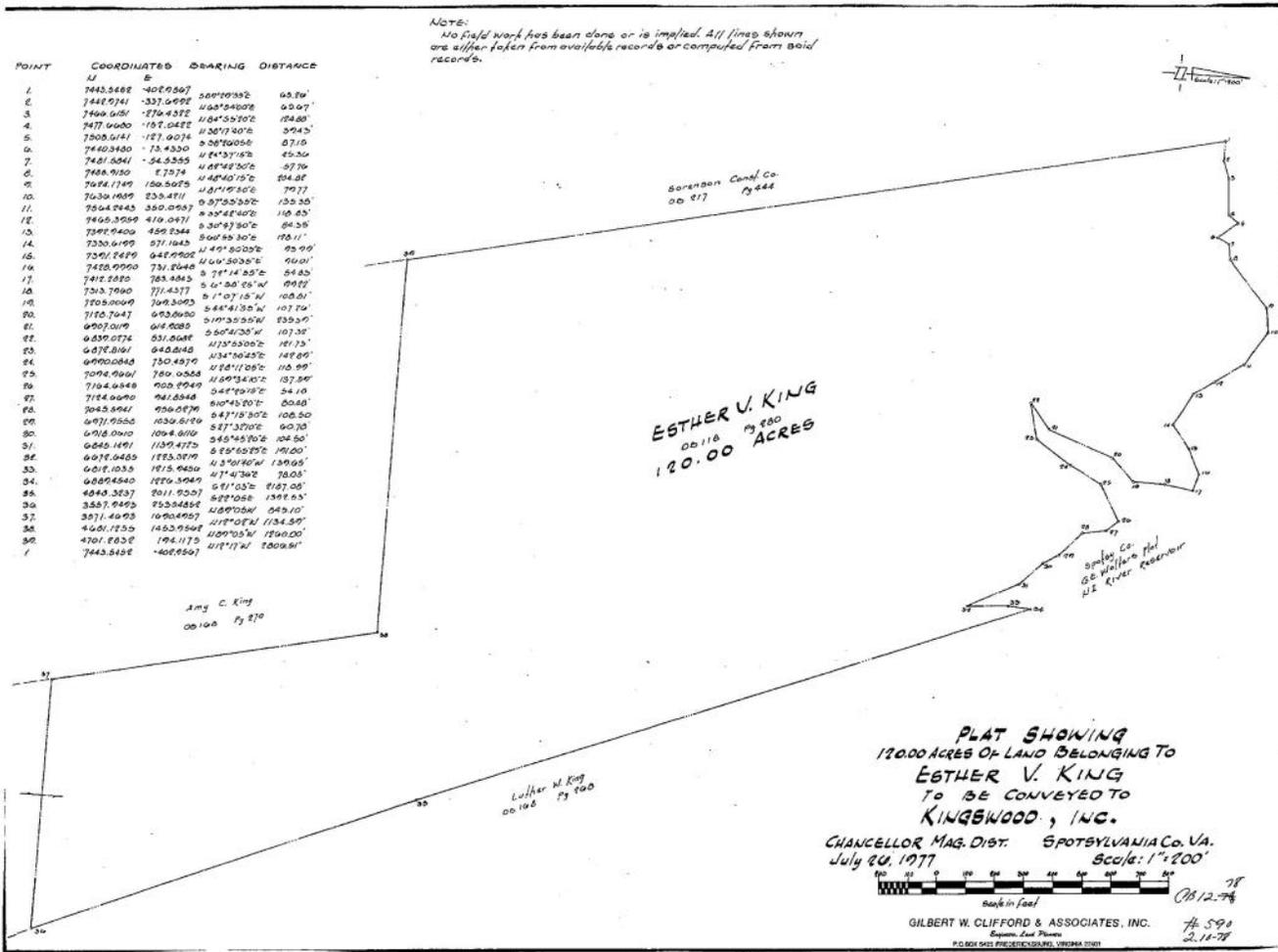
## ACCESS / 120 ACRES

Rights of way, as detailed at the previous page for Avalon Place (shown in black) will then go to a 50 foot wide rights of way (shown in orange) to be surveyed and created, which will provide access to the 120 acres. The rights of way will be non-exclusive, for the use of the owners of the 94 acres and 120 acres owners, their heirs, devisees, successors, in whole and/or in part. The easement will permit utilities. Non-exclusive means that all owners can use it. Devisees and successors in title, in whole and/or in part means that if one of the owners creates a family subdivision or other subdivision, those owners can use the road. If a party wants to upgrade the road to Virginia Department of Transportation standards and those of Spotsylvania County, the road rights of way could be dedicated to VDOT. Maintenance agreements will be whatever the parties at interest, the owners of the 94 acres and 120 acres agree to.

A shorter and more direct access would be created by paying for an access easement thru one of the lots at the subdivision to the left of the 120 acres. That would access the best building site at the least costs.



PLAT BOOK 12



Above, plat for Tax Map 32-A-38; 120 acres; Plat Book 12, Page 78



THE SAID 2.222 ACRES OF LAND HEREBY HAVING BEEN CONVEYED TO ESTHER V. KING, ESTER BLURDS QUINTANA (DECEASED), LUTHER W. KING & ALBA I. KING (DECEASED) BY ESTHER V. KING, BY DEED DATED NOV. 1, 1978, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 481, AT PAGE 440.

THE SAID 21.633 ACRES OF LAND HEREBY HAVING BEEN CONVEYED TO KINGSWOOD, INC. BY MARY ELIZABETH KING, PETER G. BOURNE, WILLIAM LUTHER KING, MARIA LOUISES VILLANUEVA, JOHN NORMAN KING, EDWARD WILEY CLAY KING AND DAVID NORMAN KING BY DEED DATED OCT. 3, 1978, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 469, AT PAGE 333.

THE SAID 28.359 ACRES OF LAND HEREBY HAVING BEEN CONVEYED TO ESTHER V. KING BY MARY A.W. KING AND W.L. KING, DEED DATED SEPTEMBER 9, 1996, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 142, AT PAGE 232.

GIVEN UNDER OUR HANDS, THIS 9th DAY OF September, 1996.

ESTHER V. KING 9-9-96  
OWNER-ESTHER V. KING DATE

LUTHER W. KING 9/9/96  
OWNER-LUTHER W. KING DATE

KINGSWOOD, Inc. - MEMBER BOARD OF DIRECTORS  
LUTHER W. KING

**NOTARY PUBLIC**  
STATE OF Virginia  
CITY/COUNTY OF Fredericksburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: ESTHER V. KING

THIS 9th DAY OF September, 1996.  
MY COMMISSION EXPIRES: 9/30/96  
Debra A. King  
NOTARY PUBLIC

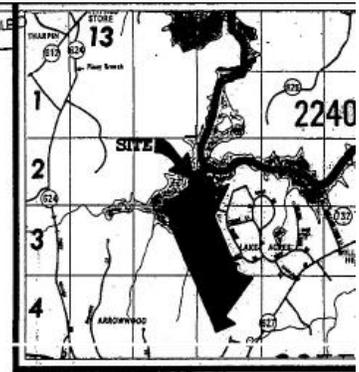
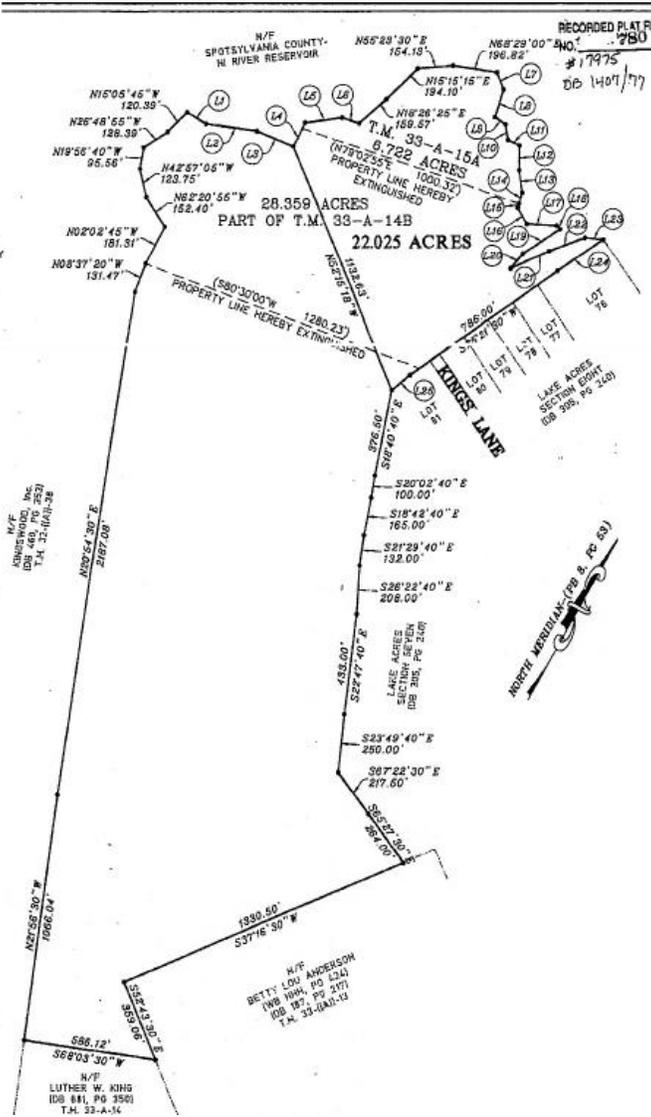
**NOTARY PUBLIC**  
STATE OF Virginia  
CITY/COUNTY OF Fredericksburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: LUTHER W. KING as Director  
of Kingwood, Inc.

THIS 9th DAY OF September, 1996.  
MY COMMISSION EXPIRES: 9/30/96  
Debra A. King  
NOTARY PUBLIC

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S87°40'-00"E	91.50'
L2	N67°53'-20"E	223.73'
L3	N03°16'-45"E	176.02'
L4	N03°32'-20"W	117.03'
L5	N01°55'-25"E	161.78'
L6	N78°55'-30"E	78.33'
L7	S60°41'-35"E	81.23'
L8	S12°46'-55"E	129.30'
L9	S35°25'-00"E	55.79'
L10	S39°08'-00"E	68.31'
L11	N07°37'-55"E	55.32'
L12	S28°57'-25"E	108.54'
L13	S37°50'-30"E	95.43'
L14	S14°00'-55"E	46.91'
L15	S14°00'-55"E	19.40'
L16	S58°49'-40"E	79.92'
L17	N63°08'-30"E	131.70'
L18	S74°24'-50"E	24.33'
L19	S27°03'-15"W	194.74'
L20	S10°30'-25"W	83.63'
L21	N35°26'-35"E	184.16'
L22	N29°15'-15"E	159.20'
L23	N65°50'-45"E	80.16'
L24	S26°06'-30"W	242.81'
L25	S21°09'-30"W	100.00'



**Above, Plat for the 94 acres**

**Price: \$975,000**



Above, Plat for 94 acres; note, another small boundary line adjustment was done later.

Plats and other information are presented as a courtesy and do NOT constitute or represent a title search or title report. You need to have that done on your own.

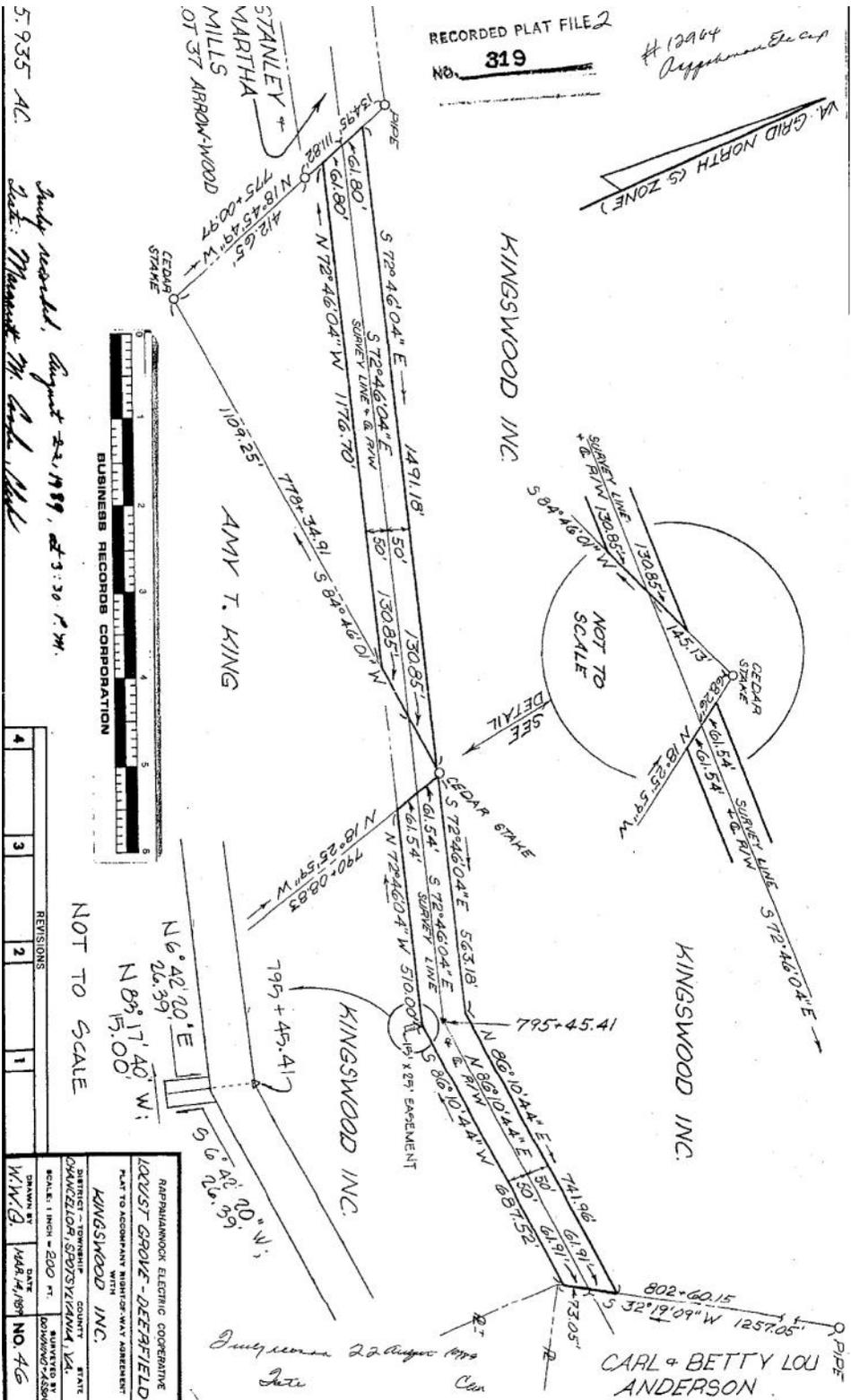
**NOTE:** Information / opinions are not guaranteed in terms of accuracy and/or scope (completeness). Alex Long, Licensed in Virginia; Weichert Realtors; 540.371.8700; [along@ccim.net](mailto:along@ccim.net) Copyright 2022



RECORDED PLAT FILE 2  
No. 319

#12964  
Rappahannock Elec. Coop

V.A. GRID NORTH (S. ZONE)



Rappahannock Electric Coop plat of easement is at right.

Look at the large aerial photo and the area away from the lake and towards Gordon Road to see the electric line easement.

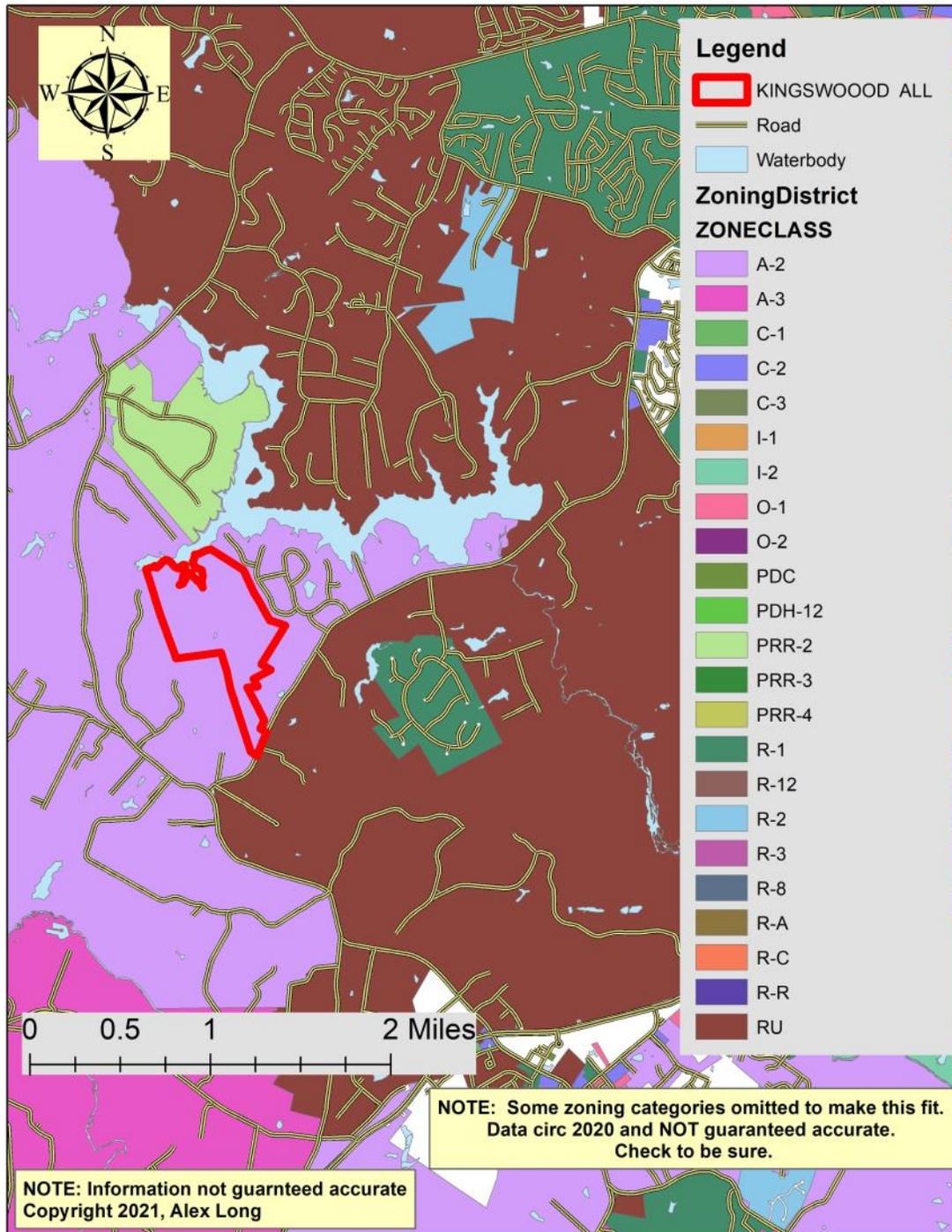


# EXISTING ZONING

This map is also useful to understand the neighborhoods and land use patterns. Impacts of surrounding properties and land uses can be termed: context. The brownish color to the north of Kingswood is zoned RU, Rural. Call Spotsylvania County office of Planning and Zoning to confirm and gain a knowledge of the definitions. Phone number is below.

As stated on the map, data circa 2020, and not guaranteed accurate. Call to confirm. Phone number of Zoning Department is: 540-507-7434.

You can find the Spotsylvania County Code at 'Muni Code'; [Code of Ordinances | Spotsylvania County, VA | Municode Library](#)



# ZONING

**NOTICE:** this is quick summary. Buyer is required to confirm and investigate further as to all matters of land use. Contact Spotsylvania County **Planning and Zoning office; 540.507.7434;** and/or others.

This information is also important to someone considering a **CONSERVATION EASEMENT**, by impacting the value of that conservation easement for Virginia Tax Credits and Federal Tax Deductions.

**Kingswood is zoned A-2 Agricultural**, the purpose of which is: "...to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county."

- Density is one house per five acres (gross) and lot yield from any parent tract shall not exceed ten (10) lots including the parent tract parcel.
- From 'gross density', yield for the entire tract, there is "minimum lot area".
  - \* Conventional subdivision, 5 acres per house, **Cluster Subdivision, one house per two (2) acres;** Family Subdivision, one house per two (2) acres
  - \* Minimum lot widths are required, as well as minimum road frontage.
  - \* Open Space for conventional subdivision has no requirement; for a cluster, forty percent (40%) open space is required.
- **Based on the above information it is ESTIMATED ,and subject to your confirmation, that the lot yield for the three tracts comprising the 237 acres is TWENTY-FOUR (24) single family housing units by-right. Based upon rezoning of other subdivisions on the Ni River Reservoir, in the past, proffers are based upon the new units gained, not the by-right units.**

**Kingswood is within the "RESERVOIR PROTECTION OVERLAY DISTRICT"** purpose of which is to put limitations on the underlying districts such as the A-2 District, to protect the quality of drinking water.

- \* Minimum lot size for lots contiguous to the reservoir lake is five (5) acres; please note that easements and buffers are generally included in that five acres. Other lots not fronting upon the lake have a lower minimum size.
- \* Adjacent to the reservoir AND along the "high water line", minimum buffer is 150 feet;
- \* Adjacent to perennial streams and rivers, a 75 foot buffer is required
- \* A list of prohibited uses is provided
- \* Stream crossings and areas of the 'high water-line' are regulated
- \* Septic drain-fields must be at least 100 from the flood easement of the reservoir, "or on 1.25 acres of land, if within 200 feet of the flood easement."
- \* NOTE: there are two subdivisions which received zoning approval and subdivision plat approvals along the reservoir: **FORTUNE LANDING** on the Ni River Reservoir and **BARRINGTON** on the Motts Run Reservoir. It is possible. Subdivisions are completed along those reservoirs. Site plans approved are available for guidance.

*Zoning, continued***OTHER ZONING AND SUBDIVISION REGULATIONS APPLY AND REGULATIONS SPECIFICALLY FOR THE NI RIVER RESERVOIR.**

- ◆ Beyond zoning regulations, a booklet for all reservoirs is produced by: SPOTSYLVANIA PARKS AND RECREATION DEPARTMENT P.O. Box 28 Spotsylvania, Virginia 22553 (540) 507-7529

Other zoning districts exist to which a plausible case might be made to **achieve a higher residential yield.**

- ◆ Fortune Landing was rezoned from A2 Agricultural to Planned Residential Rural PRR-2, with proffers
- ◆ Barrington was rezoned from RU, Rural to Planned Residential Rural PRR-2, with proffers
- ◆ The owner does not want to entertain a contract subject to rezoning. The 24 lots by-right is the lowest default provision of development. Chasing the ‘S’ curve by obtaining entitlements greater, is the upside for the buyer.

**PLANNED RESIDENAIL RURAL (PRR) DISTRICT; Division 27, Article 6**

- “For the purpose of this section, rural preservation area shall be deined as that area of land set aside for specified use(s) designed to retain or enhance the rural character of a tract of land otherwise being dedicat-ed to rural cluster or rural planned development.”
- Primary and secondary uses are established
- Minimum size of district is 20 acres; “Minimum Lot Size is two (2) acres; may be reduced to one (1) acre consistent with lake front preservation design identified below”
  - Minimum lot width 150 feet, which might be reduced to 100 feet for lots less then 2 acres
  - General standards are enumerated; protect and preserve scenic assed and natural features; which comports to buffers along the reservoir, and “high water line”;
  - Minimum of 10% of the required preservation are shall be reserved for recreation
  - Four choices of design: 1) Agricultural Preservation; 2) Forestry Preservation; 3) Rural View Shed Preservation; 4) Lakefront Preservation [ again, buffer requirements generally comport thereto ]
- Maximum **Density**: PRR-1 is 1 du per 10 acres; PRR-2 one du per 5 acres; PRR-3 is 1 du per 3 acres; PRR-4 is 1 du per 2 acres; as an example, 237 acres to PRR-2 **MIGHT, subject to confirmation, yield 47 lots; of which 23 might be by-right; thus proffer on 24 lots.**
- NOTE, on the ground, lot size can be one du per 2 acres or reduced down, subject to standards, to one du per acre.

At right, an example of permitted development.



# A Reservoir is for Drinking Water

## Protection of water quality is essential

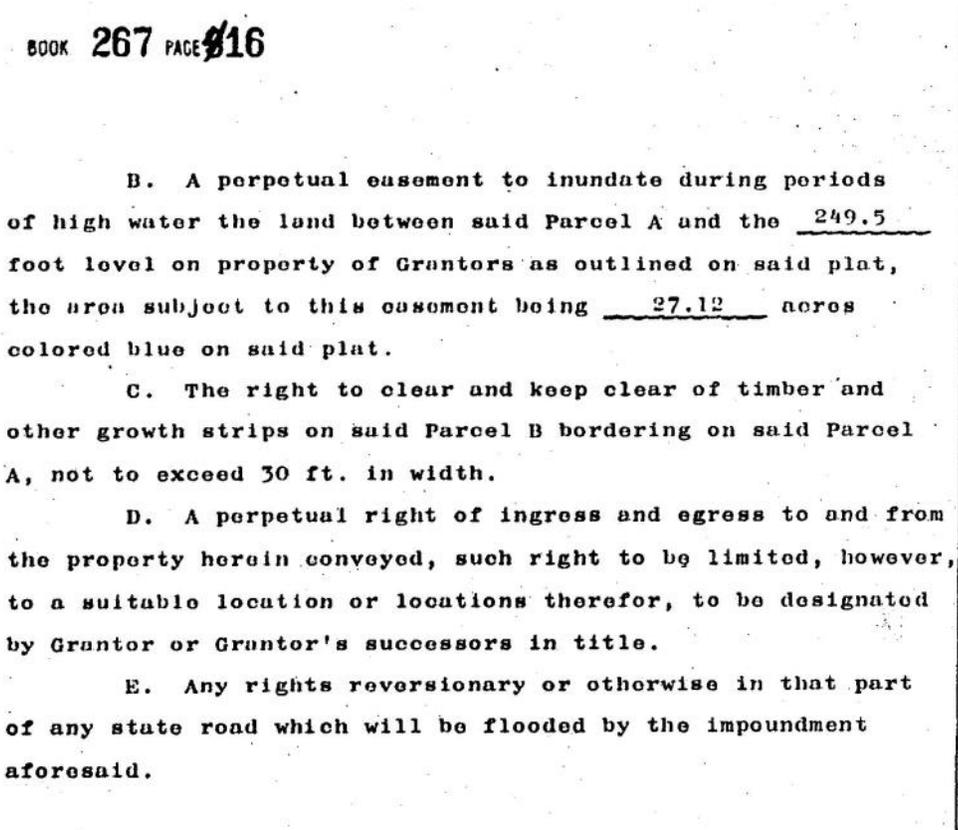
Overall, three of the main protections for water quality include, but are not limited to:

1. **Deed restrictions** applied to properties when the land was taken by the County to build the reservoir
2. **Zoning** in the form of a reservoir overlay district which applies in addition to the primary zoning
  - ◆ Spotsylvania Zoning Department: **Phone:** 540-507-7434; **email:** zoning @spotsylvania.va.us
  - ◆ Questions about zoning will require the tax map numbers. Go to page 7 of this Narrative for data
  - ◆ MuniCode; [Code of Ordinances | Spotsylvania County, VA | Municode Library](#) go to chapter “Zoning” and then to “Article 7 Overlay District” scroll down to “DIVISION 5. - RESERVOIR PROTECTION OVERLAY DISTRICT” . Note, there is a button at the bottom to “LOAD MORE” to continue with the zoning code.
  - ◆ Other zoning regulations apply such as Chesapeake Bay Act, etc. and at the state and federal level, jurisdictional wetlands protections.
4. **Rules Handbook:** <https://www.spotsylvania.va.us/DocumentCenter/View/14961/2021HuntingRunNiRiverRulesandRegulations?bidId=>  
Or, go to: <https://www.spotsylvania.va.us/382/Reservoirs>

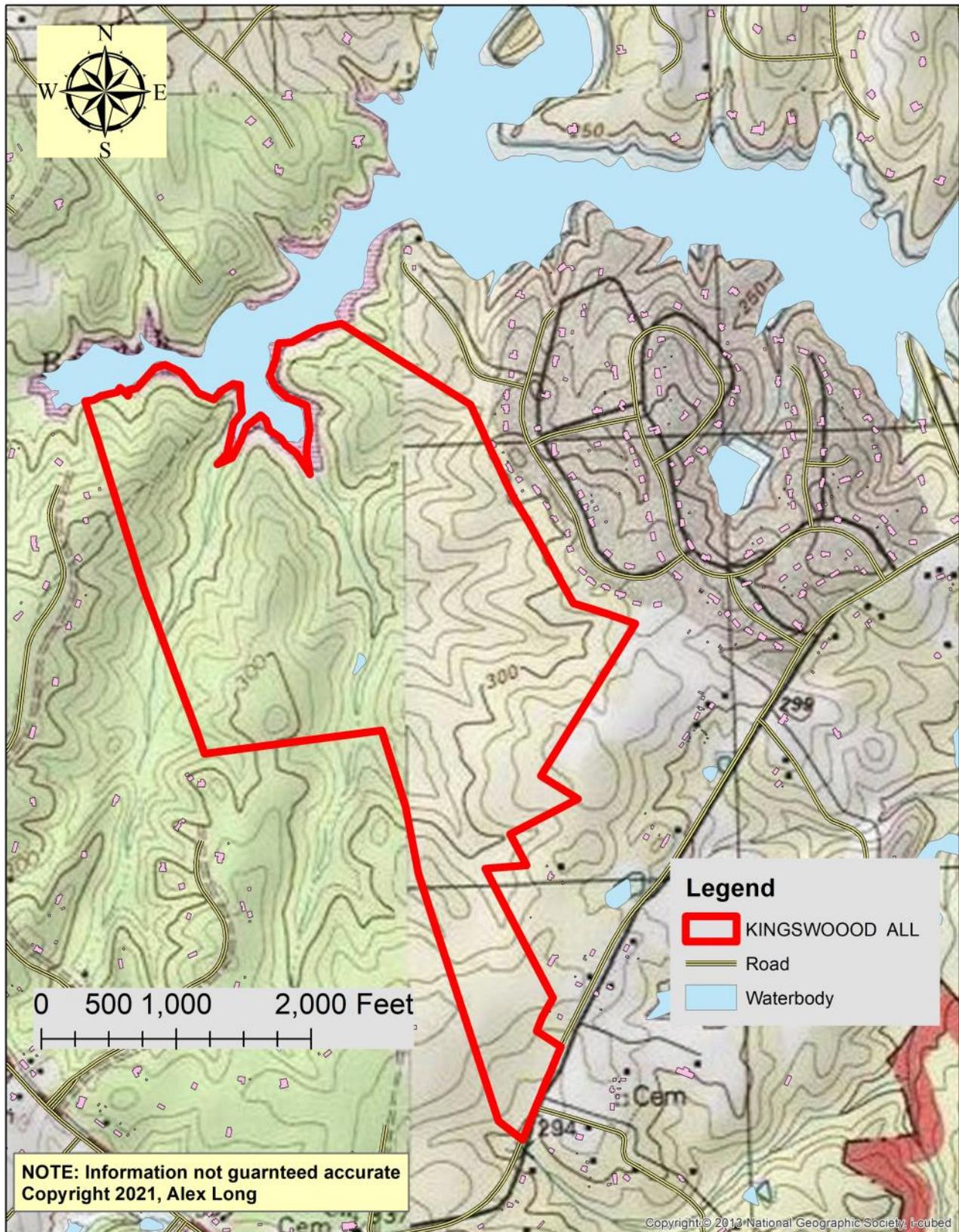
At right, is an excerpt from Deed book 267, Page 416, of the “Take” by Spotsylvania County for the reservoir. The “Take” was in two parts: 1) in fee simple purchase for lands to be part of the lake and 2) an easement to flood areas of the property due to high water from the lake, as cited to the right.

Please look at page 29, illustrations for FEMA floodplain; NWI wetlands map, and RPA map to see that these areas are not suitable for building anyway.

At page 30, the map illustrating “High Water Mark” of 249.5 foot elevation is a very rough approximation.



# Topography—Entire 237 Acres



Above, a United States Geological Survey map at ten foot contours.

**NOTE:** Information / opinions are not guaranteed in terms of accuracy and/or scope (completeness).  
Alex Long, Licensed in Virginia; Weichert Realtors; 540.371.8700; [along@ccim.net](mailto:along@ccim.net) Copyright 2022



## Soils

This soils map is generated by USDA "Web Soils" using Spotsylvania County tax map data layers, which are approximate and not guaranteed in terms of accuracy or completeness.

Please note the tax maps were in error as to configuration of fee simple ownership.

The 'old' tax maps showed the high water mark areas which are those lands between water elevation of the lake and the 249 foot USGS elevation as owned by the County, and that is not the case.

Spotsylvania County redrew the tax maps to the current configuration as shown.

Lands in that easement to the reservoir cannot be built upon, but to the best of knowledge at hand, and subject to CONFIRMATION, that acreage can count for density purposes in establishing number of by-right residential units for the tax parcel.



# SOILS

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1B	Abell sandy loam, 2 to 7 percent slopes	13.0	5.5%
3B	Appling sandy loam, 2 to 7 percent slopes	10.2	4.3%
4C2	Appling-Wedowee sandy loams, 7 to 15 percent slopes, eroded	108.2	46.1%
4D2	Appling-Wedowee sandy loams, 15 to 25 percent slopes, eroded	34.3	14.6%
14B	Colfax sandy loam, 2 to 7 percent slopes	2.3	1.0%
18B	Emporia sandy loam, 2 to 7 percent slopes	1.4	0.6%
20B	Faceville-Marlboro complex, 2 to 7 percent slopes	5.2	2.2%
23	Fluvaquents-Udifluvents complex	0.8	0.3%
27C	Louisburg sandy loam, 7 to 15 percent slopes	3.7	1.6%
27D	Louisburg sandy loam, 15 to 25 percent slopes	17.6	7.5%
33C2	Orange-Iredell loams, 7 to 15 percent slopes, eroded	1.6	0.7%
34B	Partlow sandy loam, 0 to 7 percent slopes	32.5	13.9%
37B	Spotsylvania fine sandy loam, 2 to 7 percent slopes	1.8	0.8%
W	Water	2.3	1.0%
<b>Totals for Area of Interest</b>		<b>234.7</b>	<b>100.0%</b>

NOTE: Information is not guaranteed accurate. But it is a good place to start. Why the difference between acreage shown as 234.7 and tax assessment acreage of 237 acres? The delta is about 2.3 acres; which is less than 1% off from the base number of 237 acres. And that is very good for what we are doing.

This soils map is based on a tax map layer by Spotsylvania County. That data layer is then fed into a software program of “Web Soil Survey” by USDA. This information results.

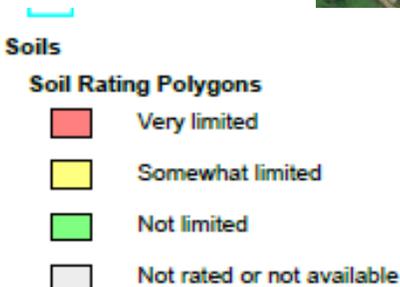
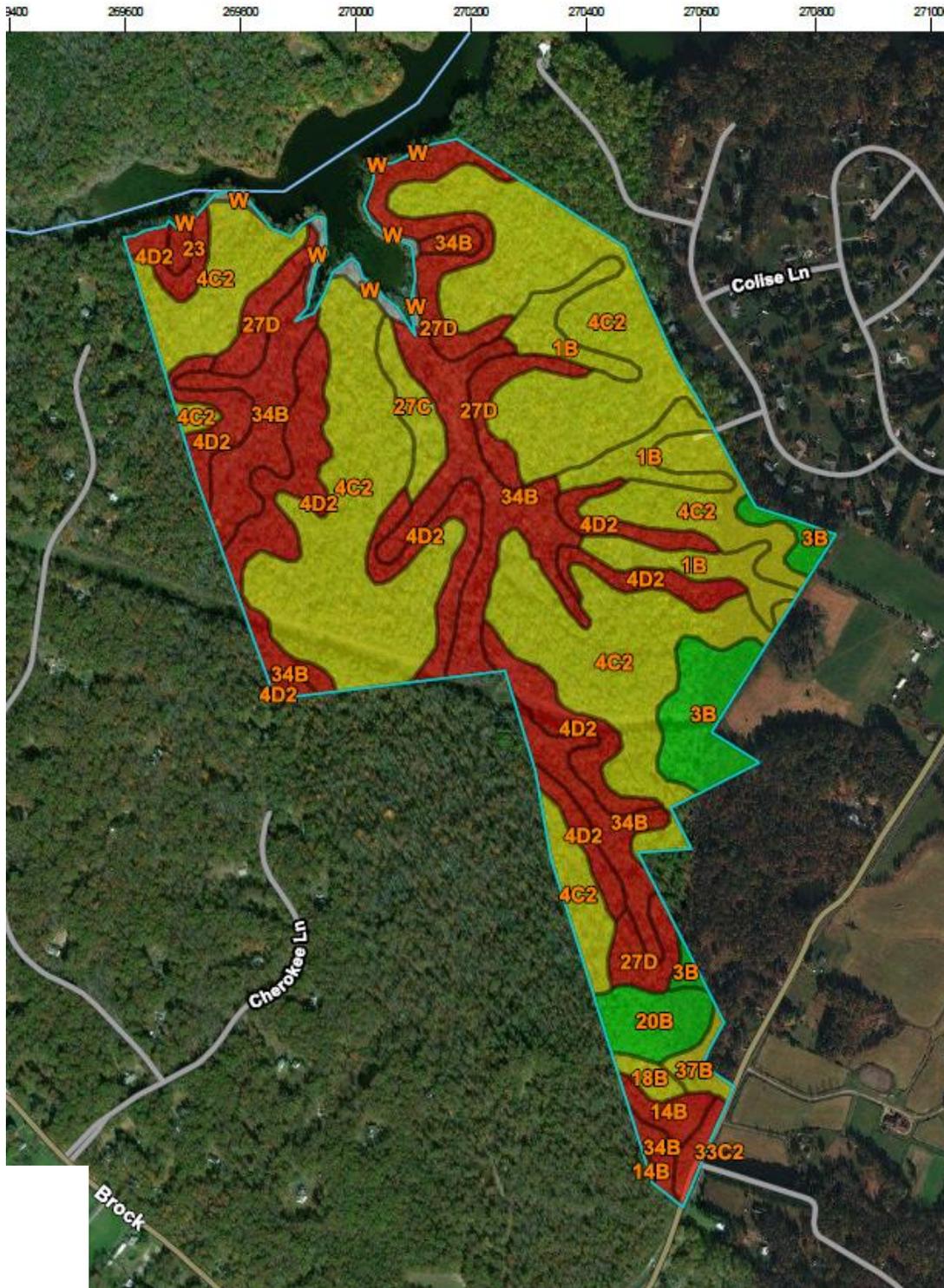
Why all the constant reminders of “not guaranteed accurate”? I am not an insurance company, and neither is the source of the data. This information is presented as a courtesy and for illustrative purposes only. Want guaranteed information? Go pay someone to generate that information and most engineers I know of do not guarantee 100% accuracy, because there is always some anomaly out there.

Custom Soil Resource Report  
 Map—Dwellings With Basements (Kingswood at Ni River Reservoir)

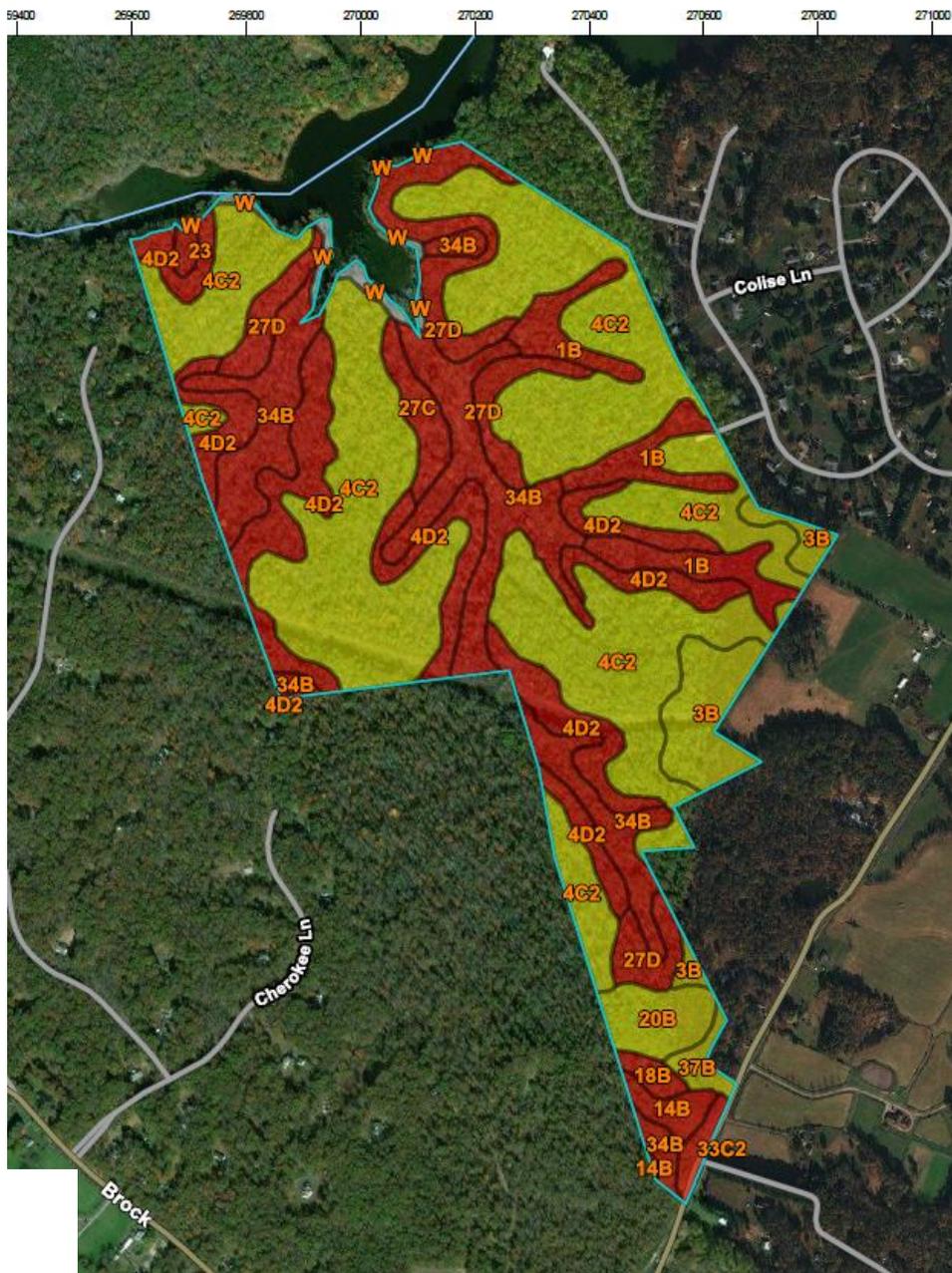
Going through these maps will generate some consistent themes as applied to topography and soils associations.

Basically, the ravine areas, which are low, and much of which is in a floodplain near the lake are not good building areas, and removed from development by the Ni River EASEMENTS which are applied to this Property and also the Ni River Reservoir Protection Ordinance.

Other areas are uplands which have perhaps hydric soils, and/or other soil associations not conducive to percolation, which is not good for building or septic fields, etc.



Custom Soil Resource Report  
Map—Septic Tank Absorption Fields (Kingswood at Ni River Reservoir )



Again, look at the patterns in the previous maps.

A complete soils report is available by request. And that report will break down each soils type as applied to the condition projected and explain why the soils are good or not for the activity proposed.

**Soils**

**Soil Rating Polygons**

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available



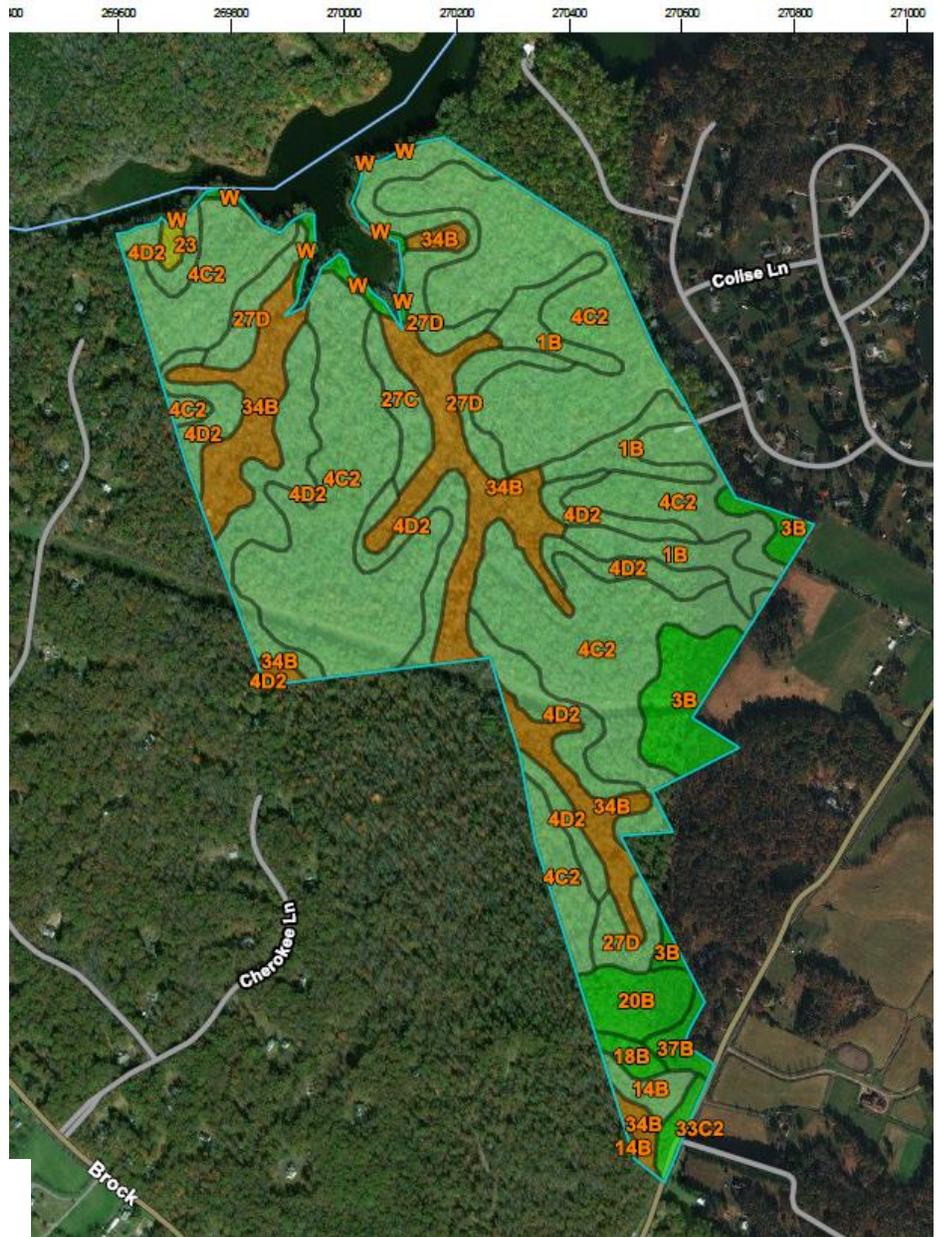
Custom Soil Resource Report  
 Map—Hydric Rating by Map Unit (Kingswood at Ni River Reservoir )

Wetlands definitions change resulting from litigation, executive orders, and/or legislation.

Basic definition includes unity of soils type (hydric); hydrology, and vegetation. All three must be present. Consult a soil scientist/wetlands professional.

The hydric soils map is a general guide but NOT a definitive statement of jurisdictional wetlands. However, it is generally a good area to avoid.

Crossings for utilities and roads can be sought over wetlands by seeking a permit.



**Soils**

**Soil Rating Polygons**

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available



**Farm Land of Statewide Importance**

But you might not even consider farming. Why is this information important?

Generally, many attributes for good farmland are expressed in terms of the general utility for other activities such as septic fields and building of structures or roads, “generally”.

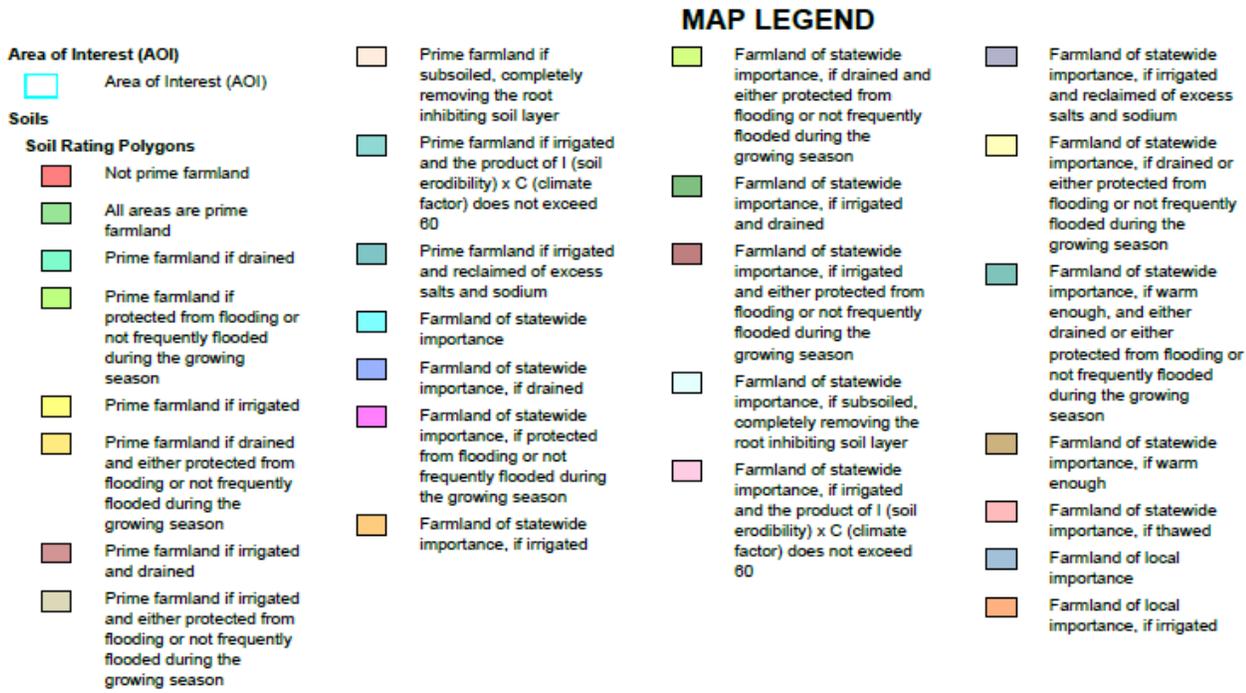
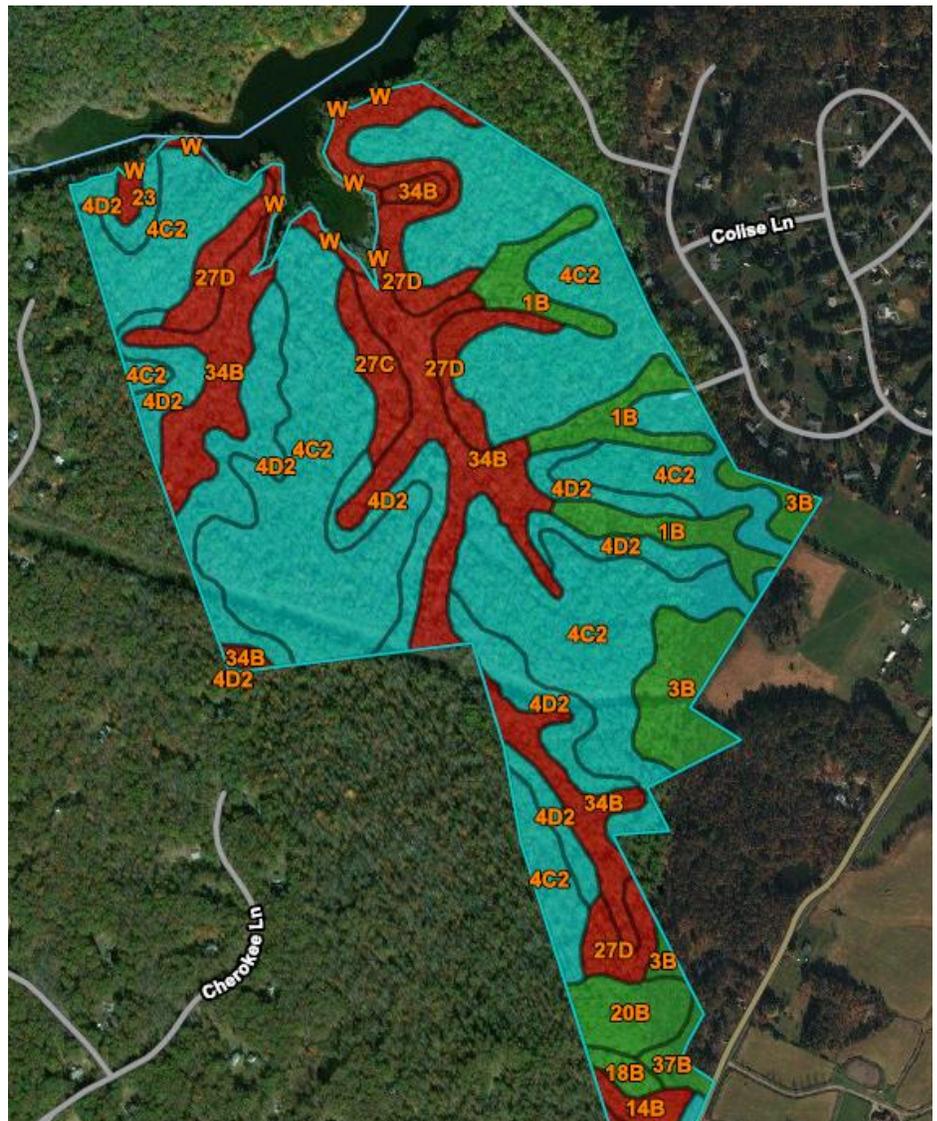
And you never know.

Perhaps a vineyard with a winery?

Organic farming? Animals, vegetables, or fiber or hemp?

Those activities in conjunction with a community? A mix can be interesting.

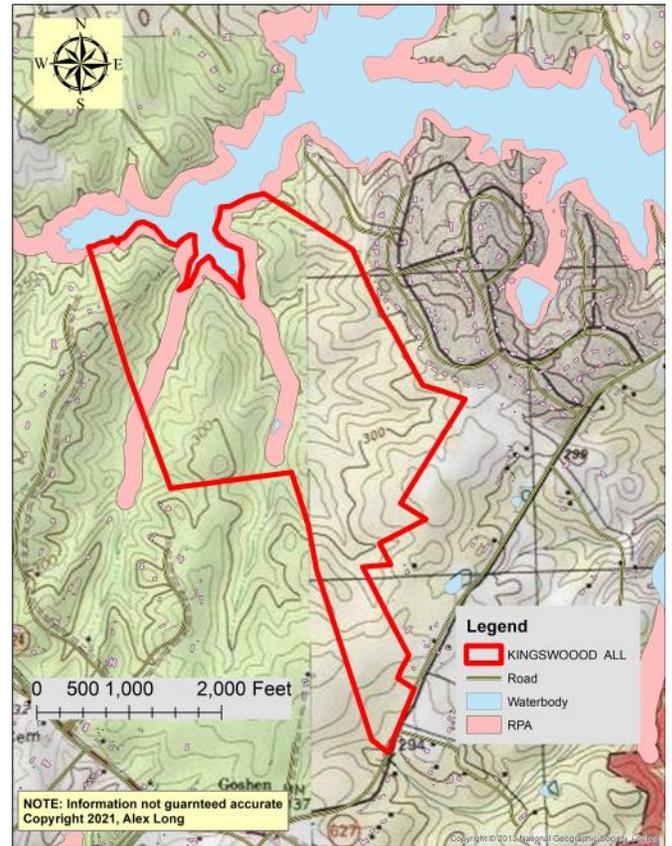
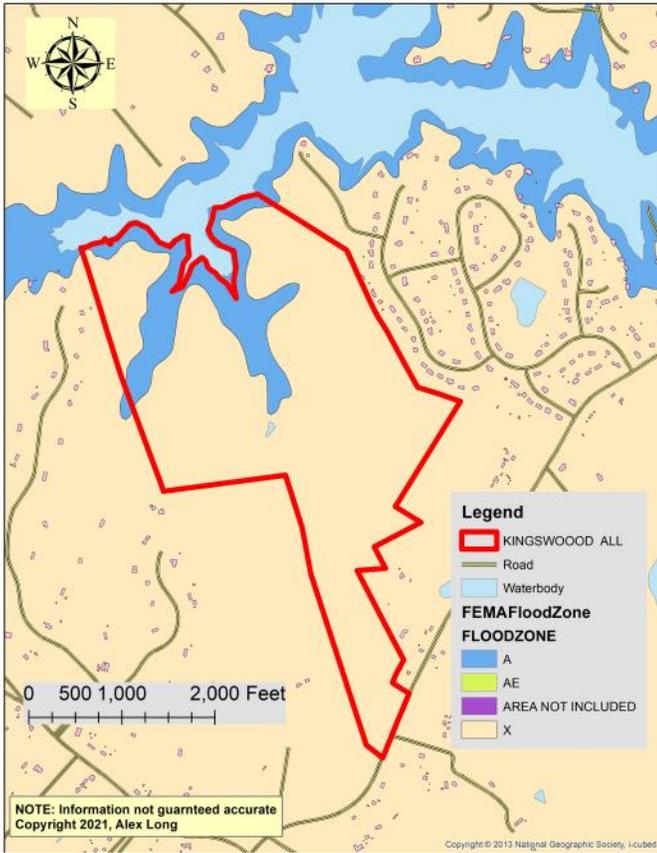
The legend below is confusing. Therefore, due to the importance of this information, the matrix of rating criteria are found at the next page.



**Table—Farmland Classification (Kingswood at Ni River Reservoir )**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1B	Abell sandy loam, 2 to 7 percent slopes	All areas are prime farmland	13.0	5.5%
3B	Appling sandy loam, 2 to 7 percent slopes	All areas are prime farmland	10.2	4.3%
4C2	Appling-Wedowee sandy loams, 7 to 15 percent slopes, eroded	Farmland of statewide importance	108.2	46.1%
4D2	Appling-Wedowee sandy loams, 15 to 25 percent slopes, eroded	Farmland of statewide importance	34.3	14.6%
14B	Colfax sandy loam, 2 to 7 percent slopes	Not prime farmland	2.3	1.0%
18B	Emporia sandy loam, 2 to 7 percent slopes	All areas are prime farmland	1.4	0.6%
20B	Faceville-Marlboro complex, 2 to 7 percent slopes	All areas are prime farmland	5.2	2.2%
23	Fluvaquents-Udifluvents complex	Not prime farmland	0.8	0.3%
27C	Louisburg sandy loam, 7 to 15 percent slopes	Not prime farmland	3.7	1.6%
27D	Louisburg sandy loam, 15 to 25 percent slopes	Not prime farmland	17.6	7.5%
33C2	Orange-Iredell loams, 7 to 15 percent slopes, eroded	Farmland of statewide importance	1.6	0.7%
34B	Partlow sandy loam, 0 to 7 percent slopes	Not prime farmland	32.5	13.9%
37B	Spotsylvania fine sandy loam, 2 to 7 percent slopes	All areas are prime farmland	1.8	0.8%
W	Water	Not prime farmland	2.3	1.0%
<b>Totals for Area of Interest</b>			<b>234.7</b>	<b>100.0%</b>

**Rating Options—Farmland Classification (Kingswood at Ni River Reservoir )***Aggregation Method: No Aggregation Necessary**Tie-break Rule: Lower*



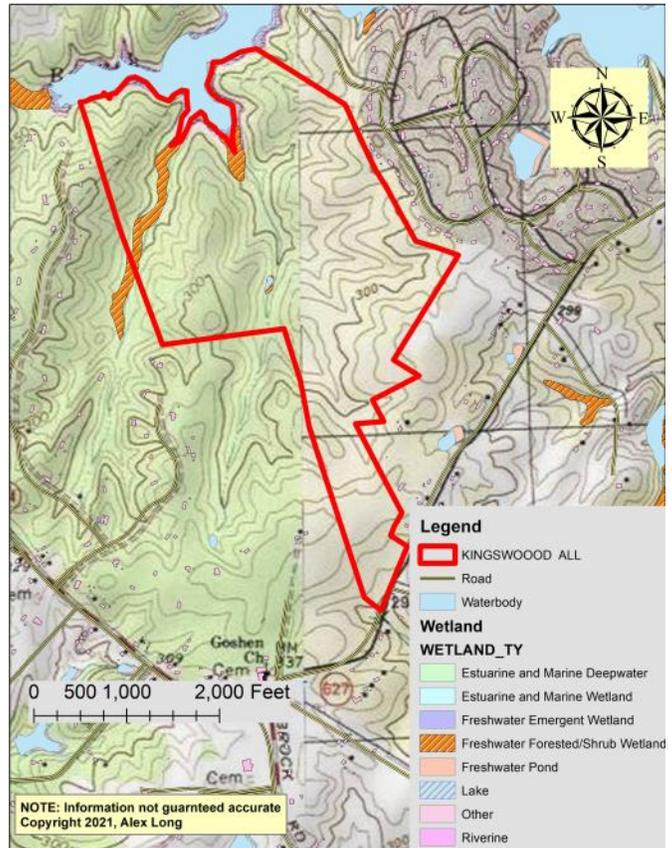
Top, left: FEMA floodplain map.

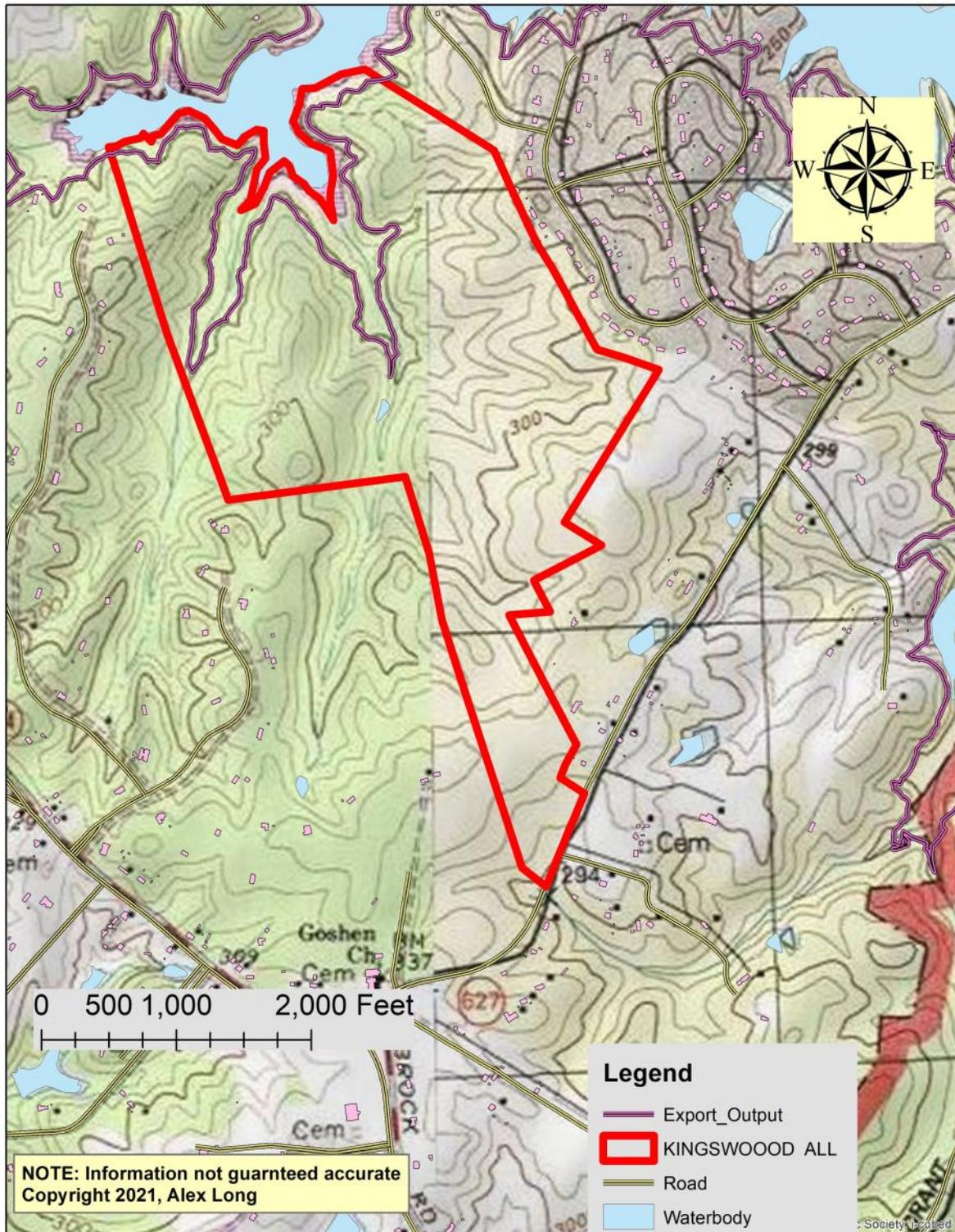
Top, right: Resource Protection Area (RPA) map

Right, National Wetlands Inventory map

All data are not guaranteed accurate.

Below, view Of one of the ravine areas with stream. Note no woods and the brush; a function of soils and hydrology. You can see two very distinct ravines on the topo map previous and the maps on this page.





Above, a **rough approximation** of the 249.5 foot 'high water mark', which elevation is 249.5 feet. This uses two foot contours and the 250 foot elevation to **provide a rough approximation**. The high water mark is used to establish easements for the Ni River Reservoir flooding. As noted on the USGS topo map and previous maps, this area is subject to flooding, has streams and wetlands. In other words, facts, and logic, the area is not buildable anyway.

⇒ **INDEPENDENTLY CHECK AND REVIEW ALL INFORMATION.**

**Consult Spotsylvania County Zoning Ordinance for the Overlay Ordinance. Other documents state what can and cannot be done on the lake, which is a reservoir. Bad news is no motor boats; Good news is: no motor boats.**

**NOTE:** Information / opinions are not guaranteed in terms of accuracy and/or scope (completeness).  
Alex Long, Licensed in Virginia; Weichert Realtors; 540.371.8700; [along@ccim.net](mailto:along@ccim.net) Copyright 2022



## TOPO and PRICES for ALL the PARCELS

- 1) **237 Acres; \$2,100,000**; includes the 120 acres, 94 acres, and 23 acres
- 2) **143 Acres; \$1,125,000**; the 120 acres and the 23 acres fronting on Gordon Road
- 3) **94 Acres; \$975,000** subject to 50 foot wide easement
- 4) **120 Acres; \$895,000**, as shown with 50 foot easement

