



Type/Style: Farmhouse
Stories: Other-See Remarks
Total Rooms: 8
Bedrooms: 3
Septic Size per Health Department:
 Unknown
Full Baths: 1
Half Baths: 0
SqFt +/-: 1528
SqFt Source: County
Year Built: 1925

Unit #:
Subdivision or Area: SPARTA
County: Caroline
Waterfront Type:
River:
Creek:
Waterfrontage Source:
Zoning: RP

Water Frontage (Feet +/-) :

Water View (Wide Long Limited):

Legal Description:

Acreage/Lot Size +/-: 29.81

Acreage: 20-50 acres, Part Wooded

Water Depth: None

Cleared Acres +/-:

Tillable Acres +/-:

Wooded Acres +/-:

Deed Book/Page or Instrument #: 293/325

Taxes: **Tax Map #:** 59-A-28

Street Surface: Asphalt

Amps: 200

Homeowners Assoc: No

HOA: No

HOA Fee Amount: \$0

HOA Payment Frequency:

HOA Membership:

Civic Organization:

Civic Organization Membership:

Civic Organization Fee: \$0.00

Civic Organization Payment:

Does Not Convey:

	Level	Dimensions		Level	Dimensions
Foyer	First		Living Room	First	
Kitchen	First		Dining Room	First	
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1	First		Bedroom 2	First	
Bedroom 3	Second		Bedroom 4		
Utility Room	First		Guest House/Apt		
Other Room			Other Room 2		

Basement: No

Basement Rooms:

Basement Bedrooms:

Basement Bathrooms:

Basement Other Rooms:

Basement Area SqFt:

Basement Finished SqFt:

Basement Access:

GstHsSqFt:

GstHsSFSrc:

GstHse/Apt:

Interior Features: 1st Floor Bedroom, Dining Room

Exterior Features: Screened Porch, Storm Windows

Miscellaneous: Older Home 15+

Financing Types: Cash, Other-See Remarks

Construction: Asbestos
Foundation: Crawl Space
Heating Systems: Forced Air, Oil, Space Heater
Cooling System: Window/Wall Unit
Roof: Age 0-9 yrs, Composition
Water: Shallow
Sewer: Septic System
Water Heater: Electric

Floors: Pine, Vinyl
Walls: Plaster, Sheetrock
Garage: None
Storage: Shed
Fireplaces: None
Dining Facilities: Dining Room, Eat-in Kitchen
Appliances:

Limited Service Provides:

Public Remarks: Situated in the rural Sparta area of Caroline County, this 29.81± acre farm offers an opportunity to enjoy country living surrounded by farmland, woods, and abundant wildlife. The acreage, confirmed by survey, consists of a spacious yard, cropland, wooded acreage, and a stream/swamp boundary that provides natural beauty and privacy. Long frontage on a state-maintained road and scenic views of neighboring farms add to the property's appeal. The farmhouse, constructed circa 1925, contains approximately 1,528 square feet and features 3 bedrooms, 1 bath, foyer, living room, dining room, eat-in kitchen, and utility room. An open front porch and screened rear porch provide great spaces to relax and enjoy the peaceful surroundings. Original character remains throughout, including plaster walls and the traditional floor plan common in older farmhouses. Recent improvements include a newer roof, composite front porch decking, and updated 200-amp electrical service. Heating is provided by oil-fired forced-air circulator units and supplemental space heaters, while window A/C units provide cooling. The property is served by a shallow well and private septic system. The home offers an excellent opportunity for someone looking to update and personalize a classic country farmhouse while enjoying nearly 30 acres of rural Virginia countryside. Whether you're seeking a small farm, hunting property, recreational retreat, or primary residence, this property offers plenty of potential in a peaceful setting well removed from the hustle and bustle of city life. Property is being sold "AS-IS."

Directions: From Tappahannock, 17 North, left on Essex Church Rd. (Caret), left on Bull Neck Rd., right on Elevon and quick left onto Sparta Rd. (go approx. 10 miles), right onto Maracossic Dr. (go approx. 1 mile), right on Locust Grove Rd. (go approx. 1.2 miles), farm is on the right.

Agent Remarks:

Owner Full Name: Shirley T. Brooks & Emily T. Crowder

Owner Phone:

Disclosure:

Listing Type: SAER

Limited Service: No

Possession: At Settlement

Showing Instructions: Appointment Only, Call Listing Agent, Sign on Property			Sale Type: Not Applicable
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Active Recording Device on Premises: No			
Coming Soon End Date:			
Listing Office: Bay River Realty (#:350) Main: (804) 529-5000 Fax: Office Email: JasonPatton@BayRiverRealty.com Web Address: www.BayRiverRealty.com		Listing Agent: B. Jason Patton (#:1) Agent Email: JasonPatton@BayRiverRealty.com Contact #: (804) 761-6751 Web Address: www.bayriverrealty.com	
Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.			