

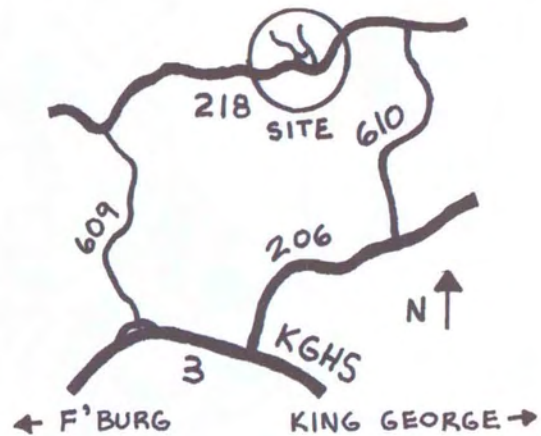
21 LOTS

Starting @ \$48,800

Caledon



Crossing



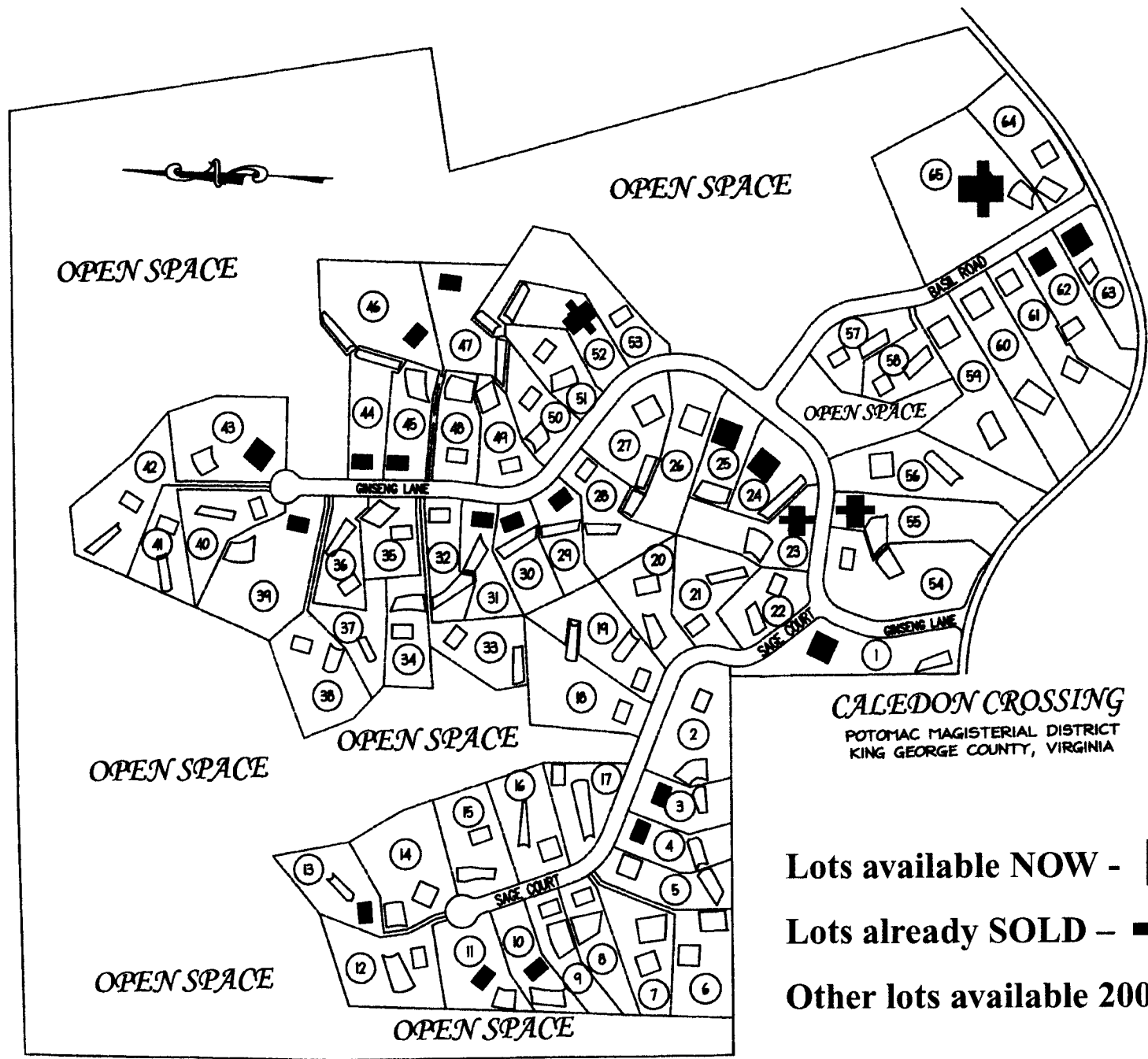
- Avg. size 1.3 ac.
- State Roads
- Well & Septic
- Wooded Lots
- Tot Lot
- 2 mi. from state park

Jarrell Properties

jarrellinc.com

540-582-3478

540-582-DIRT



CALEDON CROSSING
 POTOMAC MAGISTERIAL DISTRICT
 KING GEORGE COUNTY, VIRGINIA

- Lots available NOW -** ■
- Lots already SOLD -** ✚
- Other lots available 2009!** □

Caledon Crossings Lots

(average lot size 1.33 acres)

Prices as of: 5/7/2008

No.	Ac	Wooded	Walk-out	D'field	Notes	Price	No.	Ac	Wooded	Walk-out	D'field	Notes	Price
1	1.83		Y	Con/P	nice	\$68,500	34	1.05		Y	Alt	pipe	\$58,500
2	1.61		Y/R	Alt	nice	\$63,500	35	0.93		Y	Con/P		\$68,500
3	0.92		Y/L	Alt	ok	\$58,500	36	0.93		N	Alt	long dr.	\$58,500
4	0.92		Y/L	Alt		\$58,500	37	1.03		Y	Con/P	pipe	\$63,500
5	1.07		Y	Con/P	nice	\$68,500	38	1.71		Y/R	Alt	pipe	\$58,500
6	1.41		Y	Con/P	pipe	\$73,500	39	2.32		Y	Con	nice	\$68,500
7	1.29		Y	Con/P	pipe	\$73,500	40	1.21		Y/L	Alt		\$58,500
8	1.01		N	Con/P	level	\$83,500	41	1.03		Y	Con	pipe	\$68,500
9	0.9		N	Con/P	level	\$83,500	42	1.84		Y	Con/P	pipe	\$63,500
10	0.97		Y/R	Con	long dr.	\$58,500	43	1.98		Y/R	Alt		\$68,500
11	1.32		Y/R	Alt	long dr.	\$58,500	44	1.12		Y	Alt	steep	\$48,500
12	1.71		Y/L	Con	pipe	\$78,500	45	1.01		Y	Con/P	steep	\$53,500
13	1.30		Y/R	Alt	pipe	\$58,500	46	2.20		Y	Alt	pipe	\$58,500
14	1.80		Y	Alt		\$58,500	47	1.52		Y	Con/P	pipe	\$68,500
15	1.30		Y	Alt		\$58,500	48	0.93		Y	Alt		\$58,500
16	1.28		Y/R	Con		\$68,500	49	0.94		Y	Alt		\$58,500
17	1.12		Y	Con/P	long dr.	\$63,500	50	0.92		Y/R	Con/P		\$68,500
18	1.86		Y/L	Alt		\$58,500	51	0.99		Y/R	Con		\$68,500
19	1.48		Y/L	Alt		\$58,500	52	1.19					SOLD
20	1.21		Y/L	Alt	long dr.	\$58,500	53	1.86		Y/R	Alt		\$58,500
21	1.26		N	Con/P		\$63,500	54	2.34		Y/L	Alt		\$68,500
22	0.97		N	Con/P		\$63,500	55	1.65					SOLD
23	1.41					SOLD	56	2.04		Y	Alt		\$58,500
24	1.13		N	Con/P		\$68,500	57	1.00		Y/R	Alt		\$63,500
25	0.95		N	Con/P		\$58,500	58	0.92		Y/R	Alt		\$63,500
26	1.54		N	Alt		\$58,500	59	2.29		Y/R	Alt		\$63,500
27	1.33		N	Alt		\$58,500	60	1.94		Y/R	Con/P		\$68,500
28	1.31		Y/L	Alt		\$58,500	61	1.80		Y/R	Alt		\$58,500
29	0.92		N	Alt	nice	\$68,500	62	1.46		Y/R	Alt		\$58,500
30	1.01		Y	Alt	level	\$68,500	63	1.22		Y/R	Alt		\$63,500
31	0.92		Y	Alt	level	\$68,500	64	3.59					SOLD
32	0.93		Y/R	Con/P		\$68,500	65	1.49		Y	Alt		\$78,500
33	1.20		Y	Alt	pipe	\$58,500							

Notes: Alt-alternative system Con-conventional system P-pump system Y=yes N=no L-left R-right Pipe-pipe stem lot Dr.-drive D'field-drainfield