



REDUCED!! 18.08 ACRES OF RESIDENTIAL & RECREATIONAL LAND FOR SALE IN SPOTSYLVANIA COUNTY, VA!

REDUCED

For immediate assistance with this listing call Jacob Oliver at 804-380-6224.

Wonderful 18.08 acre lot - recorded easement - 2 creeks - mature timber - country setting with convenience - GREAT fishing & recreational opportunities on Lake Anna's 13,000 acre fresh water reservoir, as well as multiple other State Forests & Wildlife Management Areas for all types of adventures!-Call Jacob Oliver at 804-380-6224 to schedule a showing today!

Have you been looking for your own piece of land to build your country home - -with plenty of acreage to build a garden, large workshop, create a pasture for horses, or prepare a food plot to attract deer & turkeys then this could be it! Imagine your newly constructed home sitting on a beautiful, flat oak ridge overlooking a quiet creek bottom. The property has rolling topography that seems to flatten on top of various oak ridges & is dominated by a mixture of oaks, pine, & a few other hardwood species. Two creeks that pass through the property eventually join which makes for the ideal travel corridors for deer & other wildlife. Countless deer trails, bedding areas in the stands of mountain laurel, & other deer sign were found throughout the property. Whether you are looking to build your country home, have a place to hunt the rut in November, or have BOTH - then don't hesitate any longer! Give me a call to schedule a showing!

The lot is only 10 miles from the entrance of Lake Anna State Park - a 3,127-acre park used for -with 200 miles of shoreline. Lake Anna is a 13,000 acre, fresh water reservoir located within 75 miles south of Washington, D.C. & within 60 miles of Richmond in both Louisa & Spotsylvania Counties. An active lake for fishermen, hunters and water sports!

This property is located only 15 minutes to Spotsylvania Courthouse, 20 minutes from Lake Anna, 30 minutes from Fredericksburg, 1 hour to Richmond, -1.5 hours to Washington D.C., and 2.25 hours to Richmond. Conveniently situated minutes from county schools & Spotsylvania Courthouse & its downtown scene with parades, farmers markets, restaurants, & shops. There are plenty of things to do in the area such as brewery & winery tours, state parks, wildlife management areas, & plenty of great restaurants, all just a short drive from this property! The possibilities are endless with the ability to live in a country setting, yet close to any amenity you could ask for!

Links of Interest:

Lake Anna State Park - <https://www.dcr.virginia.gov/state-parks/lake-anna>

The park has a beach on one of Virginia's most popular lakes, a fishing pond accessible to children and the disabled, a bathhouse-concessions complex and a boat launch. Overnight stays are made possible by camping, six camping cabins, two six-bedroom lodges and 10 two-bedroom cabins. Seven cabins and the lodges have views of the lake. With more than 15 miles of trails, the park offers many hiking, biking and horseback riding options. Visitor center exhibits trace the history of the area's gold mining and highlight the park's natural features. Nature and gold panning programs are popular, and the park offers guided tours of the Goodwin Gold Mine.

Oakley Forest Wildlife Management Area - <https://dwr.virginia.gov/wma/oakley-forest/> Pleasant Landing at Lake Anna - Beach-

Spotsylvania Courthouse Battlefield - <https://www.nps.gov/frsp/index.htm>

Spotsylvania Regional Medical Center - <https://www.hcavirginia.com/locations/spotsylvania-regional-medical-center>

Mattaponi Winery - <https://mattaponiwinery.com/>

Lake Anna Winery - <https://lawinery.com/>

MORE DETAILS

Address:

9609 Catharpin Road
Spotsylvania, VA 22551

Acreage: 18.1 acres

County: Spotsylvania

MOPLS ID: 37108

GPS Location:

38.223273 x -77.705482

PRICE: \$199,000

CONTACT AGENT



JACOB OLIVER

BROKER IN CHARGE

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