



UNDER CONTRACT!! 11.89 ACRES OF RESIDENTIAL & RECREATIONAL LAND FOR SALE IN SPOTSYLVANIA COUNTY VA!

PENDING

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

Build your dream home, hobby farm, or weekend get-away on the level front portion of this beautiful 11.89 acre parcel and leave the mature hardwoods at the back for hunting or simply to enjoy nature! Call Jacob Oliver to schedule a showing at 804-380-6224!

Mossy Oak Properties is pleased to present this opportune lot in beautiful Spotsylvania County, Virginia. The 11.89 acres is accessed from the 600 feet of road frontage on Country Road. The property is entirely wooded with a mix of natural regeneration pine upfront and mature white oaks/other hardwood species towards the back, allowing you plenty of space and privacy to build your dream home while maintaining an area to hang a deer stand. -Located just a short drive from Lake Anna's 13,000 acre freshwater reservoir, offering plenty of recreational opportunities on the water! Other nearby recreational opportunities include Forest Green Shooting Preserve, Pendleton Golf Club, and the Mattaponi Wildlife Management Area which allows whitetail deer, turkey, waterfowl, and small game hunting!

For the water enthusiasts this property is just 15 minutes from Pleasant Landing at Lake Anna that offers a marina with boat storage, boat and jet ski rentals, a beach for swimming, concerts and events, and if you are in the market they sell boats. Just 15 minutes from exit 110 at I-95, 40 minutes from Fredericksburg and 50 minutes from Richmond, provides for an easy commute to work and amenities while being able to enjoy the country lifestyle. There are no restrictions and the current A-3 zoning allows for tons of uses - see link below!

Links of Interest:

[Lake Anna State Park - https://pleasantslanding.com/](https://pleasantslanding.com/)

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.

[Mattaponi Wildlife Management Area - https://dwr.virginia.gov/wma/mattaponi/](https://dwr.virginia.gov/wma/mattaponi/)

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

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

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

Spotsylvania County A-3 Zoning Permitted Uses -

https://library.municode.com/va/spotsylvania_county/codes/code_of_ordinances?nodeId=COCO_CH23ZO_ART6ZODI_DIV4AG3DI

MORE DETAILS

Address:

2200 Country Road
Beaverdam, VA 23015

Acreage: 11.9 acres

County: Spotsylvania

MOPLS ID: 41063

GPS Location:

38.019478 x -77.622984

PRICE: \$119,900

CONTACT AGENT



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BROKER IN CHARGE

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