

# 0 QUAKER CHURCH RD.

MONTPELIER, VA 23192

\$395,000 | 67.59 ACRES SQUARE FEET



View Online: <http://www.viewlisting.info/56758>  
For Instant Photos: Text 257009 To 415-877-1411



Prime Location in Hanover County! 67.586 Acres of Wooded Land Being offered for sale for the first time. Plenty of Road Frontage on Quaker Church Rd right off of Rt. 54. Land is mostly all flat & wooded. Last time harvested for Timber 12 years ago. Ideal timeframe for Pine is 15 years--- Recent quote suggests approximately \$50-\$75k for next cut. Wonderful spot for building your next home, for hunting property, and/or for possible large lot residential development. Possibly 6 lots at approximately 11 acres each. So many possibilities. Don't miss out on the opportunity to own a large tract of land in sought after Hanover County! Please be aware if going to walk the property as the sellers believe there could be a very old well on the property somewhere.

- Prime Location in Hanover County
- First Time Offered of Mostly Flat and Wooded Land
- Last Time Timber Harvested, 12 Years
- Ideal Time for Pine Harvest - 15 Years (Recent Quote \$50K-\$75K)
- Plenty of Road Frontage
- Wonderful Spot to Build Home, or Hunting Property
- Possible Large Lot Development (6 Lots @ 11 Acres Each)



## AGENT INFORMATION

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## ABOUT LORI BRADLEY

In Real Estate since 1994 and have seen many different types of markets. Buyer's markets, Seller's markets, the good, busy markets, & the "not-so-good" slow markets. The economy & housing industry trends will continually move and have their ups and downs. What never changes is knowing and understanding what works in Real Estate, and always providing the utmost in Customer Service!<...

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Disclaimer: All information deemed reliable but not guaranteed.