

SOLD



## Riverfront Homesite and Secluded Hunting Retreat

52.3 +/- Acres | Caroline County, VA



### ADDRESS

27438 Signboard Road  
Ruther Glen, VA 22546

### LOCATION

Heading North on I95, take the Doswell exit # 98. Keep Right at the fork and drive 2.5 miles to Rt. 652W and take that Left on Signboard Road. In 1 mile, take a left at Chestnut Oak Stables and drive straight to the dirt road that takes you to the property.

### PROPERTY SUMMARY

This beautiful 52 +/- acre property is perfect for your homesite on the river. Perched up on the hillside, a future home would overlook the North Anna River and offer a stunning view of Caroline County. Every acre is completely unique; with huge white oaks and loblolly pines perfectly thinned out for walking trails and the wetlands at the bottom that are prime for duck hunting. There is a non-exclusive 50 ft. access to the property and an existing cut-in road running throughout making it a great property for ATVs, equestrian, and any hunting needs. The property is shrouded by valuable mature timber and offers privacy and natural barriers on all sides, but is also strategically located a few miles to I95, Doswell's Event Park, and Kings Dominion. Roughly 30 minutes to both Richmond as well as Fredericksburg.

[nationalland.com/listing/riverfront-homesite-and-secluded-hunting-retreat](https://nationalland.com/listing/riverfront-homesite-and-secluded-hunting-retreat)



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