

SOLD



## Development/Home Site/Hunting

50 +/- Acres | Goochland County, VA



### ADDRESS

0-0 Stokes Station Rd  
Goochland, VA 23063

### LOCATION

From Three Square Rd or Haskin Rd, turn onto Stokes Station Rd. When you reach Jennifers Lane on your left, the parcel will be on your right.

From Whittcamp Rd, turn left onto Stokes Station Rd and the property will be on your left, just past the 5 mailboxes.

### PROPERTY SUMMARY

Located approx 45 mins from Richmond and Charlottesville and 15 mins from Goochland Courthouse, this 50-acre property offers flexible opportunities. The land is a regular shape with gently rolling topography. It is situated in a quiet, rural setting. It was clear-cut around 2018 and has since experienced natural regrowth. The old logging road provides access towards the back of the property. In the northeast corner, extending down the eastern boundary, you'll find a small creek and wetlands area bordered by mature trees. Consider hunting, ATV riding, or camping. Maybe build your primary residence or a second home (well and septic). Perhaps engage in small-scale farming, or keep horses. The property can be subdivided by-right into six lots and has approx 1,200 feet of frontage on Stokes Station Road. No Perc Certificate nor recorded survey. The land is being offered for sale "As-Is".

[nationalland.com/listing/developmenthome-sitehunting](https://nationalland.com/listing/developmenthome-sitehunting)



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