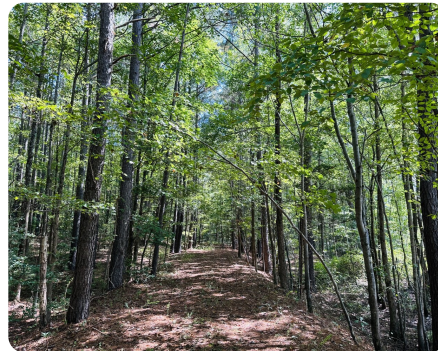
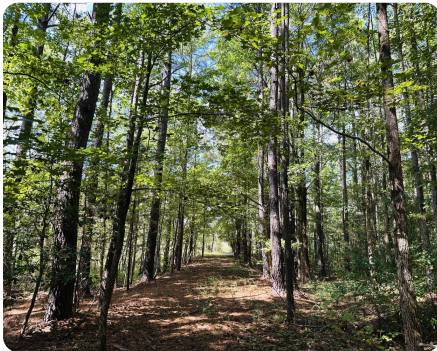




35 acres close to I295

35.42 +/- Acres | Prince George County, VA | \$590,000



ADDRESS

00 Old Wagner Rd
Disputanta, VA 23805

LOCATION

Located close to exit 3A of Interstate 295 and Wagner Rd, you will find the access road on the south side of Old Wagner Rd. Turn onto the trail that crosses 900 Old Wagner Rd alongside the High Voltage Power Lines.

PROPERTY SUMMARY

If you want a parcel of land in the middle of the country, but a few minutes from the interstate, consider this +/- 34 acre parcel! Located minutes from I295 and less than two miles from the new Petersburg casino the area is expected to experience rapid change in the next few years. Zoned RA (Residential Agriculture) buyers have numerous possibilities of how to use the land. and with extensive acreage bordering the I295, considerable visibility and signage opportunities.

Entry is from 900 Old Wagner Rd not 4201 County Dr. Virginia Electric has a 120 ft easement incorporating the raised, gravel access road. The parcel starts at the top of the rise. On your left is mature mixed timber. To your right the creek and woody wetlands. The land has been surveyed. There is no perc certificate or timber appraisal. It is in Land Use.

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