

Client Full

Rixeyville Rd, Culpeper, VA 22701

Active

Land

\$4,080,000



MLS #: VACU2000026
 Tax ID #: NO TAX RECORD
 Ownership Interest: Fee Simple
 Type: Land
 Waterfront: No

Lot Acres / SQFT: 34a / 1481040sf / Estimated
 Price/Acre: \$120,000.00

Location

County: Culpeper, VA
 In City Limits: No

School District: Culpeper County Public Schools

Taxes and Assessment

Tax Annual Amt / Year: \$2,583 / 2020
 Zoning: R1

Tax Assessed Value: \$476,000 / 2021

Zoning Description: Residential 1- Comp Plan supports R3 (Single Family, Multi-family, Clustering and Duplex) Listing assumes re-zoning!

Land Information

Lot Acres / SQFT: 34a / 1,481,040sf / Estimated
 Current Use: Residential, Vacant
 Additional Parcels: Yes / Two corner Commercial centered lots
 Lot Features: Partly Wooded, Road Frontage, Sloping, Subdivision Possible

Lot Size Dimensions: Irregular, two sides of roadway

Utilities

Utilities: Water Source: None; Sewer: No Septic Approved

Remarks

Public: PRIME 34 acre Development Tract near major shopping, schools, and large scale new housing developments. Yet, just minutes to dynamic center of historic Culpeper and all services. Comprehensive Planning denotes this as a desirable neighbor center with related commercial services. THE NEXT SIGNIFICANT GROWTH AREA! Associated services engineering and routing easements are approved with cost to extend. List prices reflect raw lots.

Directions

From Culpeper, North on Main Street which becomes Rixeyville Road at Town limit. Proceed to traffic light at Ira Hoffman. Property on West side with sign and continues Westward along Ira Hoffman

Listing Details

Original Price: \$4,080,000
 Sale Type: Standard
 Listing Term Begins: 06/15/2021
 Possession: Settlement

DOM: 777



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Tom Boyd | RE/MAX Gateway | tomboyd@remax.net | Cell: (540) 717-5959