Tom Boyd RE/MAX Gateway Cell: (540) 717-5959

## Client Full

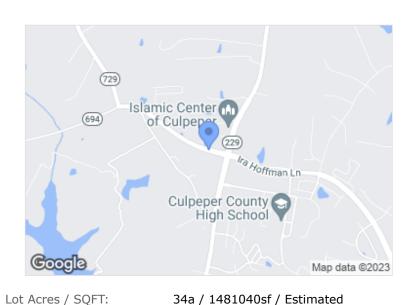
Rixeyville Rd, Culpeper, VA 22701

**Active** 

Land

\$4,080,000





\$120,000.00

VACU2000026 NO TAX RECORD

Ownership Interest: Fee Simple Type: Land Waterfront: Nο

Location

MLS #:

Tax ID #:

County: Culpeper, VA

In City Limits:

School District:

Price/Acre:

Culpeper County Public Schools

**Taxes and Assessment** 

Tax Annual Amt / \$2,583 / 2020 Tax Assessed Value: \$476,000 / 2021

Year: Zoning:

R1

Residential 1- Comp Plan supports R3 (Single Family, Multi-family, Clusttering and Duplex) Listing assumes re-zoing!

**Land Information** 

Zoning Description:

Lot Acres / SQFT: 34a / 1,481,040sf / Estimated Lot Size Dimensions: Irregular, two sides of roadway

Current Use: Residential, Vacant

Additional Parcels: Yes / Two corner Commercial centered lots

Lot Features: Partly Wooded, Road Frontage, Sloping, Subdivision Possible

**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 DOM: 777

Sale Type: Standard Listing Term Begins: 06/15/2021 Possession: Settlement









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