

## Client Full

**Rixeyville Rd, Culpeper, VA 22701**

**Active**

**Land**

**\$1,200,000**



MLS #: VACU2000022  
 Tax ID #: NO TAX RECORD  
 Ownership Interest: Fee Simple  
 Type: Land  
 Waterfront: No  
 Views: Street

Lot Acres / SQFT: 3a / 130680sf / Estimated  
 Price/Acre: \$400,000.00

### Location

County: Culpeper, VA  
 In City Limits: No

School District: Culpeper County Public Schools

### Taxes and Assessment

Tax Annual Amt / Year: \$12,500 / 2020  
 Zoning: R1

Tax Assessed Value: \$41,439 / 2021

Zoning Description: Residential Single Family, but County Comprehensive Planning supports recognition of the potential development R3 & Commercial

### Land Information

Lot Acres / SQFT: 3a / 130,680sf / Estimated  
 Current Use: Vacant  
 Views: Street  
 Additional Parcels: No

Lot Size Dimensions: irregular

### Utilities

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

### Remarks

Public: 3 ACRE PRIME CORNER at a traffic light controlled intersection and 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 neighborhood center with related commercial services. THE NEXT SIGNIFICANT GROWTH AREA! Ownership has done all engineering for bring FULL Services to the property. Easements for routing services agreed to. Prices reflect services at property. and with appropriate zoning for commercial development

### 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: \$1,200,000

DOM:

777

Sale Type: Standard  
Listing Term Begins: 06/15/2021  
Possession: Settlement  
Federal Flood Zone: No



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