



SOLD!! 37.55 ACRES OF RESIDENTIAL / RECREATIONAL AND HUNTING LAND FOR SALE IN HANOVER COUNTY VA!

SOLD

For immediate assistance with this listing call Jacob Oliver at 804-380-6224.

Rare opportunity to own this Sportsman & Residential paradise in Hanover County! 37.55 Acres of secluded & private land nestled between large acreage farms offering 8+/- acre dove field planted with corn & sunflowers for the 23'-24' season, 1+ Acre pond loaded with bass & catfish, multiple storage buildings, and maintained trails throughout the towering hardwoods that are loaded with wildlife - this is truly the ultimate residential & recreational property! Call Jacob Oliver at 804-380-6224 to schedule a showing today!

Mossy Oak Properties is pleased to present to you an exceptional opportunity to own this 37.55 acre residential, recreational, and hunting property just 45 minutes from Richmond & 50 minutes from Fredericksburg, Virginia! Located on Rice Road, this property offers everything from pool parties, to waterfowl, dove, deer, and turkey hunting, the ability to have horses or ATVS, and a quick walk out of the back door has you fishing in minutes - all within a short distance from amenities!

Welcome to this meticulously cared for 37.5-acre residential & outdoors-man paradise! Consisting of 8+/- tillable acres - planted with sunflowers & corn for dove hunting, over an acre pond full of bass & catfish, a heated/cooled pool, & 28+ ac of mature hardwoods with trails meandering throughout. The kitchen features SS appliances, 6-burner gas stove, eat-in kitchen - all open to the family room complete with gas fireplace. The 1st floor primary bedroom provides a spacious walk-in closet & en-suite bath with jetted tub & shower. Upstairs 3 spacious bedrooms include walk-in closets, 2 full baths, & a bonus art/playroom. The basement is for the athlete or the outdoors-man in you - gym, sauna, half bath ready to be completed to a steam shower, laundry, & two unfinished, yet heated work spaces w/ endless possibilities. A detached garage with electricity, separate tool shed, & a barn provide ample storage for all your toys & belongings! This property is ideal for the outdoor minded family looking to stay within 1.5 hours of NOVA or 45 minutes from RVA. Just imagine coming home, grabbing your fishing rod to spend the afternoon fishing, get in the deer stand for the last hour of light or hop on the ATV to cruise the trails with your four-legged friend!

If you are looking for a property offering all the above with easy access to the I-95, Northern VA, and Richmond, you will be hard pressed to find a better property!

Links of Interest

Lake Anna State Park - <https://www.dcr.virginia.gov/state-parks/lake-anna>

The park has a beach on one of Virginia's most popular lakes, a fishing pond accessible to children and the disabled, a bathhouse-concessions complex and a boat launch. Overnight stays are made possible by camping, six camping cabins, two six-bedroom lodges and 10 two-bedroom cabins. Seven cabins and the lodges have views of the lake. With more than 15 miles of trails, the park offers many hiking, biking and horseback riding options. Visitor center exhibits trace the history of the area's gold mining and highlight the park's natural features. Nature and gold panning programs are popular, and the park offers guided tours of the Goodwin Gold Mine.

Lake Anna Winery - <https://lawinery.com/>

The Federal Club Golf Course & Restaurant - <https://www.thefederalclub.com/>

MORE DETAILS

Address:

15163 Rice Rd
Beaverdam, VA 23015

Acreage: 37.6 acres

County: Hanover

MOPLS ID: 40011

GPS Location:

37.912571 x -77.618272

PRICE: \$849,000

CONTACT AGENT



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