



## UNDER CONTRACT!! 25.5 ACRES OF RESIDENTIAL / RECREATIONAL AND INVESTMENT LAND FOR SALE IN CAROLINE COUNTY VA!

### PENDING

For immediate assistance with this listing call Caleb Hooker at 757-810-5303.

**Great opportunity to own this 25.5+/- acre property. Perfect location for a new home-site, recreational, or investment opportunities just minutes from I-95 in the growing area of Ladysmith in Caroline County, Virginia. Call Caleb Hooker at 757-810-5303 to schedule a showing today!**

As the exclusive listing agent, Mossy Oak Properties is pleased to present you an exceptional opportunity to own this 25.5+/- acres of prime Residential, Recreational, and Investment Land in Caroline County, Virginia. If you are looking for plenty of space to enjoy, grow, and have the privacy and tranquility of a rural setting all while keeping the amenities of town and work commute close by, this property is for you!

The property is located just 4 miles to the west along Ladysmith Road off I-95 exit 110/Ladysmith.- The property features 400+ feet of road frontage along Ladysmith Road offering plenty of choices for a driveway entrance and sites for your future home. The property is oriented in a southeast to northwest direction, offering great sunlight opportunities for a home site on the level terrain up front and then gently rolls from front to back with a wet weather creek bed meandering along the western property boundary leading toward the rear property line.

The all-wooded parcel features a mix of 15+ year old returning pine and hardwoods and is at the perfect age for thinning out unwanted trees and/or areas while still offering plenty of mast crops for the abundance of whitetail deer and turkey sign found throughout the property.- Scattered along the property boundary and throughout the property towering mature oaks and other hardwoods offer great forage and perfect stand/blind locations for the hunter! With this size property, you can easily build a new home near the front and have plenty of hunting, recreational, or small farming opportunities on the remainder.

The property is ideally situated for convenient access to Richmond, Fredericksburg, and Northern Virginia for those looking for an escape/retreat property or for those looking for a future investment potential or family compound in the growing area around Ladysmith, Virginia. Zoned currently as Rural Preservation the property can be family subdivided. If you are looking for more outdoor access, the Mattaponi Wildlife Management Area and Lake Anna State Park are located just 25 minutes away!

**Note:** Be sure to check out the interactive map below the listing for georeferenced photos.- All showings are by appointment only and require listing agent or buyer's agent to be present.

Links of Interest:

Caroline County, Virginia: <https://co.caroline.va.us/>

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

Mattaponi Wildlife Management Area: <https://dwr.virginia.gov/wma/mattaponi/>

### MORE DETAILS

**Address:**

Off Ladysmith Rd  
Ruther Glen, VA 22546

**Acreage:** 25.5 acres

**County:** Caroline

**MOPLS ID:** 48377

**GPS Location:**

38.009872 x -77.571215

**PRICE: \$229,500**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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