



## UNDER CONTRACT!! 5.04 ACRES OF RESIDENTIAL & INVESTMENT LAND FOR SALE IN SPOTSYLVANIA COUNTY VA!

### PENDING

**Two parcels totaling over 5 acres with the ability to build a 2nd home on the 2-acre lot! The 3-acre parcel offers over 2,700+sqf of living space with a 60'x40' detached garage with electric! Keep the 2-acre parcel for recreation & privacy or sell it to a friend or family member for a return on your investment! Call Jacob Oliver at 804-380-6224 to schedule a showing today!**

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

Mossy Oak Properties is pleased to present a great opportunity to own this well-maintained, 2-story home consisting of 2 parcels totaling 5.04 acres in the Locust Grove area of Spotsylvania Co., VA! Here's a summary of its features:

**Location:** Situated in the Locust Grove area, the property is conveniently located just 5 minutes from Route 3, providing easy access to amenities. Additionally, it's only 30 minutes from both Fredericksburg and Lake Anna, making it ideal for those who enjoy outdoor activities and city conveniences alike. For history buffs, the Wilderness Battlefield, Chancellorsville, Fredericksburg, & Spotsylvania Battlefields & other historical sites are within a short drive!

**Parcel Details:** The property comprises two parcels totaling 5.04 acres. One parcel, measuring 3 acres, includes the house, a fenced yard, and an oversized detached garage. The second parcel, spanning 2 acres, features a deeded ingress/egress and utility easement, offering flexibility for future use or investment opportunities such as a family compound.

**Home Description:** This split-level home boasts 4 bedrooms and 2 full bathrooms across 2,732 sqft of living space. The first floor features a large primary bedroom with a walk-in closet and an en-suite bath complete with double vanities, a soaking tub, and tile shower. The laundry room, a den with a propane fireplace, and a spacious living room with custom shelving, laminate floors, and bar area complete the 1st floor. The second floor includes a dining room, an eat-in kitchen with ceramic tile counters/backsplash, and three additional bedrooms with a renovated full bath.

**Outdoor Living:** The property offers ample outdoor space for family, friends, and pets to enjoy. A large deck is accessible from one of the bedrooms and the kitchen overlooks the backyard, while a covered, screened patio beneath provides an ideal spot for cookouts or relaxation. The fenced yard ensures privacy and security, while a substantial 60'x40' detached garage with a 60-amp electric breaker offers plenty of storage space for vehicles, boats, or recreational equipment.

Overall, this property presents a rare opportunity to own a spacious home with an additional parcel in a convenient location, making it an attractive option for a variety of buyers seeking a comfortable and versatile living space.

Electric provided by Rappahannock Electric Co-op.

Internet/Cable provide by Verizon or Comcast.

Property is served by a private well and conventional septic.

Propane tanks convey to the next owner. Must set up an account with Amerigas.

### MORE DETAILS

#### Address:

11428 Orange Plank Road  
Spotsylvania, VA 22551

**Acreage:** 5.0 acres

**County:** Spotsylvania

**MOPLS ID:** 54400

#### GPS Location:

38.283315 x -77.731133

**PRICE: \$499,999**

### CONTACT AGENT



**JACOB OLIVER**

**BROKER IN CHARGE**

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