



25164 GERMANNA HIGHWAY, LIGNUM, CULPEPER

ACTIVE

Presenting a unique opportunity for entrepreneurs or investors: a vast expanse of 373.9 acres with 3100 feet of river frontage on the Rapidan River. This property is currently treed and could be timbered, offering potential for various uses. The property includes 18.58 acres zoned VC (Village Commercial), with an older preliminary site plan development plan available for this parcel. This zoning opens up numerous possibilities for commercial development. For outdoor enthusiasts, this property is a paradise. It's an excellent spot for hunters, and fishermen will appreciate the access to the Rapidan River. The property holds significant developmental potential, along with other usage options. Opportunities like this, to own a large parcel with river frontage, are rare and come along only once in a while. Don't miss out on this unique investment opportunity.

MORE DETAILS

Address:

25164 GERMANNA HIGHWAY
LIGNUM, VA 22726

Acreage: 373.9 acres

County: Culpeper

GPS Location:

38.385671 x -77.796120

PRICE: \$3,300,000