



## SCHOOL BUS RD, LOUISA, LOUISA

### ACTIVE

This expansive 106.71-acre property offers outstanding potential for development, investment, or personal use. With approximately 1,400 feet of road frontage along School Bus Road (just off Route 33), it provides excellent access and visibility. The land offers 7 by-right divisions, allowing it to be subdivided into 7 separate lots — a rare opportunity for residential development, small homesteads, or future resale. Currently used for hunting, the property also features 16-year-old loblolly pines, approaching maturity for thinning or clear-cutting in the next few years — making it attractive for timber investors as well. Ideally located less than 5 minutes to the town of Louisa and only 15 minutes to I-64, this tract combines rural privacy with quick access to shopping, dining, and major highways. Importantly, the property is not located in a floodplain. Please note: GIS mapping does not accurately reflect the property boundaries. A survey plat was completed but never recorded.

### MORE DETAILS

**Address:**

SCHOOL BUS RD  
LOUISA, VA 23093

**Acreage:** 106.7 acres

**County:** Louisa

**GPS Location:**

38.004012 x -77.964309

**PRICE: \$827,700**