

Luck Farm

Ashland, VA



FOR SALE
271 +/- Acres

THE
Marshall
GROUP

"Real Estate Specialists"

Coldwell Banker Dew Realty, Inc.
Stoney Marshall—Associate Broker

102 England Street
Ashland, VA 23005

Cell: 804-690-3704
Email: Stoney.Marshall@coldwellbanker.com

**COLDWELL
BANKER**

DEW REALTY

Luck Farm

Ashland, VA



Land Features:

271 +/- Gently Rolling Acres
165 +/- Acres in cultivation
89 +/- Acres Wooded
17 +/- Acres of Ponds (5 total)
8500' +/- of shoreline
5000' +/- Road Frontage along Route 54
Public Water - runs along Route 54

Location:

11468 West Patrick Henry Rd
Ashland, VA 23005

1 Mile Northwest of Ashland
2 Miles to I-95

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The “Luck Farm” was formerly used as a Dairy Operation. There are a few old tenant homes, 3 old Silo’s, and the main farm house still remaining. Most of the buildings are beyond repair and have no value; one day perhaps the old Silo’s could be incorporated into a new development.

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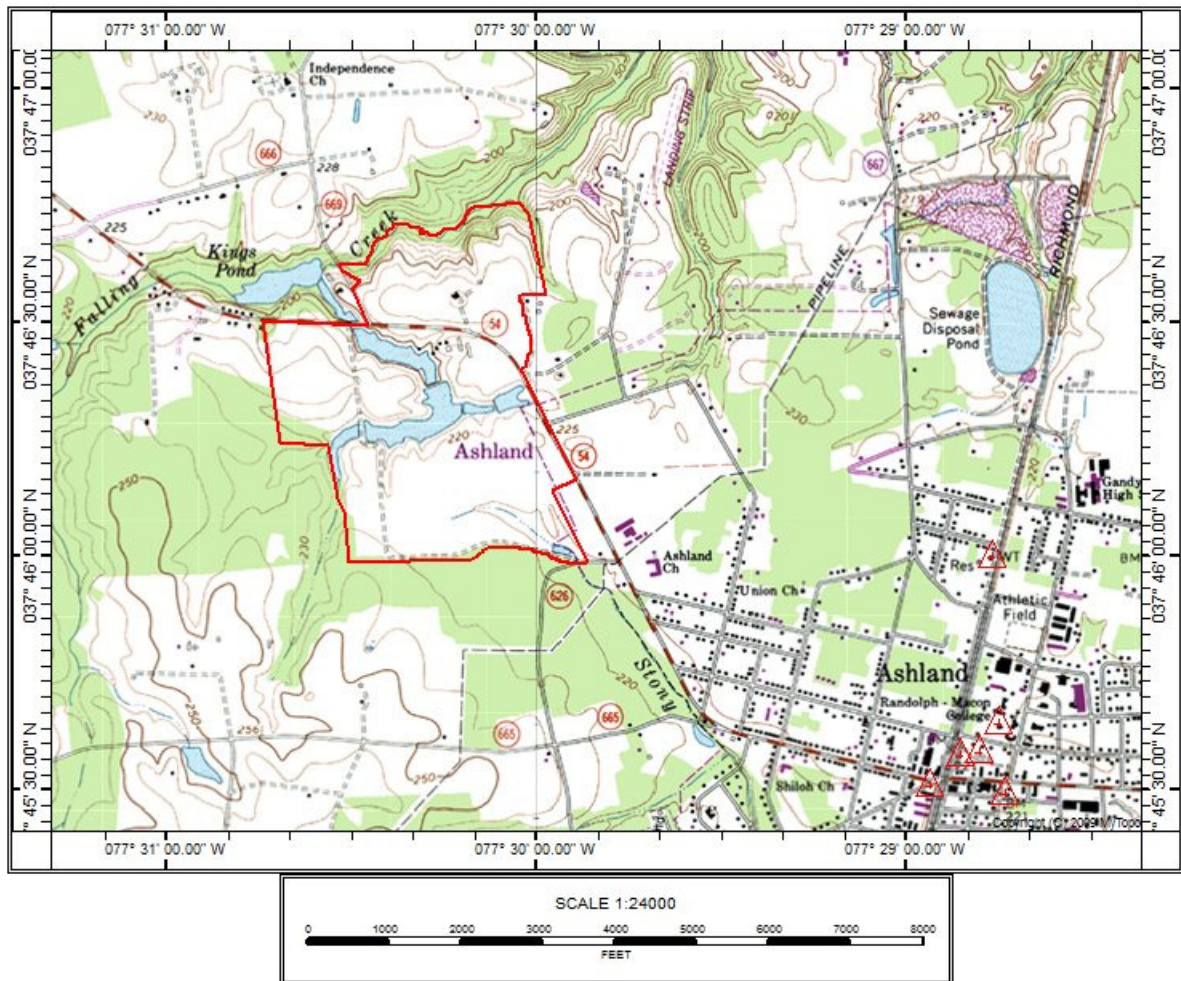
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Most of the “Luck Farm” is gently rolling with a few creek bluffs along the Northern portion of the farm. The “Luck Farm” having favorable topography, close proximity to Ashland and the Interstate, and with majority open land make this an excellent investment opportunity.

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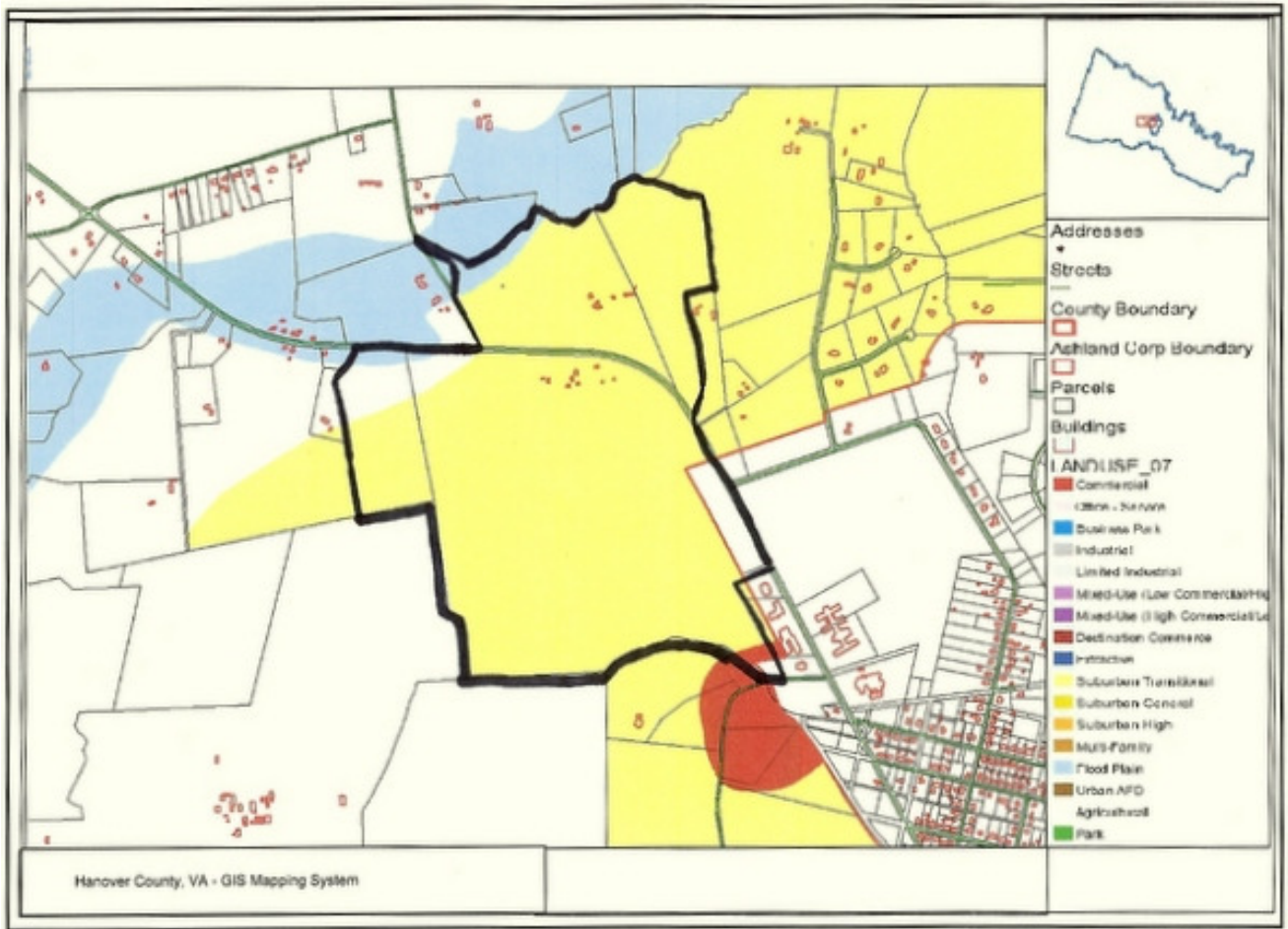
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Comprehensive Plan

The Hanover County Comprehensive Plan designates the property as Suburban Transitional, 1 - 2 Units Per Acre

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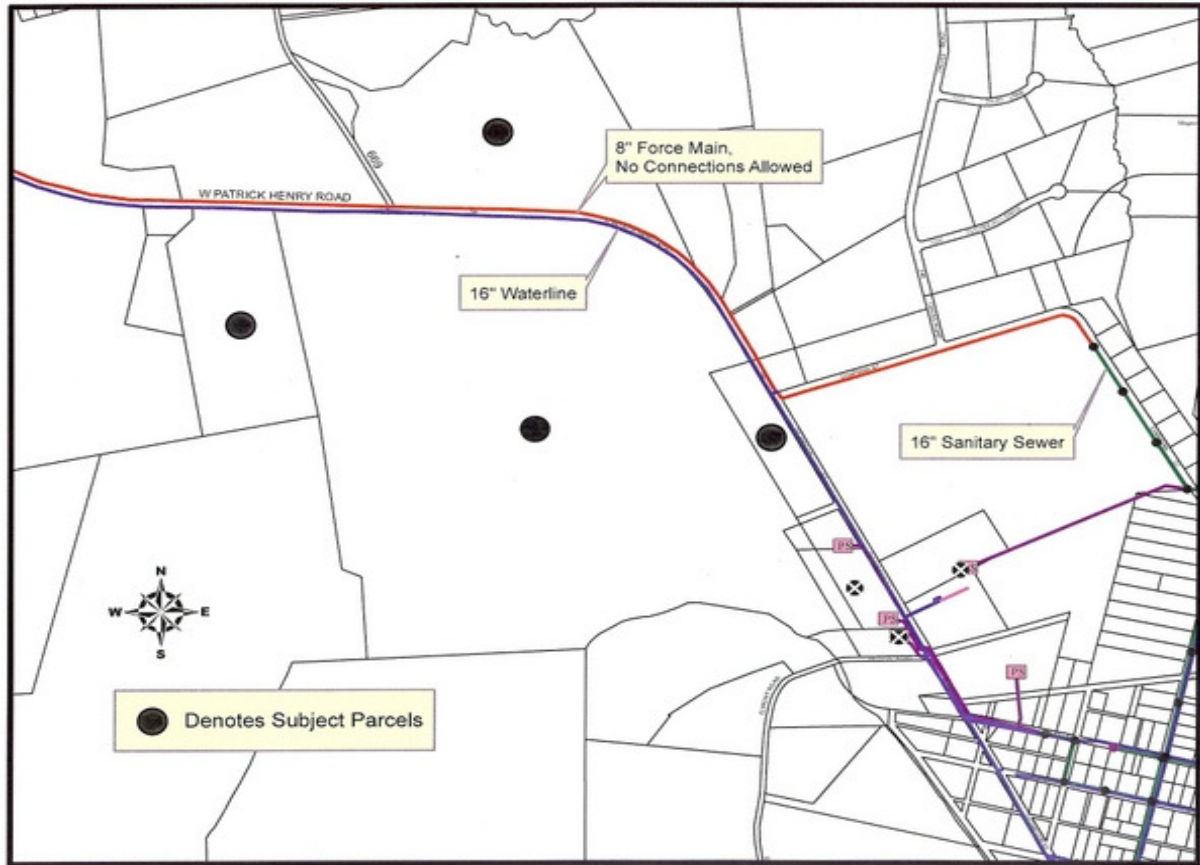
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Utilities Map

*According to the Hanover County Utilities Department connecting to the sanitary sewer line located along Chapman Street is not available for this property.

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Surrounding Cities

Richmond (State Capital)	Approx. 15 miles
Fredericksburg	Approx. 41 miles
Charlottesville	Approx. 62 miles
Norfolk	Approx. 100 miles
Washington DC	Approx. 90 Miles

Schools

Hanover Public Schools are among the best in the state with 10 being recognized as National Blue Ribbon Schools, all are 100% fully accredited, and the 4-yr Cohort Graduation Rate is 94.3% (2nd highest in VA).

Hanover County is home to Randolph Macon College, a small liberal arts college. Many other outstanding colleges and universities are located within easy driving distances of this site.

Taxes

In the Greater Richmond Metro Area, Hanover County boast the lowest Real Estate tax rate at \$.81 per \$100 of assessed value.

Transportation

Hanover County Airport	Approx. 8 miles
Richmond International Airport	Approx. 20 miles
Washington Dulles International Airport	Approx. 90 miles

Amtrak	Ashland - Approx. 1 mile
Amtrak	Richmond - Approx. 14 miles

Thoroughfares

I-95	Approx. 2 miles
I-295	Approx. 8 miles
I-64	Approx. 12 miles

For additional information and data on Hanover County please visit:

<http://www.hanovervirginia.com/index.php>

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List Price

\$2,450,000

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