

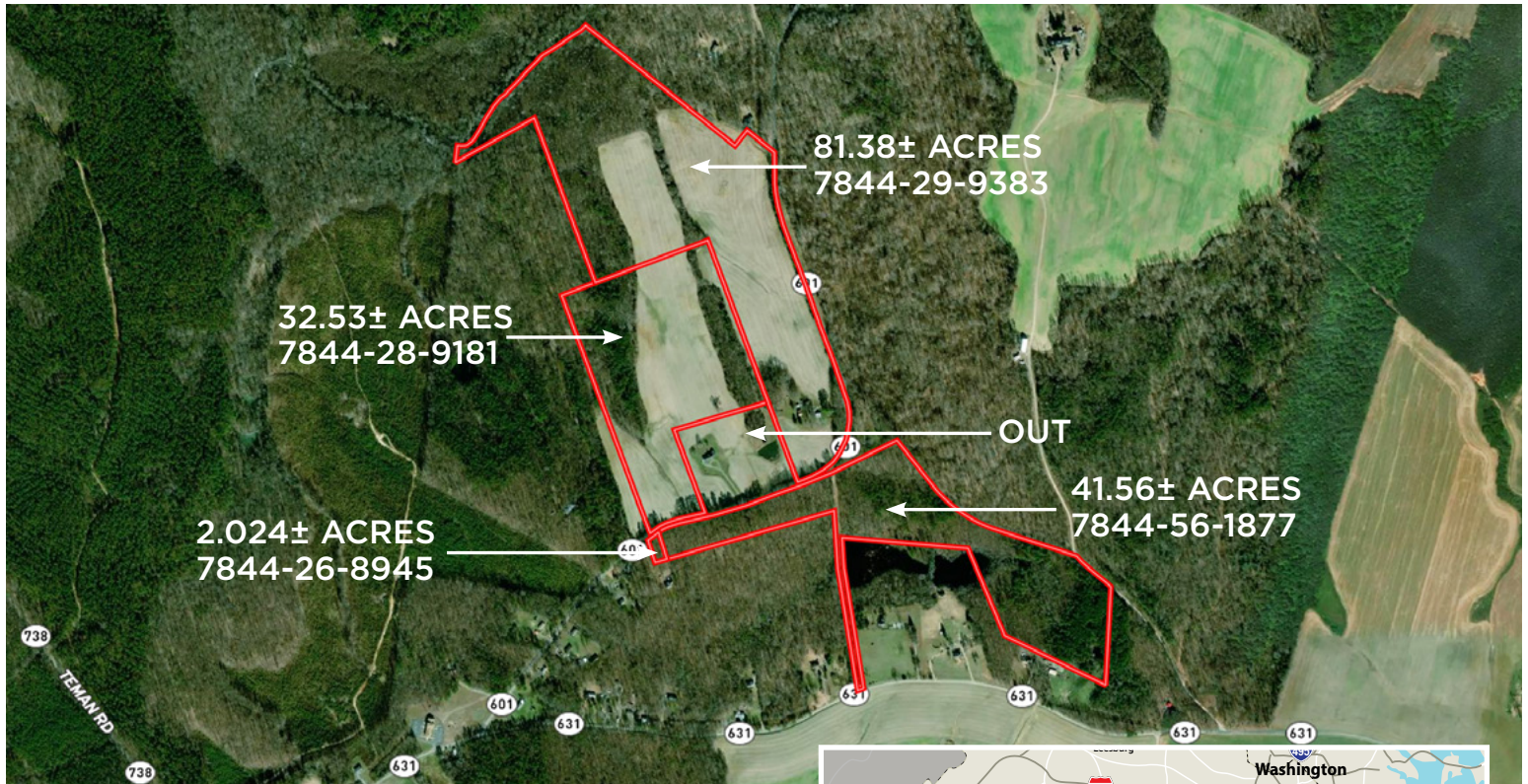


COMMONWEALTH
COMMERCIAL



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LAND

FOR SALE ▶ Little River Retreat



FEATURES

157.49± ACRES in Hanover County, Beaverdam area

CURRENTLY A FARM with long road frontage in four tax parcels suitable for investment or development into residential lots

APPROXIMATELY 60+ ACRES under cultivation

COTTAGE HOUSE on one parcel

LONG FRONTAGE on the Little River

POTENTIAL FOR 10 ACRE LOTS UNDER present zoning (Zoned A-1)

HANOVER COUNTY PLANNER

Ryan Fletcher

P: 804-365-6367 E: crfletcher@hanovercounty.gov

ADDRESS 17471 Hewlett Road Hanover, VA 23015

ASKING PRICE \$1,600,000

Bill Barnett

Exclusive Agent

804-339-1100 (cell)

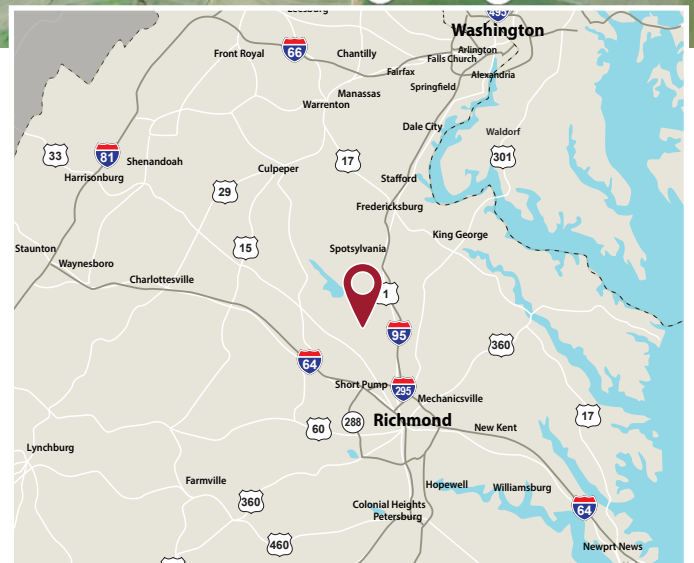
bbarnett@commonwealthcommercial.com

Cindy Barnett

Co-Listing Agent

804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE



LATITUDE & LONGITUDE
37 53 14N; 77 35 40W

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 **MAILING ADDRESS:** P.O. Box 71150 | Richmond, VA 23255

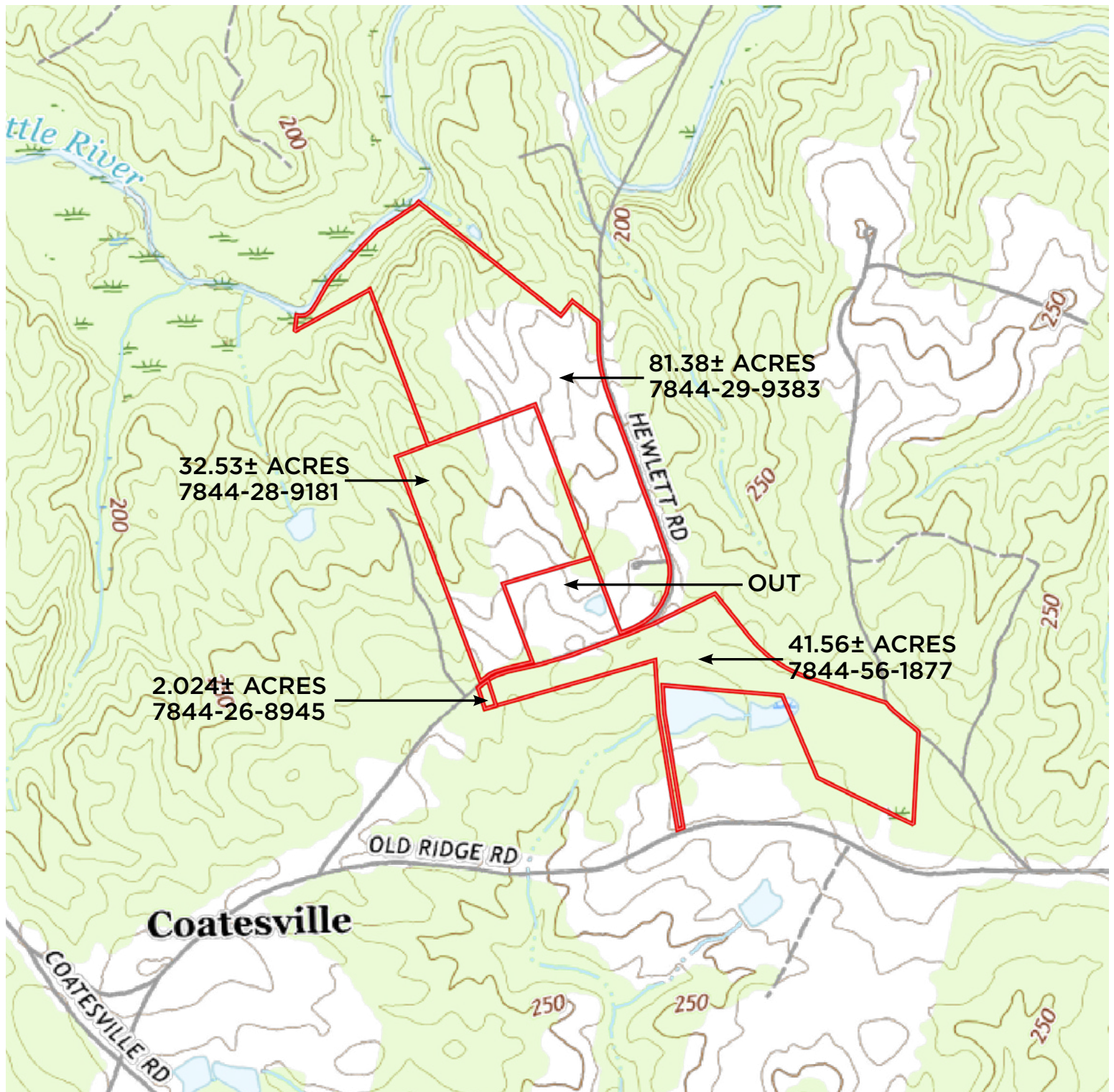
T 804-346-4966 **F** 804-346-5901 COMMONWEALTHCOMMERCIAL.COM | COMMONWEALTHLAND.COM

Commonwealth Commercial Partners, LLC & Commonwealth Land, LLC represent the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



FOR SALE 17471 Hewlett Road | Hanover, VA 23015

TOPOGRAPHIC MAP



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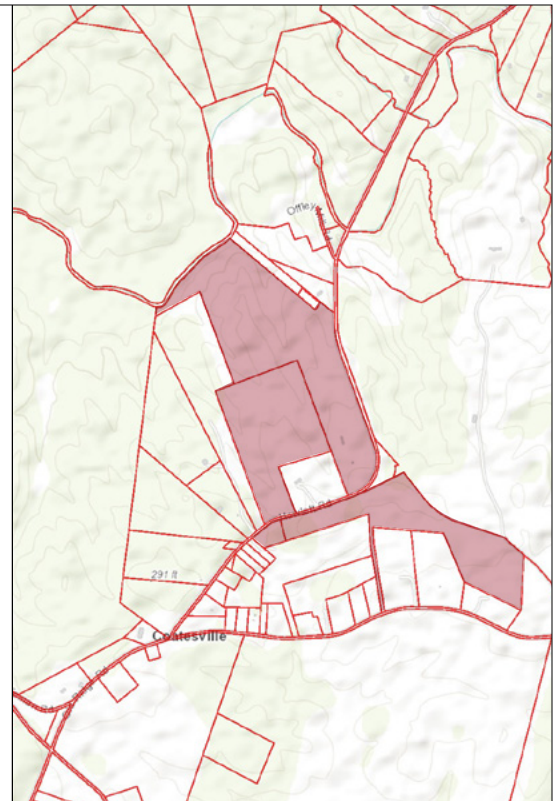
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County of Hanover, Virginia

Legend

- Tax Parcels
- Ashland Town Boundary
- County Boundary



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