

## Features

**45 ACRES** of mature hardwood timber in Spotsylvania County with frontage on Northeast Creek

**EXCELLENT SITE** for a small recreational farm or homesite with acreage

**LOCATED** only 5 minutes from Lake Anna and 30 minutes from Fredericksburg

**ACCESSED** from a 50 foot wide deeded easement to Bradley Lane

**TAX ID/GPIN:** 57-A-55

LATITUDE & LONGITUDE 38.12511, -77.752



**COMMONWEALTH  
LAND**

4198 Cox Road, Suite 200 | Glen Allen, VA 23060  
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255  
T 804-326-LAND (5263) | F 804-346-5901  
[COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

*Commonwealth Land represents the Owner of this property.  
Information contained herein, is deemed reliable but not guaranteed.*

## Contacts

**Michael Chapman**

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**Brent Altaffer**

804-793-0055  
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COMMONWEALTH  
LAND

**Bradley Lane**

**Spotsylvania Courthouse, VA 22551**

**FOR SALE | 45± ACRES  
SPOTSYLVANIA COUNTY**

**Price: \$295,000 (\$6,555/acre)**



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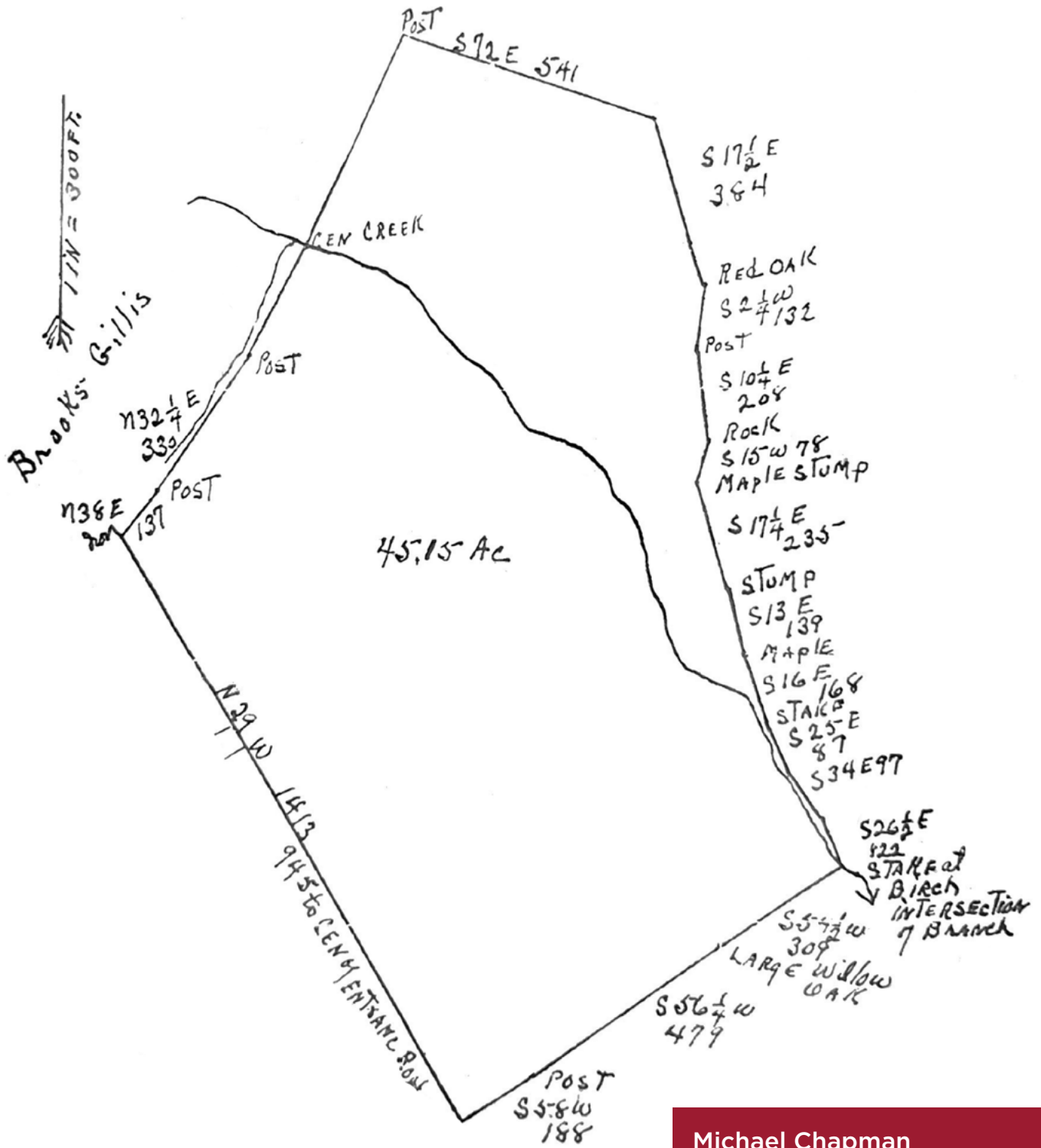
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