

# For Sale | 157.49 Acres

## 17471 Hewlett Road, Hanover VA 23015

PRICE: \$1,400,000 ▪ HANOVER COUNTY



**COMMONWEALTH**  
LAND, FARM & FORESTRY

## Little River Retreat

- 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 \$1,400,000
- Can be sold in pieces  
Parcels 7844-29-9383 & 7844-28-9181: \$1,100,000  
Parcel 7844-56-1877: \$435,000 Parcel 7844-26-8945: \$135,000

For More Information:

### Bill Barnett

Exclusive Agent

m: 804-339-1100

bbarnett@commonwealthland.com

### Michael Chapman

Exclusive Agent

o: 804-346-9014

mchapman@commonwealthland.com

### Cindy Barnett

Co-Listing Agent

m: 804-512-3858

**LONG & FOSTER**  
REAL ESTATE

4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

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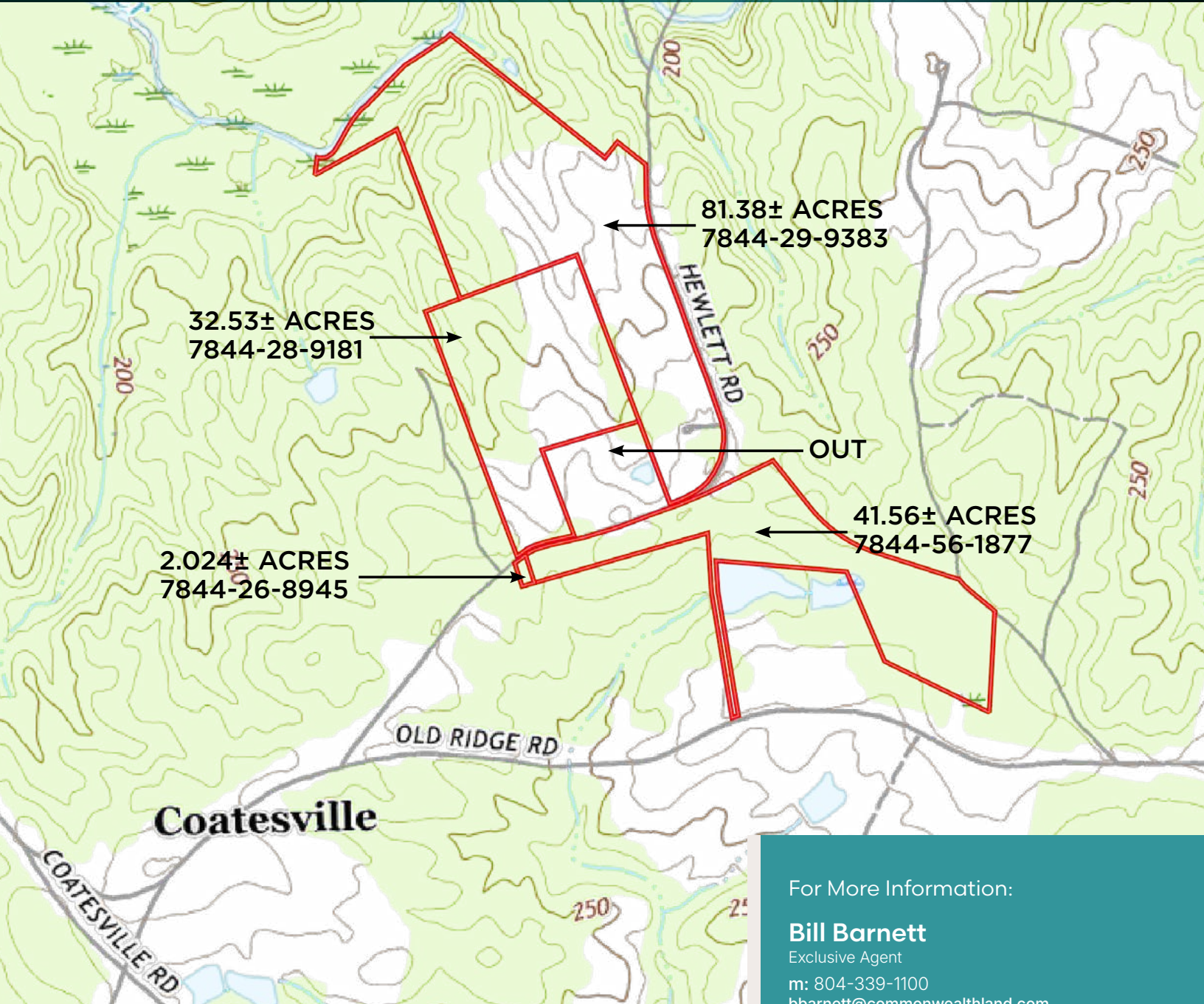
LATITUDE & LONGITUDE 37 53 14N; 77 35 40W

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

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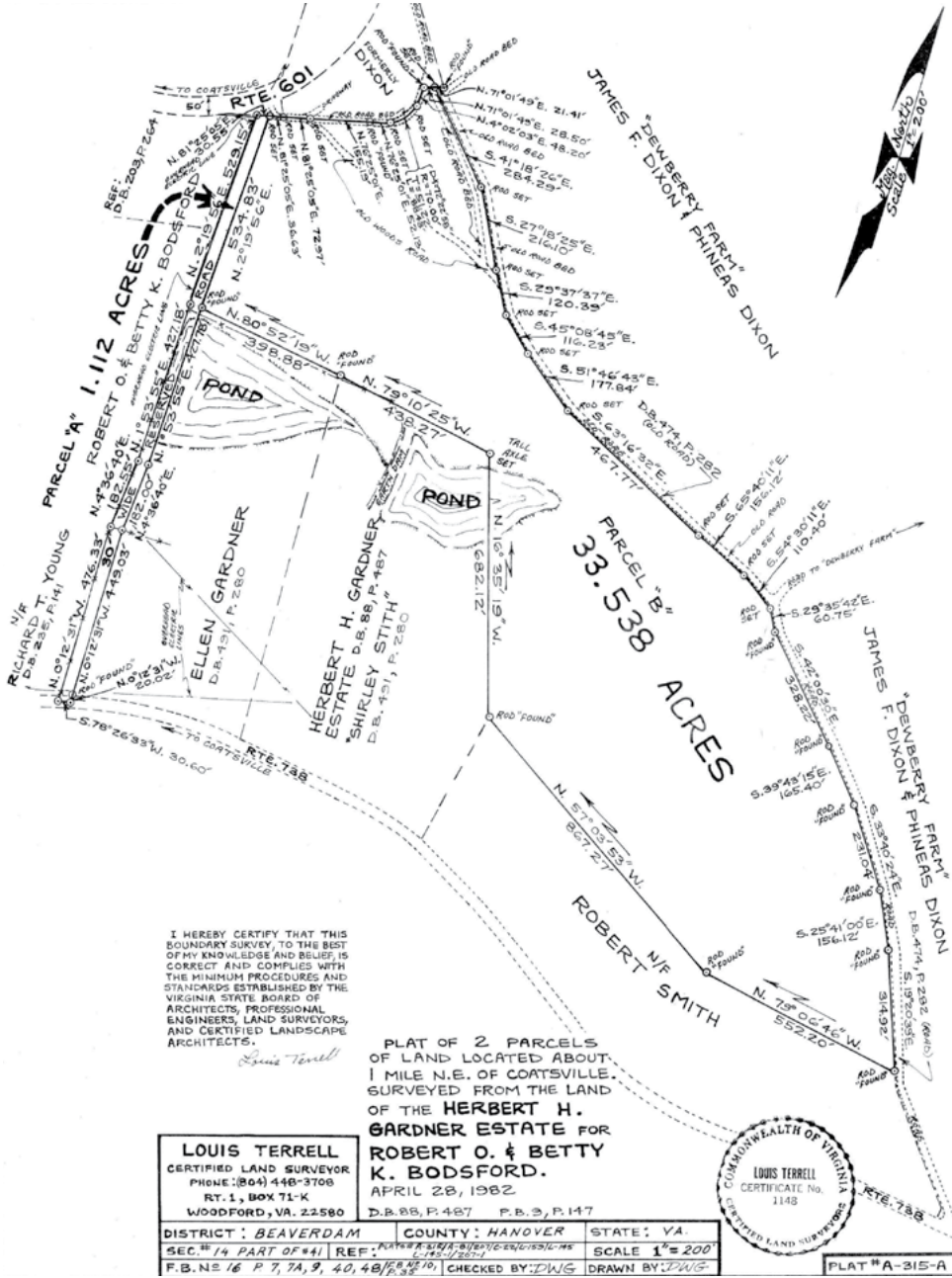
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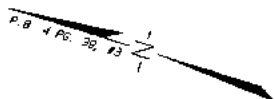
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See Deed Book 3312, Page 231

NO.	BEARINGS	DISTANCE
L1	S71°20'11" N	219.89'
L2	S73°24'05" N	88.22'
L3	S78°59'34" N	84.36'
L4	S76°54'24" N	24.25'
L5	S51°39'26" N	93.63'

20210520000112170 1 / 1  
 Bk: 46 Pg: 151  
 Hanover Co VA  
 05/20/2021 01:33:45 PM  
 OPH

CPIN 7844-20-0383  
 N/F  
 ROBERT K. BOOSFORD  
 AND  
 BETTY K. BOOSFORD  
 O.B. 1570 P.S. 418  
 P.B. 22 P.G. 47  
 ZONE: A-1



- NOTES:
1. CPIN 7844-20-0181
  2. OWNER: ROBERT D. BOOSFORD
  3. DEED REFERENCES: M.B. 61 P.G. 3145  
 O.B. 359 P.S. 532  
 P.B. 4 P.G. 38, 22
  4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  5. THIS SURVEY AND PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.
  6. EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN.

20210520000112170  
 HANOVER CO CLERK'S OFFICE  
 05/20/2021 01:33:45 PM  
 SEC 53, 1-882 ORANTOR'S  
 TAX PD. \$ .00  
 FRANK D. HARGROVE, JR., CLERK  
 BY: SWEGB

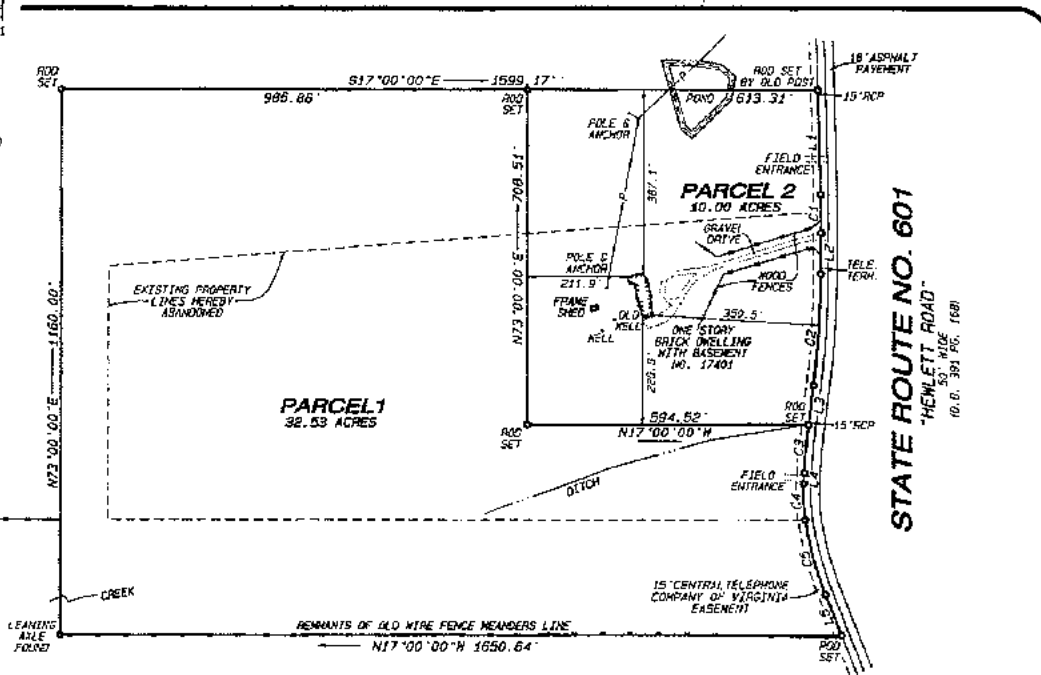
**APPROVED**  
 Zoning Administrator  
 Hanover County, Virginia

4-28-2021  
 Date *[Signature]*

CPIN 7844-10-9894  
 N/F  
 JAMES CRISPEN FREDERICKSEN  
 AND  
 ELIZABETH JO FREDERICKSEN-TRENT  
 M.B. 75 P.G. 423  
 O.B. 455 P.S. 384  
 P.D. 27 P.G. 32  
 ZONE: A-1



NO.	DELTA	RADIUS	LENGTH	CHORD BEARINGS	CHORD	TANGENT
C1	2°03'54"	2269.20	81.79'	S72°22'08" N	81.78'	40.50'
C2	6°35'29"	2047.94	235.60'	S76°41'48" N	235.47'	117.93'
C3	4°05'10"	1443.73	102.95'	S77°56'59" N	102.94'	51.50'
C4	11°25'02"	393.56	78.42'	S70°17'53" N	78.30'	39.34'
C5	12°49'56"	737.70	165.22'	S58°04'24" N	164.97'	82.96'



 PROJ. NO.: HA-1778 DATE: 04-09-2021 SCALE: 1"=200' DRAWN BY: S.H.A. SHEET 1 OF 1	<b>ASA SURVEYING &amp; MAPPING</b> 1491 OWENS HILL ROAD P.O. BOX 433 ST. STEPHENS CHURCH, VA 23148 PH: (804) 730-7185 EMAIL: scott@illey@asasurveying.com
	<b>PLAT OF SURVEY SHOWING A LOT LINE RECONFIGURATION BETWEEN TWO PARCELS OF LAND LOCATED ON THE WEST LINE OF STATE ROUTE NO. 601 BEAVERDAM DISTRICT HANOVER COUNTY, VIRGINIA</b>

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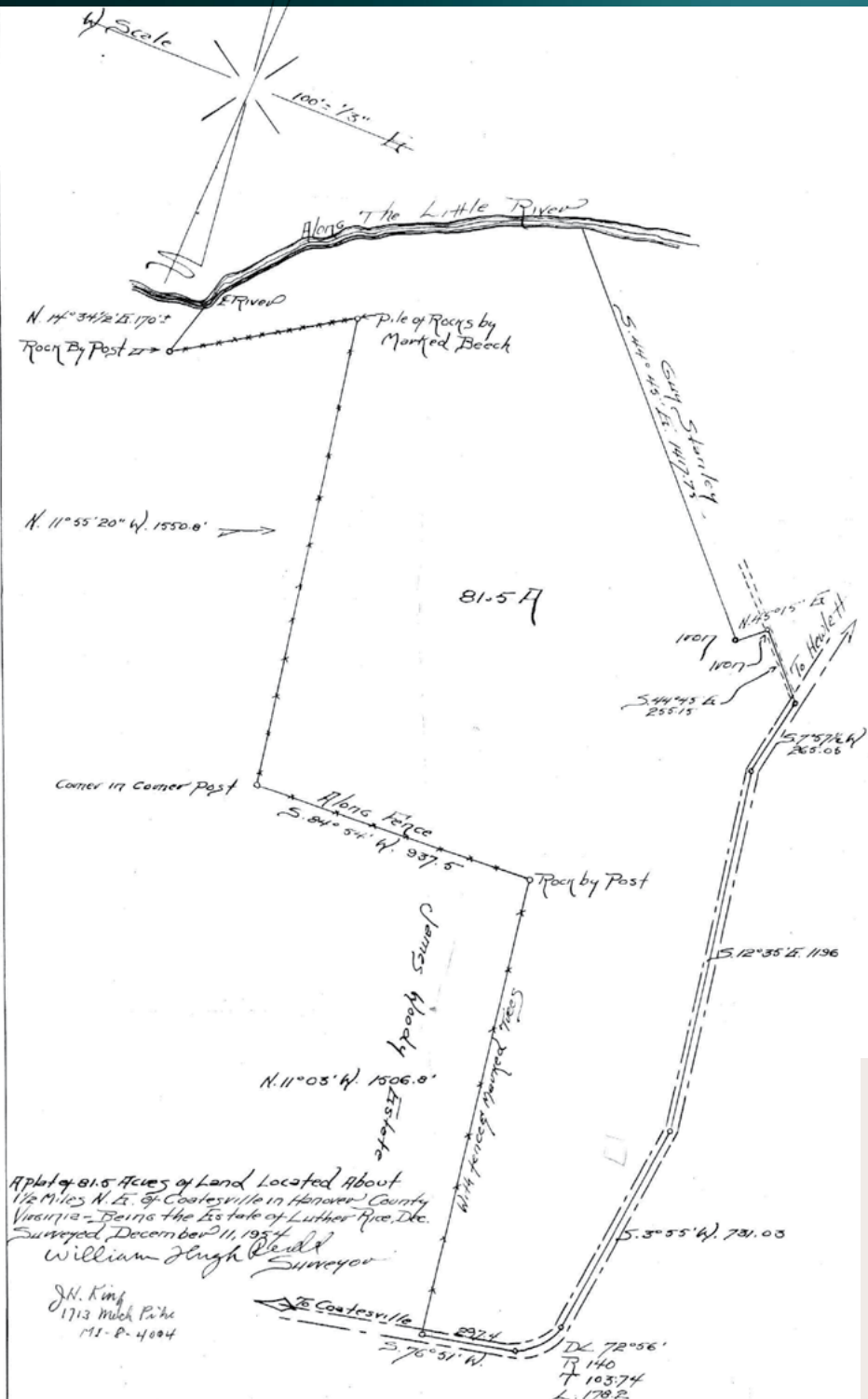


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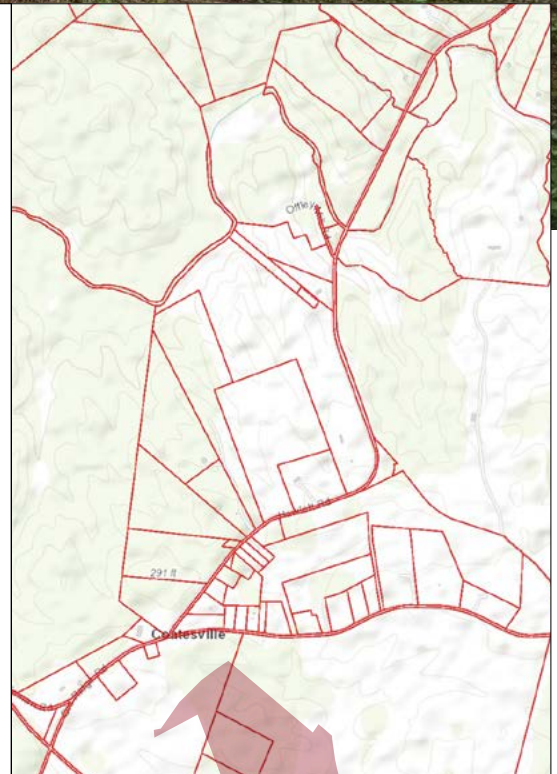
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## County of Hanover, Virginia

### Legend

-  Tax Parcels
-  Ashland Town Boundary
-  County Boundary



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