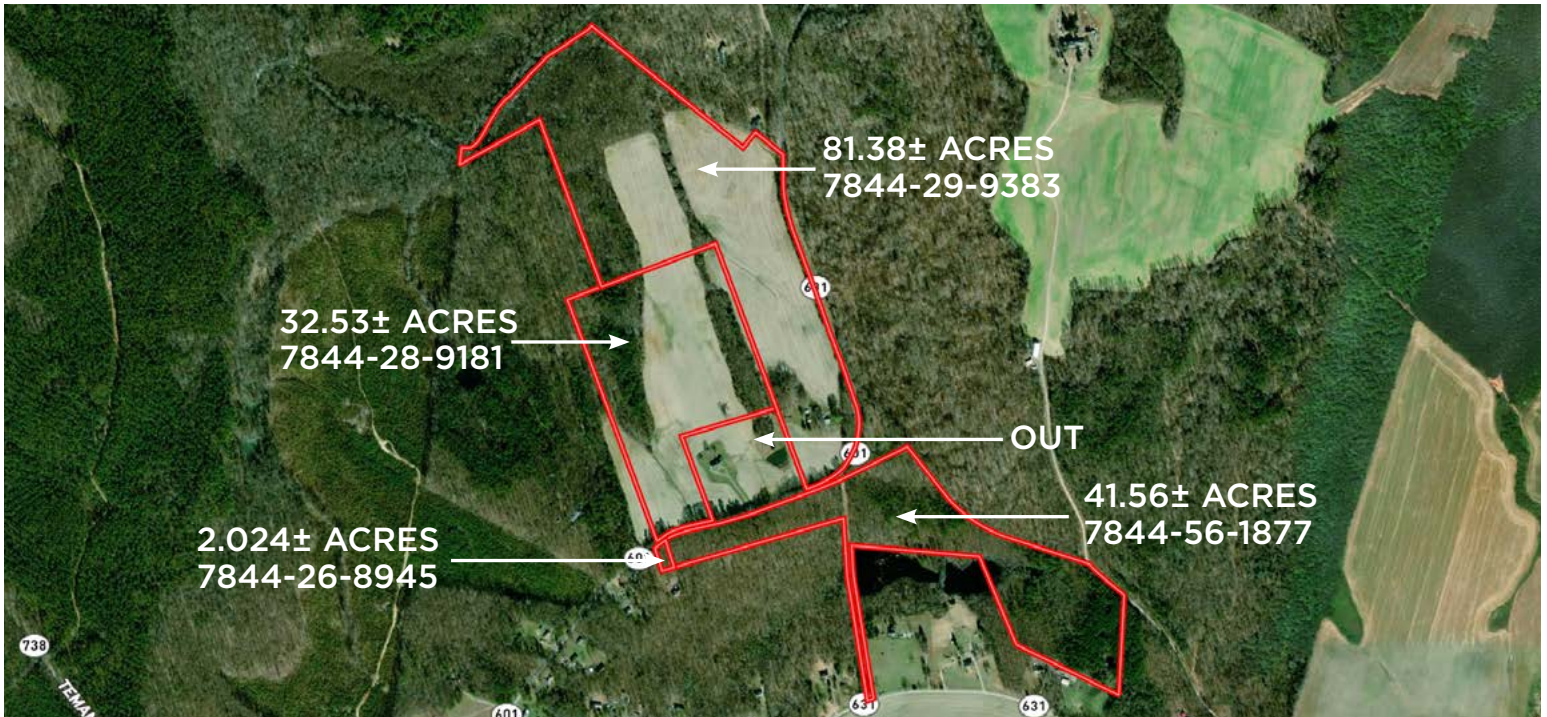


# FOR SALE ▶ Little River Retreat



## 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

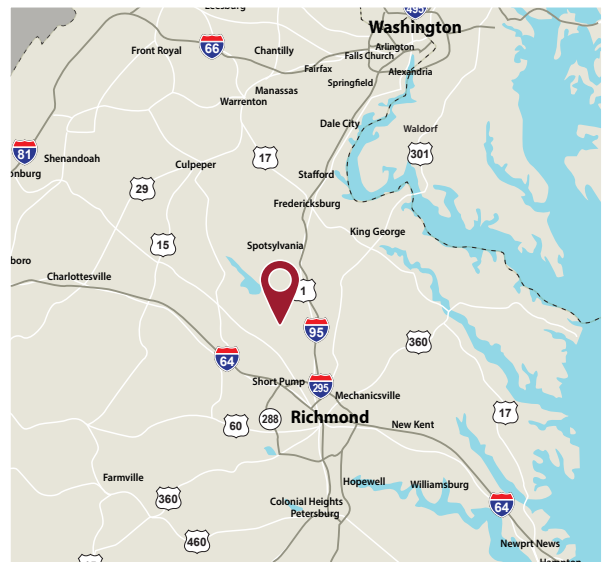
Ryan Fletcher  
P: 804-365-6367 E: crfletcher@hanovercounty.gov

**ADDRESS** 17471 Hewlett Road Hanover, VA 23015

**ASKING PRICE** \$1,400,000

### 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



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

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**Michael Chapman**

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mchapman@commonwealthland.com

**Cindy Barnett**

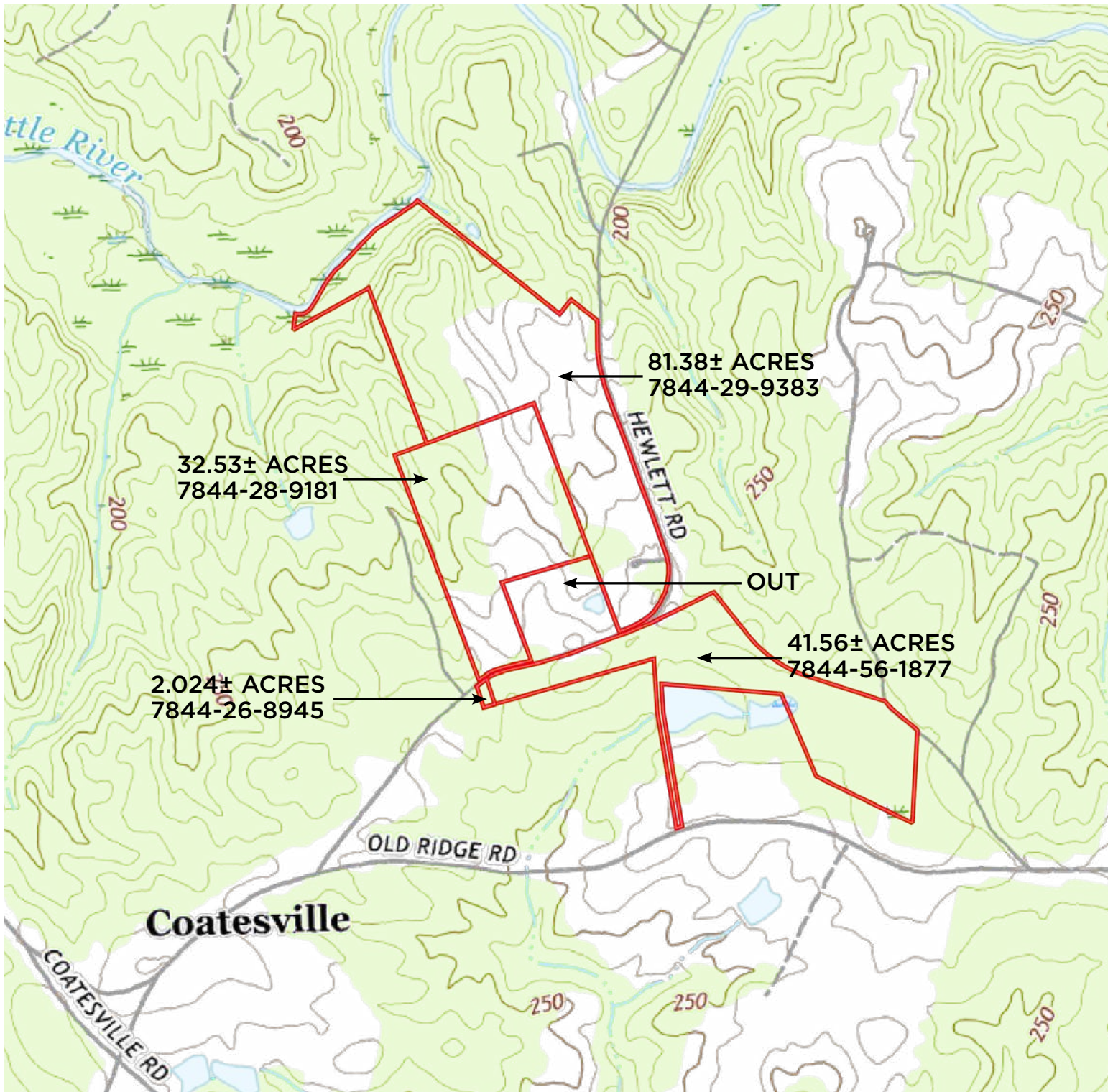
Co-Listing Agent  
804-512-3858 (cell)

**LONG & FOSTER**  
REAL ESTATE



**FOR SALE** 17471 Hewlett Road | Hanover, VA 23015

**TOPOGRAPHIC MAP**



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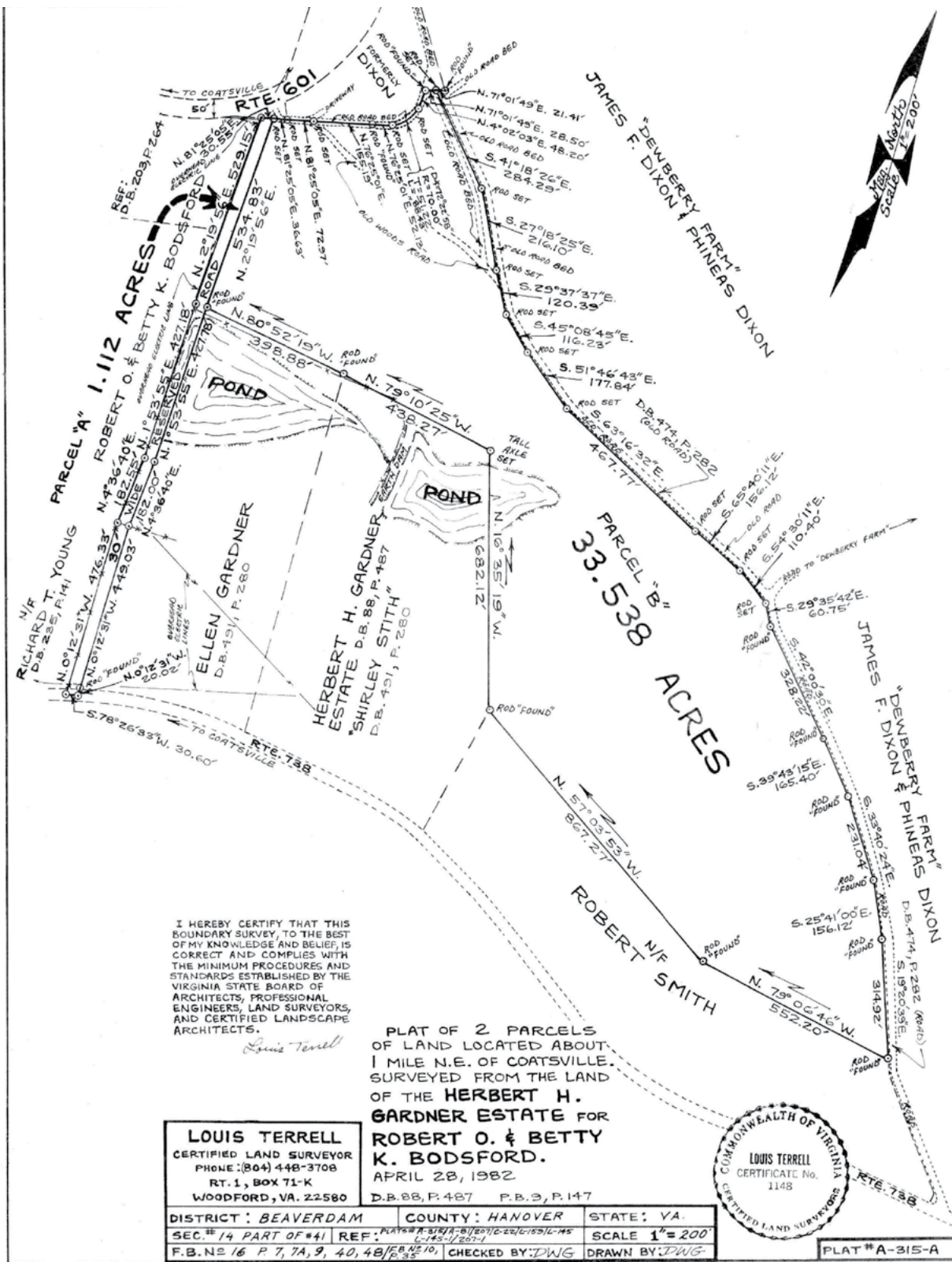
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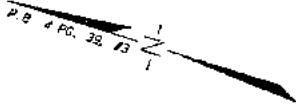
# FOR SALE 17471 Hewlett Road | Hanover, VA 23015

See Deed Book 3312, Page 231

NO.	BEARINGS	DISTANCE
L1	S71°20'11"W	219.89
L2	S73°24'05"W	88.22
L3	S79°59'34"W	84.35
L4	S75°54'24"W	24.25
L5	S51°39'26"W	93.63

20210520000112170 1 / 1  
 BK: 46 Pg: 191  
 Hanover Co VA  
 05/20/2021 01:33:45 PM  
 OPN

SPIN 7844-29-0383  
 N/P  
 ROBERT K. BOOSFORD  
 AND  
 BETTY K. BOOSFORD  
 D.B. 1570 PG. 419  
 P.B. 22 PG. 47  
 ZONE: A-1



- NOTES:
- SPIN: 7844-29-0383
  - OWNER: ROBERT O. BOOSFORD
  - DEED REFERENCES: N.B. 81 PG. 3145  
D.B. 359 PG. 532  
P.B. 4 PG. 13, 13
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  - THIS SURVEY AND PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.
  - CASSEMENTS MAY EXIST OTHER THAN THOSE SHOWN.

20210520000112170  
 HANOVER CO CLERK'S OFFICE  
 05/20/2021 01:33:45 PM  
 SEC 58.1-802 DRAFTER'S  
 TRK PD. 5.28  
 FRANK D. HARGROVE, JR., CLERK  
 BY: SWEBB

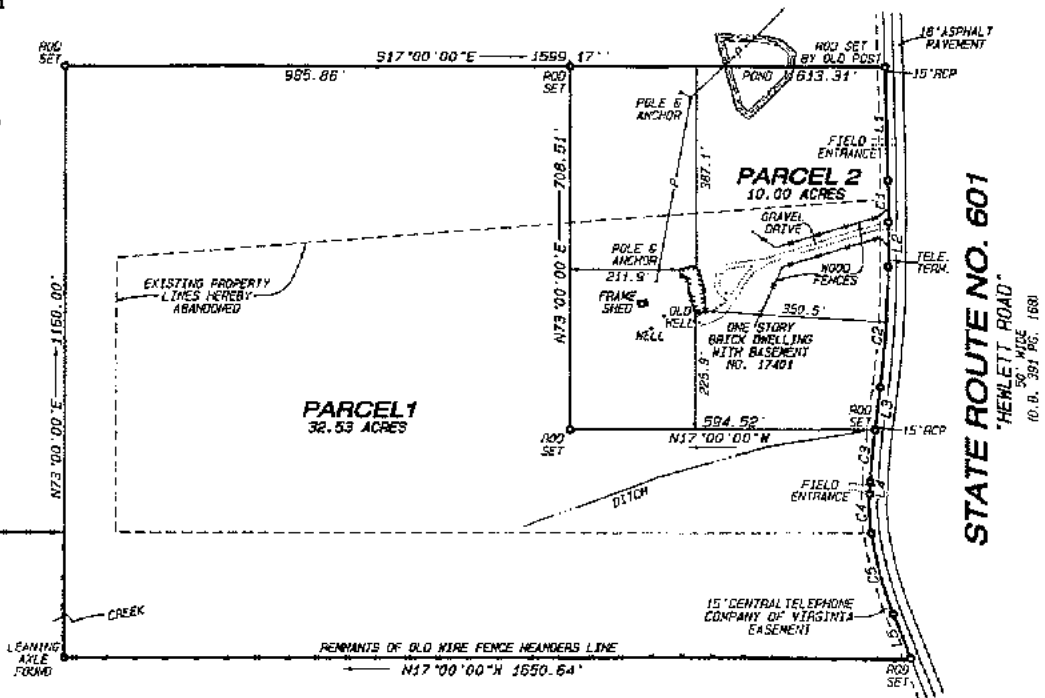
**APPROVED**  
 Zoning Administrator  
 Hanover County, Virginia

4-20-2021  
 Date *[Signature]*

SPIN 7844-18-9884  
 N/P  
 JAMES CAIJSSEN-FREDERICKSEN  
 AND  
 ELIZABETH JO FREDERICKSEN-TRENT  
 N.B. 79 PG. 423  
 D.B. 455 PG. 384  
 P.U. 27 PG. 32  
 ZONE: A-1



NO.	DELTA	RADIUS	LENGTH	CHORD BEARINGS	CHORD	TANGENT
C1	2°03'54"	2269.20	81.79	S72°22'08"W	81.78	40.90
C2	6°35'29"	2047.94	235.60	S76°41'49"W	235.47	117.93
C3	4°05'10"	1443.73	102.95	S77°56'59"W	102.94	51.50
C4	11°25'02"	393.55	78.42	S70°11'53"W	78.30	39.34
C5	12°49'56"	737.70	165.22	S58°04'24"W	164.87	82.95



**ASA SURVEYING & MAPPING**  
 1491 OWENS HILL ROAD  
 P.O. BOX 433  
 ST. STEPHENS CHURCH, VA. 23148  
 PH: (804) 738-7155  
 EMAIL: SCOTT@ASA-SURVEYING.COM

PROJ. NO.: HA-177B  
 DATE: 04-09-2021  
 SCALE: 1"=200'  
 DRAWN BY: S.H.A.  
 SHEET 1 OF 1

**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**

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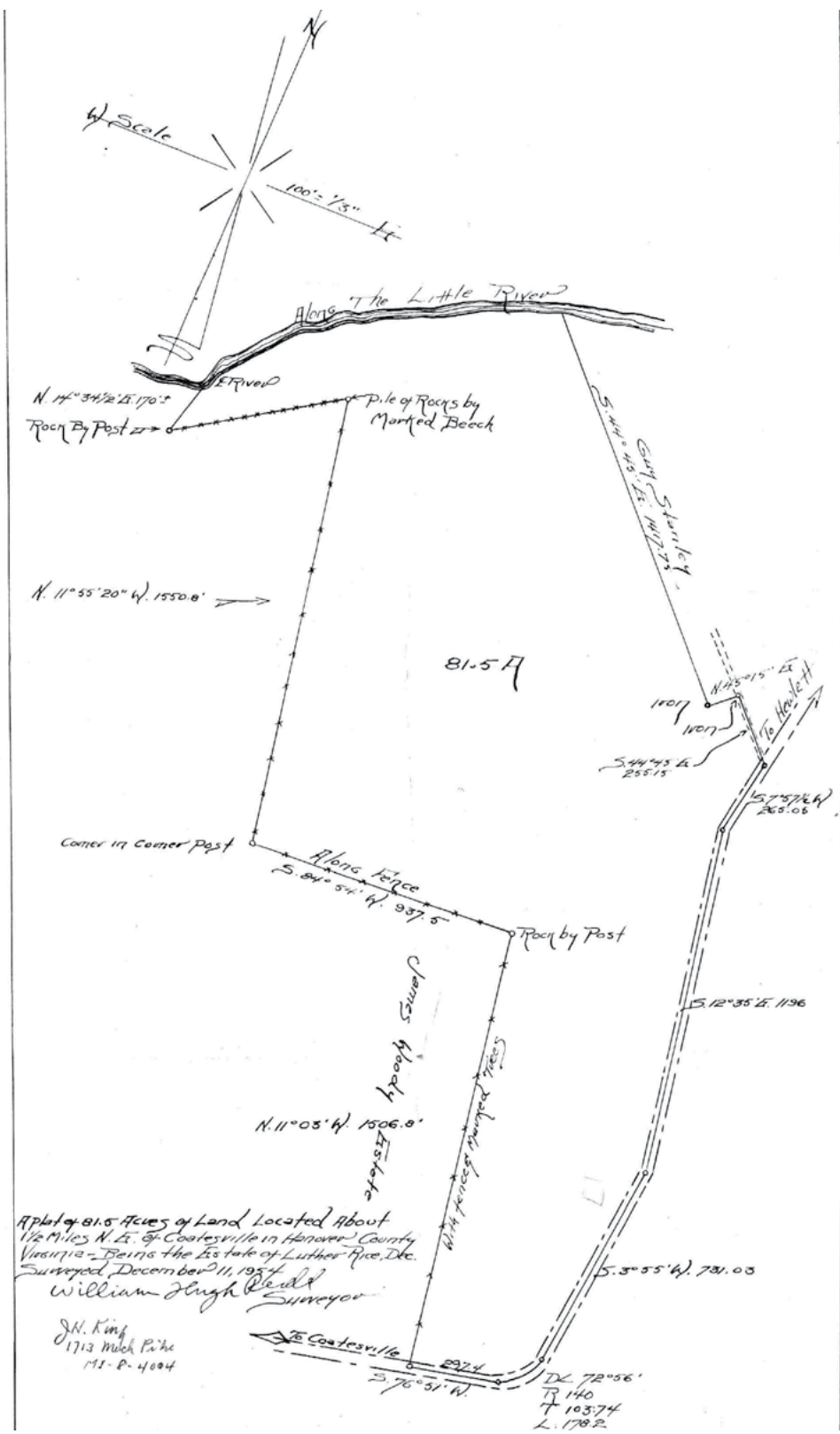
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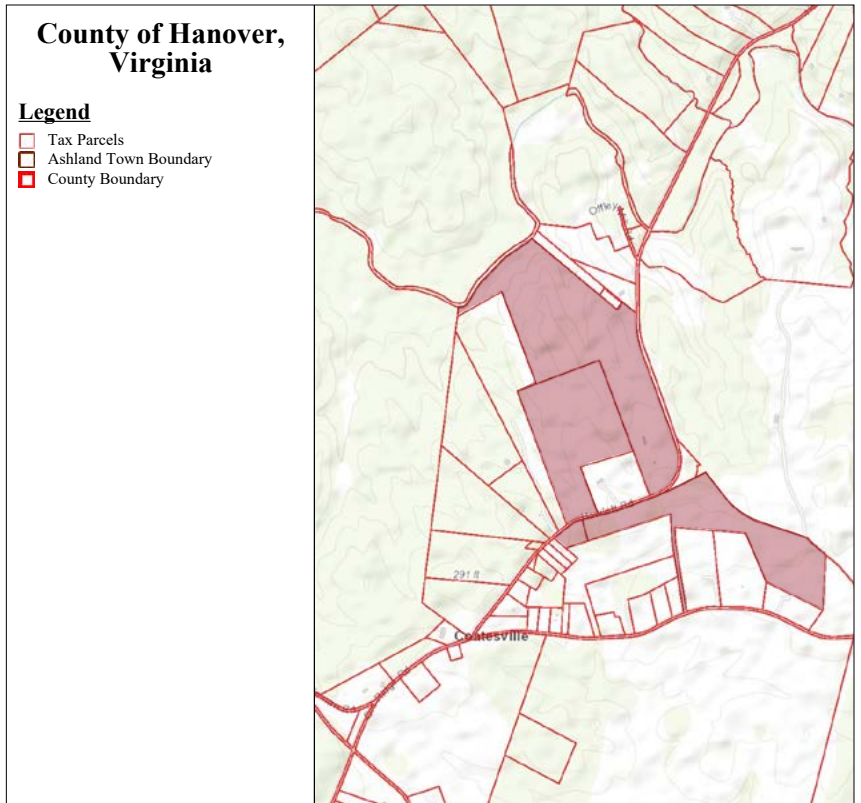
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