

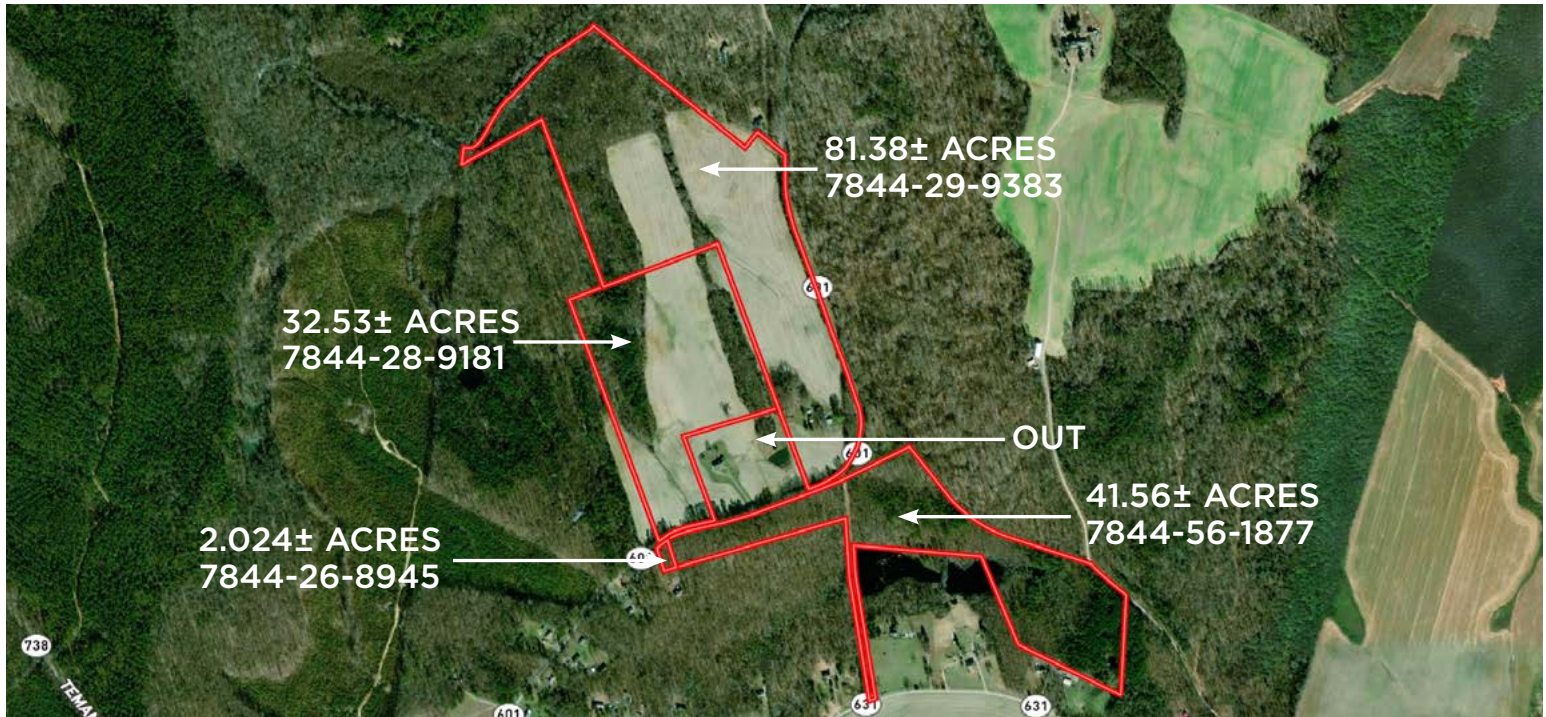


COMMONWEALTH
COMMERCIAL



COMMONWEALTH
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

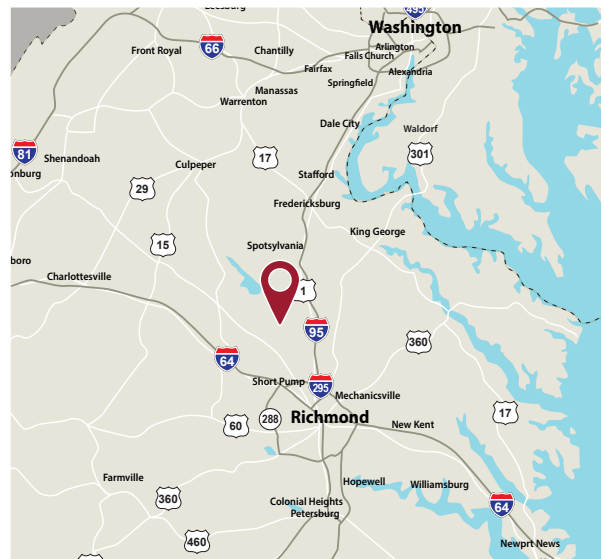
ASKING PRICE \$1,400,000

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

Bill Barnett

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804-364-9014

mchapman@commonwealthland.com

Cindy Barnett

Co-Listing Agent

804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE

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

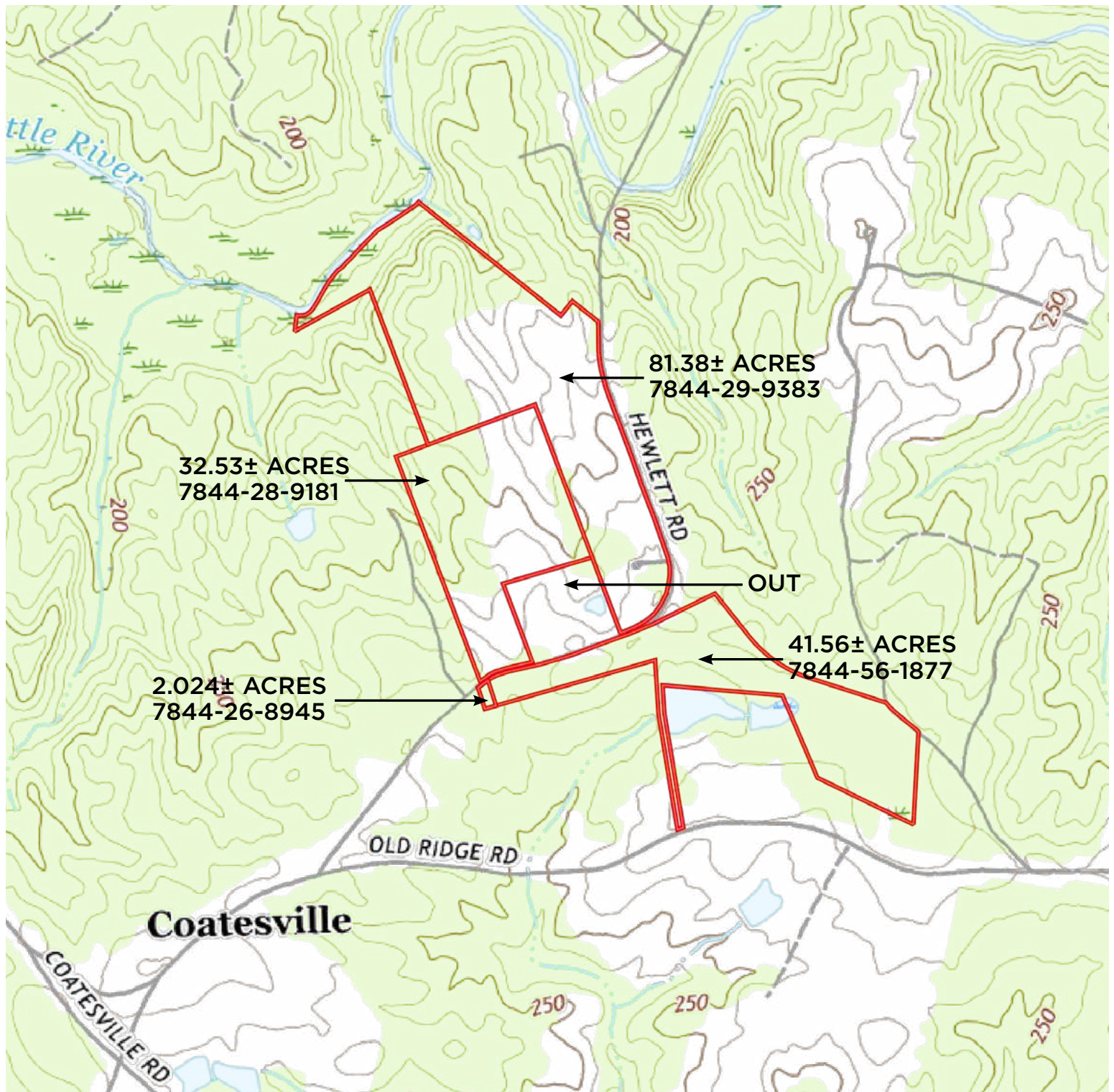
T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM | COMMONWEALTHLAND.COM

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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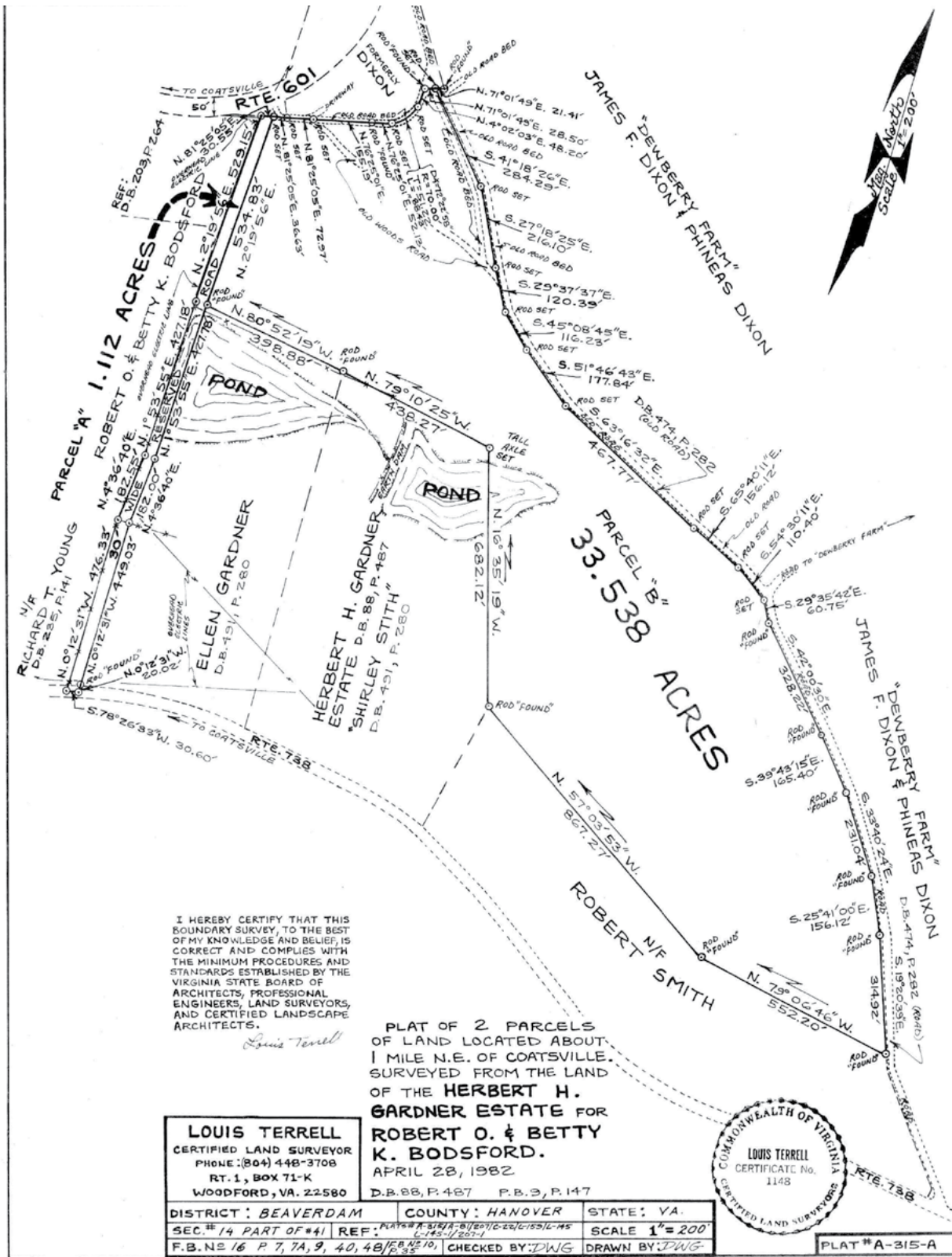
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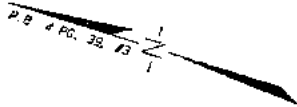
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See Deed Book 3312, Page 231

NO.	BEARING	DISTANCE
L1	S71°20'12"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
BX: 46 Pg: 191
Hanover Co VA
05/20/2021 01:33:45 PM
OPM

SPIN 7844-29-0353
N/P
ROBERT K. BOOSFORD
AND
BETTY K. BOOSFORD
D.B. 1570 PG. 419
P.B. 22 PG. 47
ZONE: A-1



- NOTES:
1. SPIN: 7844-29-0353
 2. OWNER: ROBERT K. BOOSFORD
 3. DEED REFERENCES: N.B. 81 PG. 3145
D.B. 358 PG. 532
P.B. 4 PG. 35, 13
 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 58.1-802 DRAFTER'S
TRK PD. 5.28
FRANK D. HARGROVE, JR., CLERK
BY: SWE88

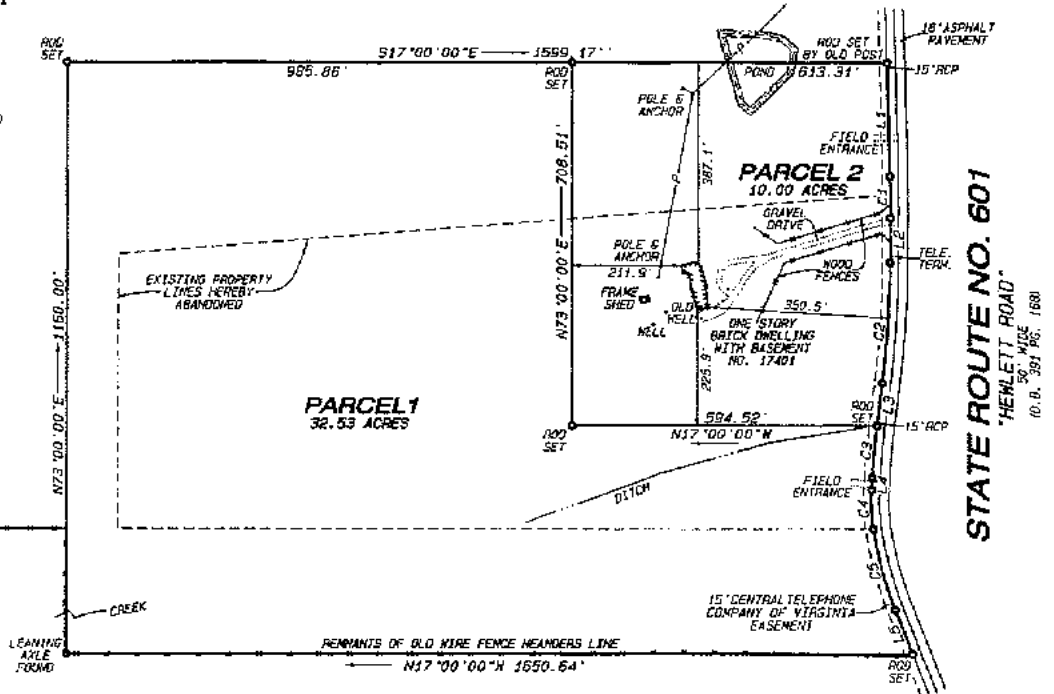
APPROVED
Zoning Administrator
Hanover County, Virginia

4-20-2021
Date

SPIN 7844-18-0884
N/P
JAMES CRISPEN 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 BEARING	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 MILL ROAD
P.O. BOX 433
ST. STEPHENS CHURCH, VA. 23148
PH: (804) 730-7155
EMAIL: SCOTT@JESBYASASURVEYING.COM

PROJ. NO.: HA-1778

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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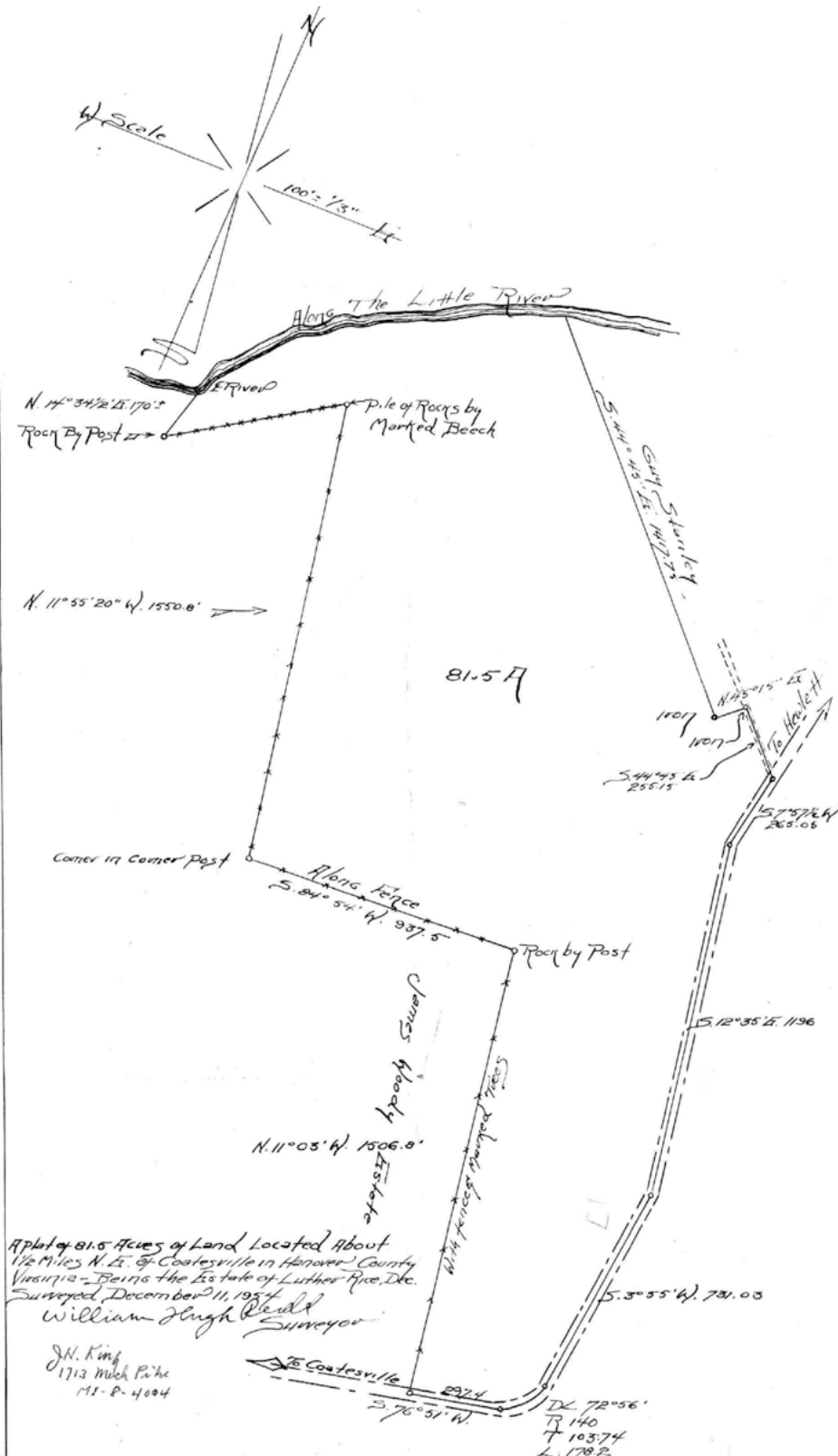
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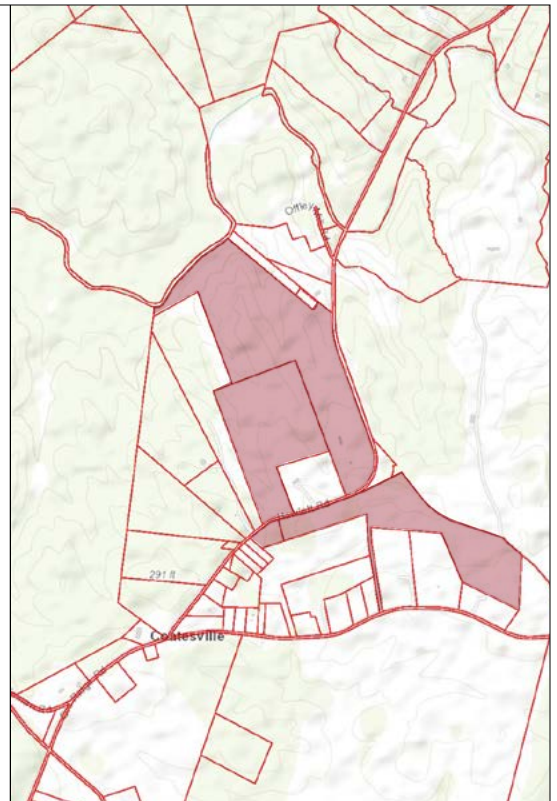
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County of Hanover, Virginia

Legend

-  Tax Parcels
-  Ashland Town Boundary
-  County Boundary



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