



Tract B648 8.03 ac. SLG Tract 9 (Just Reduced)

8 Acres  
Caroline County, Virginia  
Property Price : \$99,900 (\$12,440/acre)



**Acreage:**

8.03+/- Acres

**General Description:**

SELLER FINANCING AVAILABLE

8.03+/- Acres of residential building land in Caroline County VA. Right on the doorstep to beautiful Portobago Bay on the Rappahannock River! This 8.03 acres is in a gorgeous and quiet waterfront community. This parcel is technically on the water, but at present does not offer much deep-water access for larger vessels, but it does offer peace and quiet and perhaps some excellent paddling conditions especially when the tide is right. This parcel features 175+/- feet of road frontage on Portobago Trail. The parcel has already been pre-perked for a 4-bedroom home near the water! This property is in the Portobago Bay Subdivision which helps protect the value of your home and that of your community and offers several community amenities such as dock, boat ramp, beach, party pavilion (with running water and rest room facilities), boat slips, private fishing lake. HOA fees are \$600 per year. The property already features a driveway that was installed several years back from the main road all the way to the potential homesite near the water. This driveway was cleared and had culverts installed for drainage and has substantial gravel already in place, however due to no further use of the property in past several years, there are many small trees growing up through the driveway and lots of leaves covering the gravel. The good news is that is rather simple to fix as the hard part and most expensive part is already done for you! You can break ground on your new home in no time!

**Investment:**

\$99,900 (\$12,440/acre)

**Tax ID:**

24A-3-F-102

**Agent:**

**Zach Antill**  
**252-676-0888**

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**Location/Directions:**

Call today for more details! You can reach the agent Zach Antill directly at (252)676-0888 or email him at [zach@advancelandandtimber.com](mailto:zach@advancelandandtimber.com).

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

