



Tract B921 Lawyers Seed Lot 4 (New Listing)

15 Acres  
Spotsylvania County, Virginia  
Property Price : \$169,900 (\$11,456/Acre)



#### Acreage:

14.83+/-Acres

#### General Description:

The Lawyers Seed Lot 4 tract is just shy of 15 acres with good road frontage on Lawyers Road in Spotsylvania County, VA. This property lays flat to rolling with power, a 4-bedroom perc site, and no restrictions. Located 25 minutes from Orange, 10 minutes to Lake Anna, 1 hour to Charlottesville & Richmond, and 35 minutes to Fredericksburg this property is located centrally to a ton of very nice places. The timber on this tract is comprised of mature Loblolly pine that was just thinned and seed trees were left creating an almost Savanna like look to the property. This would make for a wonderful building site while still having acreage to hunt, ride 4 wheelers, and recreate. A creek runs along the back side of this property that is steadily flowing and year-round.

#### Investment:

\$169,900 (\$11,456/Acre)

#### Tax ID:

41-A-59 Portion

#### Agent:

**Ben Jauch**  
434-849-4404

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#### Location/Directions:

Contact Ben Jauch for property showing.

*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, direct 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.*



