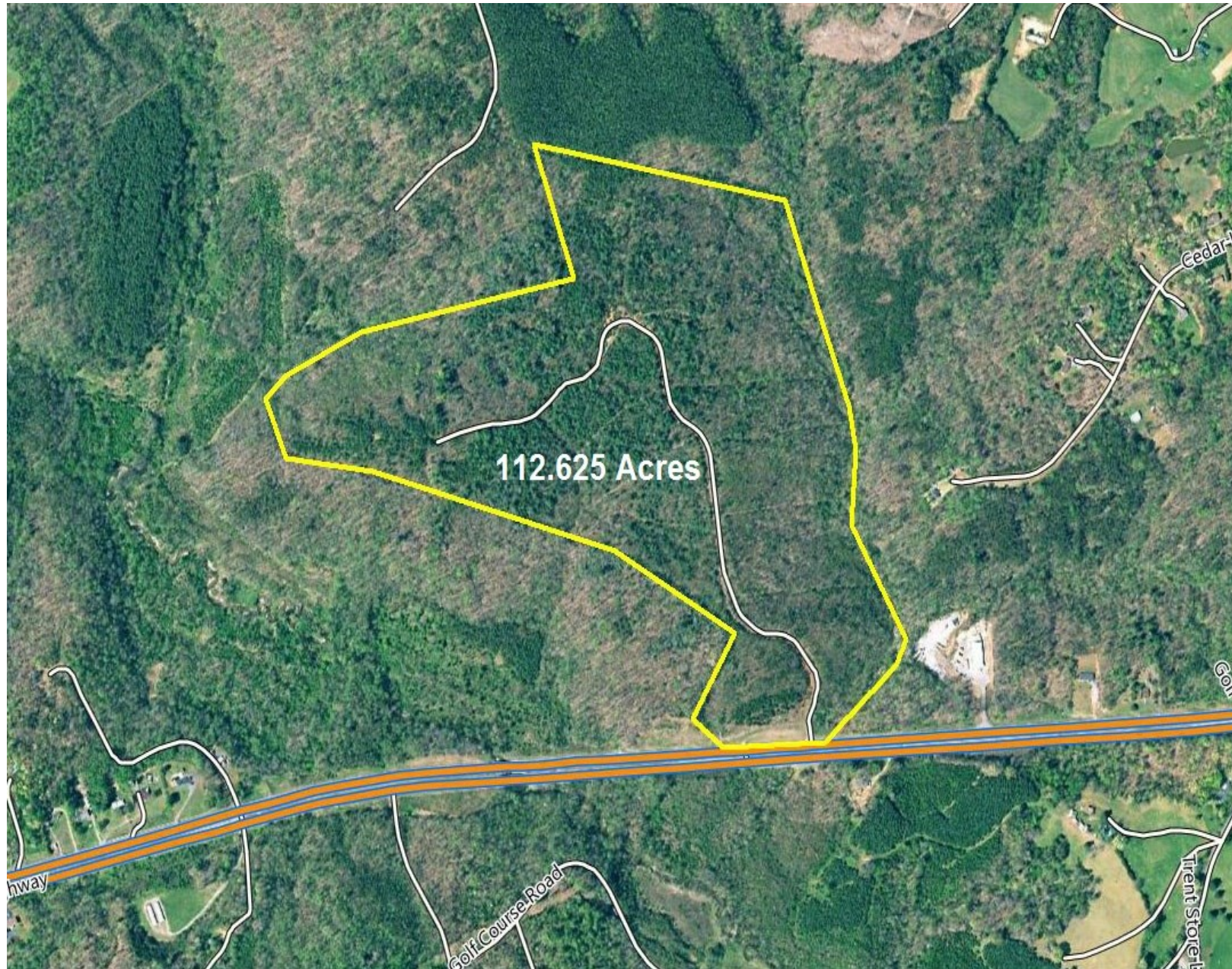


# Land For Sale!

**112.625 Acres - \$224,000**

Jeb Stuart Hwy Stuart, VA (Patrick Co.)

Directions-From Martinsville Virginia take Hwy-58W and go approx. 16.5 miles and look for signs on your right.



**Scott Jensen**

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Stuart, Virginia 24171

## LAND INFO

<b>Total Acres</b>	112.625
<b>Price Per Acre</b>	\$1,989
<b>Cleared Acres</b>	4.5
<b>Wooded Acres</b>	108
<b>Topography</b>	Level, Rolling Land
<b>Best Use</b>	Home/Cabin Site, Hunting, Recreational Use, Commercial property
<b>Creek/Stream</b>	Creek Frontage On Little Spoon Creek
<b>Pond</b>	No
<b>Misc. Buildings</b>	No
<b>Fencing</b>	No
<b>Easement</b>	No
<b>Road Frontage</b>	Approx. 360 Ft. On Hwy- 58
<b>Main Road Type</b>	Pavement
<b>Road Maintenance Agreement</b>	No
<b>Deed Restrictions</b>	No
<b>Surveyed</b>	Yes
<b>Documents Available</b>	Survey, Aerial Photo, Topo Map
<b>Subdivision</b>	No
<b>Zoning</b>	N/A

## Price & Address

<b>Price</b>	\$224,000
<b>Reference #</b>	L-120va
<b>MLS #</b>	405653
<b>Address</b>	Jeb Stuart Hwy
<b>Town</b>	Stuart
<b>State</b>	Virginia
<b>County</b>	Patrick
<b>Zip Code</b>	24171

## SCHOOL INFO

<b>Elementary</b>	
<b>Middle</b>	
<b>High</b>	Patrick High

## UTILITIES

<b>Electric</b>	None
<b>Phone</b>	None
<b>Cable</b>	None
<b>Gas</b>	None
<b>Water</b>	None
<b>Septic</b>	None

## TAX & PARCEL INFO

<b>Tax Year</b>	2019
<b>Tax Rate</b>	.68 Per 100
<b>Tax Value</b>	TBD
<b>Annual Taxes</b>	TBD
<b>Parcel #</b>	5209-2-4
<b>Deed Bk &amp; Pg</b>	Book- Page-

## ADDITIONAL INFO

**Home Owners  
Association Fee:**  
No

**Owners Financing  
Available:** No

## REMARKS

L-120, 112.625 surveyed acres of land for sale in Patrick County Virginia. Selling as one tract of 112.625 acres only. Great laying all wooded land with long creek frontage on Little Spoon Creek. This property is conveniently located on Hwy-58 between Stuart, VA and Martinsville, VA.

Good road frontage with access into the property coming off Hwy-58, and has a long gravel drive/road that runs all the way to the back of the property (see aerial photo).

Excellent land for a home/cabin site with several nice secluded building sites! Commercial property, also, great hunting for deer, bear and turkey!

**Priced to sell at \$224,000 (\$1,989/ac)**

**For more info or to schedule a showing call 276-952-7400 anytime!**



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