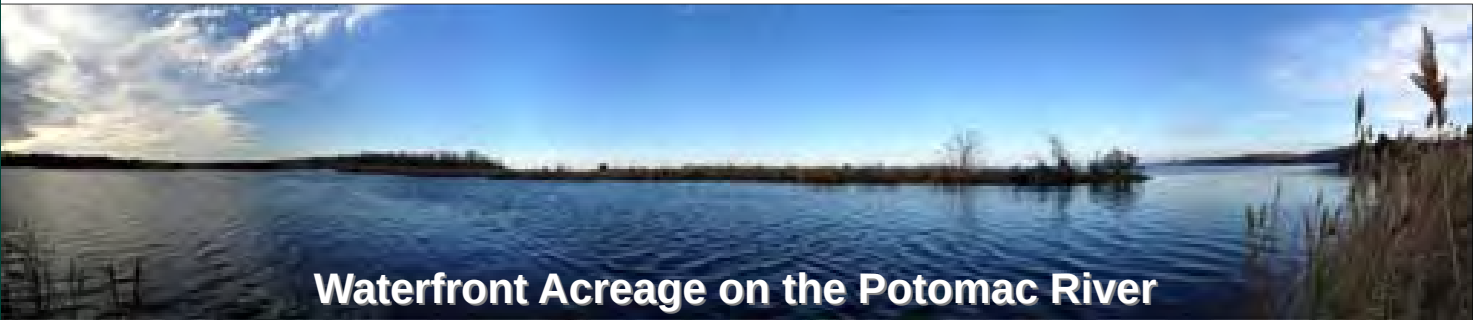


PRICE REDUCED

FOR SALE—Potomac River Farm

3542 Mathias Point Road

King George, Virginia 22485



- ❑ **328± acres, with a 3-acre pond, Zoned A-1 with 2,254 feet of frontage on the Potomac River**
- ❑ **Shoreline on the Potomac River was previously a bluff that has been rolled back to a 4/1' slope and stabilized with grass; approximately 1 million cubic feet of dirt removed; water access road built into the hillside**
- ❑ **Sewer and water lines are ½ mile away**
- ❑ **Located just 2 miles off Route 301 and 4 miles from the Harry W. Nice Bridge into Maryland**
- ❑ **Storm water features (environmental swales) in place for water distribution off roads**
- ❑ **VDOT regulation based through-road at width of 15 feet is ready for asphalt application**
- ❑ **Permits in progress for boat ramp, shoreline revetments next to ramp**
- ❑ **Only 20 minutes to Fredericksburg, 50 minutes to Washington and 60 minutes to Richmond**



On Solid Ground

A Division of Commonwealth Commercial Partners, LLC

For additional information, please contact Exclusive Agent:

Bill Barnett

804.433.1821

Cell: 804.339.1100

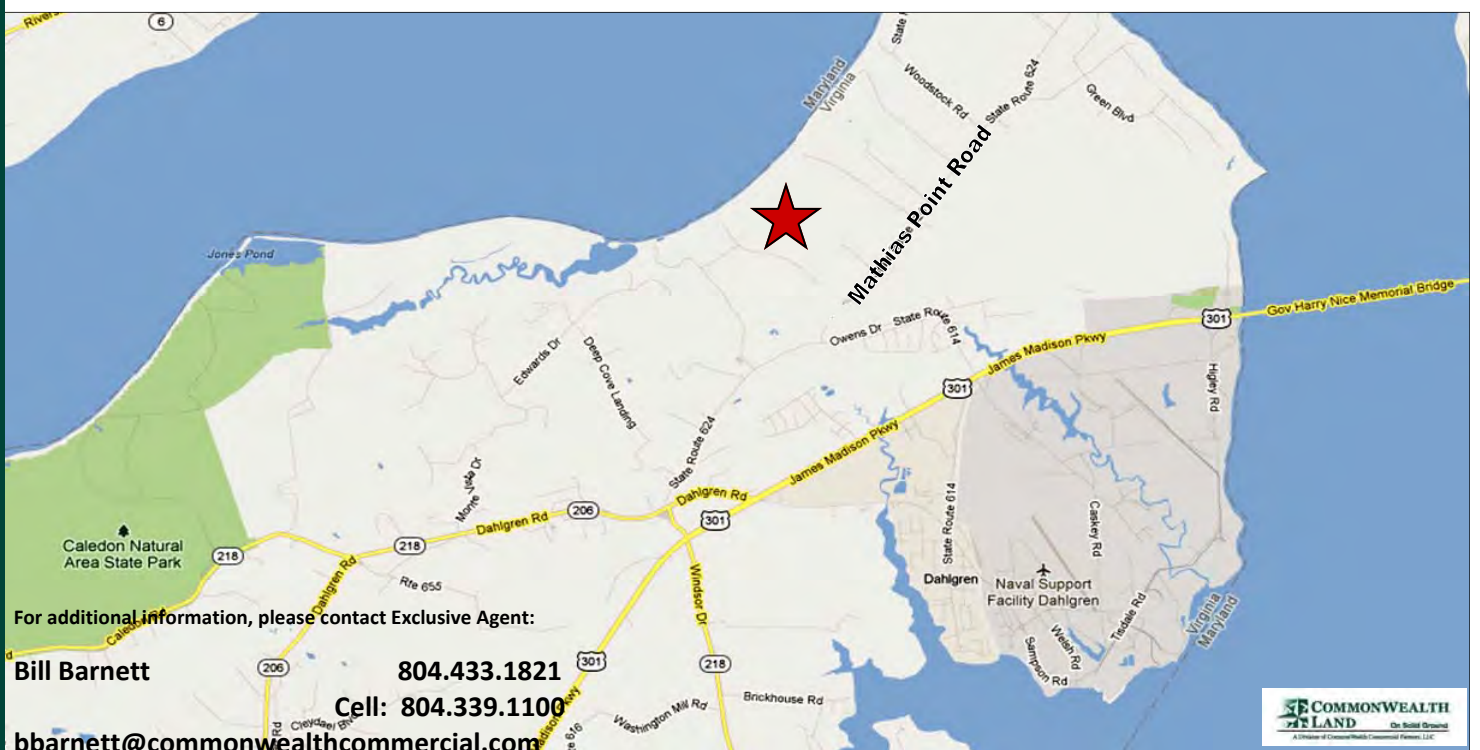
bbarnett@commonwealthlandva.com

4198 Cox Road, Suite 200, Glen Allen, VA 23060 ■ Mailing Address: P. O. Box 71150, Richmond, VA 23255

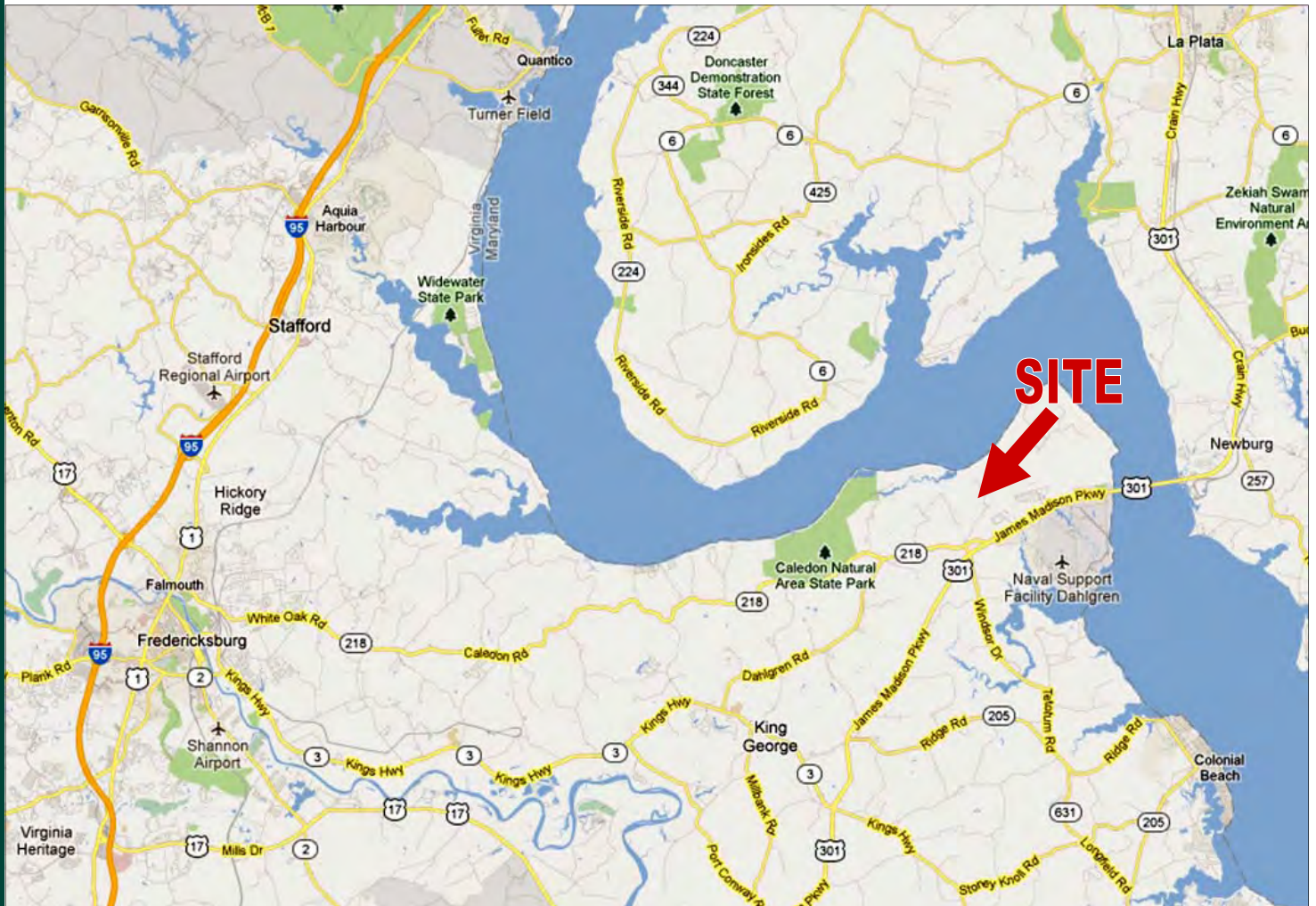
Phone: 804.346.4966 ■ Fax: 804.346.5901 ■ www.CommonwealthCommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.

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