

Cross Corner on the South Anna River

Ashland, VA



FOR SALE

121.8 +/- Acres

ADDRESS: 11106 Cross Corner Rd
Ashland, VA 23005

- 4 Miles North of Ashland
- 5 Miles to I-95

THE
Marshall
GROUP
"Real Estate Specialists"

Coldwell Banker Dew Realty, Inc.
Stoney Marshall—Associate Broker

102 England Street
Ashland, VA 23005

Phone: 804-412-2337

Fax: 804-798-8624

E-mail: Stoney.Marshall@coldwellbanker.com

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Land Features:

- 121.8 +/- Gently Rolling Acres
- 2721' +/- of River Frontage
- 2486' +/- of Road Frontage on Cross Corner & Attkisson Roads
- 95% +/- Harvestable Timberland
- Possible Subdivision into 10 acre parcels
- This property is located on the South Anna River just up from the dam for the Ashland Roller Mill. It experiences higher water levels year round, which makes recreational activities accessible more often.
- The property has great opportunities for hunting and fishing. The interior trails and roads create a nice infrastructure for traveling around the land.



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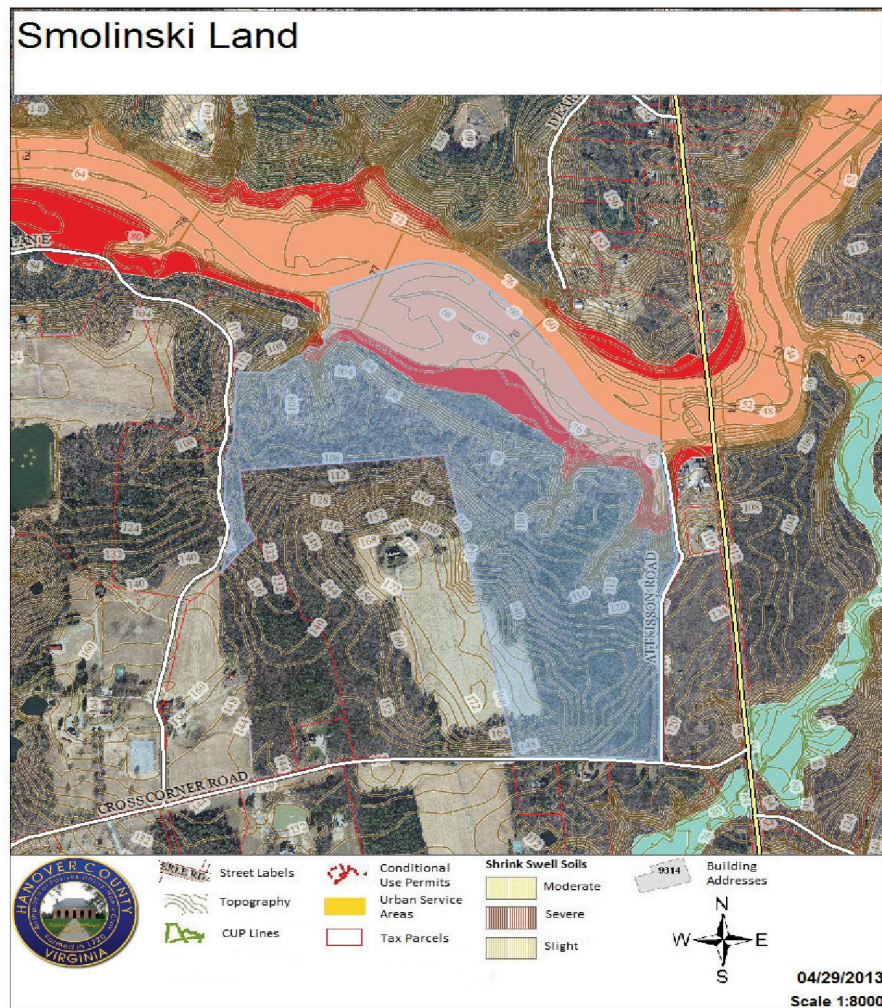
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Most of the Cross Corner Lot is gently rolling with nearly the entire portion of the property covered with mature woods. It has extensive River Frontage along the South Anna River, a close proximity to Ashland & the Interstate, as well as timber harvesting, hunting and fishing opportunities, which makes this an excellent property with tremendous of potential.

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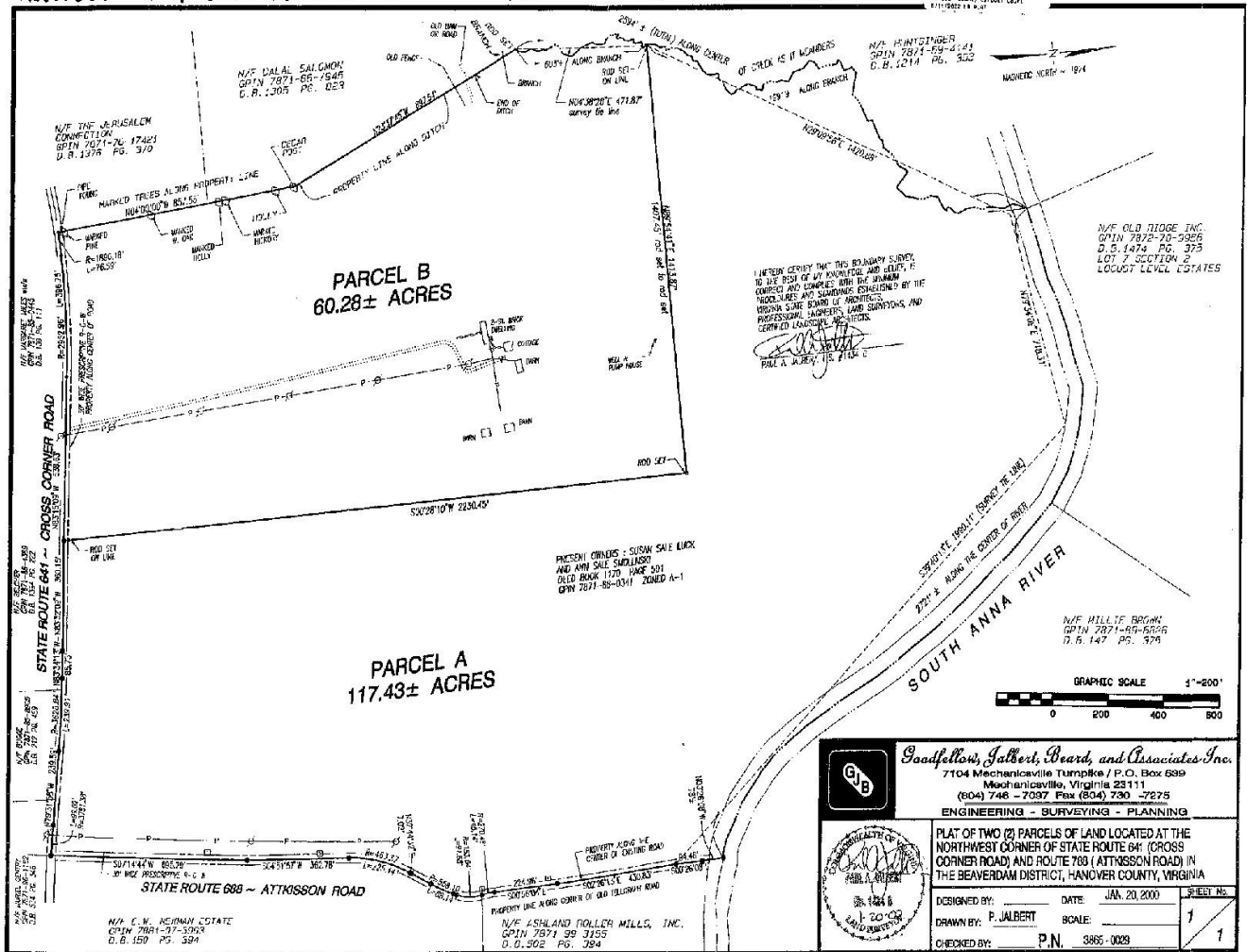
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Recorded 4-11-2002 Plat Book 36 PAGE 462

See DB 1853 PAGE 331



The Plat for the property is located above. A boundary line adjustment plat is not shown, it includes an additional 4.4 acres of land along the western boundary. Supplemental Plat documentation is available upon request.

List Price \$749,950

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