

295± Acres in 3 Tracts

**Post Oak Road
Post Oak, VA**
Spotsylvania County
(Near Fredericksburg)

Tract 3: 90.19± acres with long Ta River Frontage
Tract 4: 154.76± acres with long Ta River Frontage
Tract 5: 50± acres

*These secluded home sites offer privacy,
yet are located only 10 miles west of I-95,
minutes to Fredericksburg and an hour to D.C.*

Lots 3 & 4 have long frontages on the beautiful Ta River creating wildlife habitats including big game, bird watching and fishing opportunities.

All three lots have 90% coverage of 16 & 17 year old loblolly pine stands that are ready to be thinned producing immediate income. The thinned plantation will continue to grow at approximately 7% per year providing an excellent return on your investment.

Soil work has been completed verifying suitable soils for a drain field on each of the existing parcels for 3 or 4 bedroom homes.

From I-95 (11± miles south of Fredericksburg), take Exit 118 to west on 606, 4 miles to Snell; road becomes Rt. 208 (Courthouse Rd); go straight through the light, and continue west on 208 to Post Oak (4 miles) then straight onto 606 (Post Oak Road). 2 miles to Pinehurst sign on left.

Stock image used by permission through
purchase from iStockPhoto.com ©2010



Major Land Auction

Fri, October 8th at 12 noon

On Top of the Auction World
MARKETING AROUND THE CORNER AND AROUND THE GLOBE

www.countsauction.com
(434) 525-2991

295± Acres in 3 Tracts



*Plats & aerials
available upon
request*

Post Oak Road
Post Oak, VA
Spotsylvania County

- Beautifully wooded tracts
- Many great building sites
- Rolling terrain
- Abundant wildlife
- Very private country setting but very convenient to town



Major Land Auction

Friday, October 8th at 12 noon on-site



Realty & Auction Group

(434) 525-2991

www.countsauction.com

VAAF93

828 Main St, 15th Floor, Lynchburg, VA 24504

Offices in Lynchburg, Madison Heights, Richmond, Forest,
Christiansburg, Appomattox, Abingdon & Marion, VA



Terms: 5% Buyer's Premium. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Full terms available online. Announcements made at the auction take precedence over any previously published information. Full terms online.

Broker participation encouraged!

Sale Managers: Greg Lester (434) 942-7000
& Bill Bryant, CAI, AARE