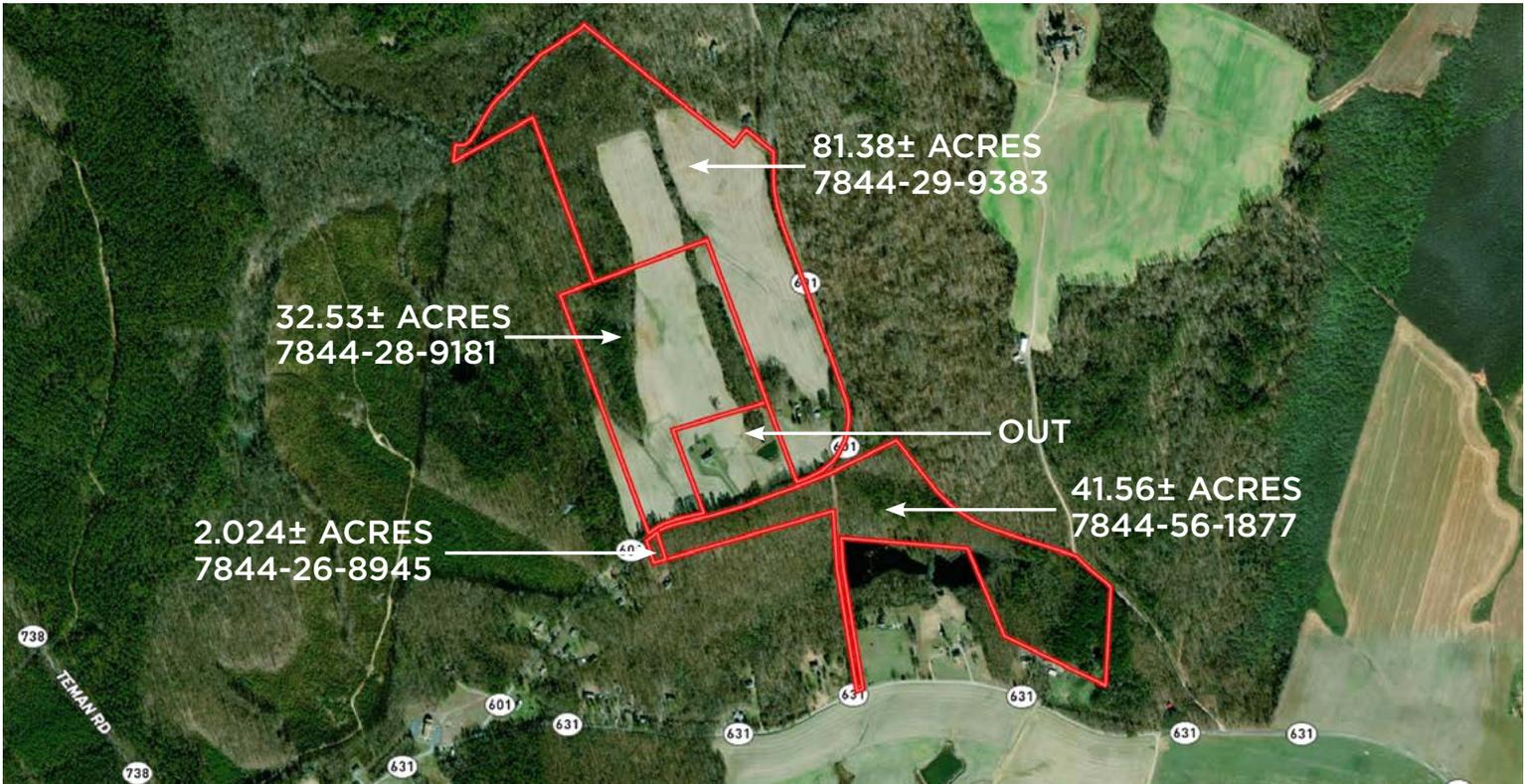


FOR SALE ▶ Little River Retreat



FEATURES

157.49± ACRES in Hanover County, Beaverdam area

CURRENTLY A FARM with long road frontage in four tax parcels suitable for investment or development into residential lots

APPROXIMATELY 60+ ACRES under cultivation

COTTAGE HOUSE on one parcel

LONG FRONTAGE on the Little River

POTENTIAL FOR 10 ACRE LOTS UNDER present zoning (Zoned A-1)

HANOVER COUNTY PLANNER

Ryan Fletcher

P: 804-365-6367 E: crfletcher@hanovercounty.gov

ADDRESS 17471 Hewlett Road Hanover, VA 23015

ASKING PRICE \$1,600,000

Bill Barnett

Exclusive Agent
804-339-1100 (cell)

bbarnett@commonwealthcommercial.com

Michael Chapman

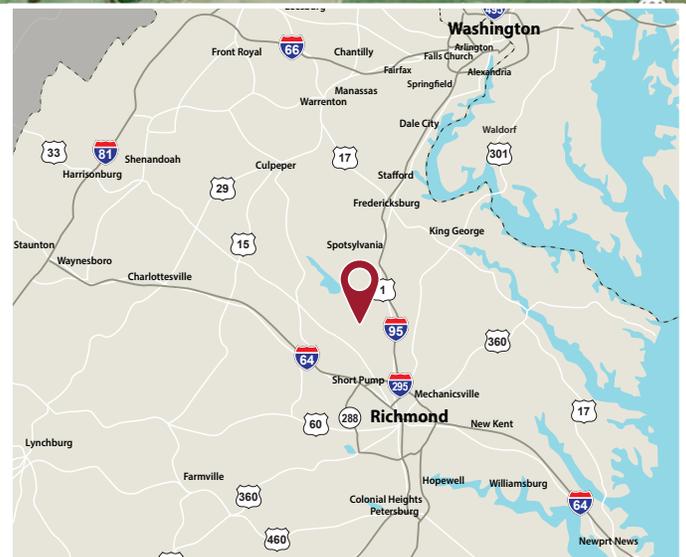
Exclusive Agent
804-364-9014

mchapman@commonwealthland.com

Cindy Barnett

Co-Listing Agent
804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE

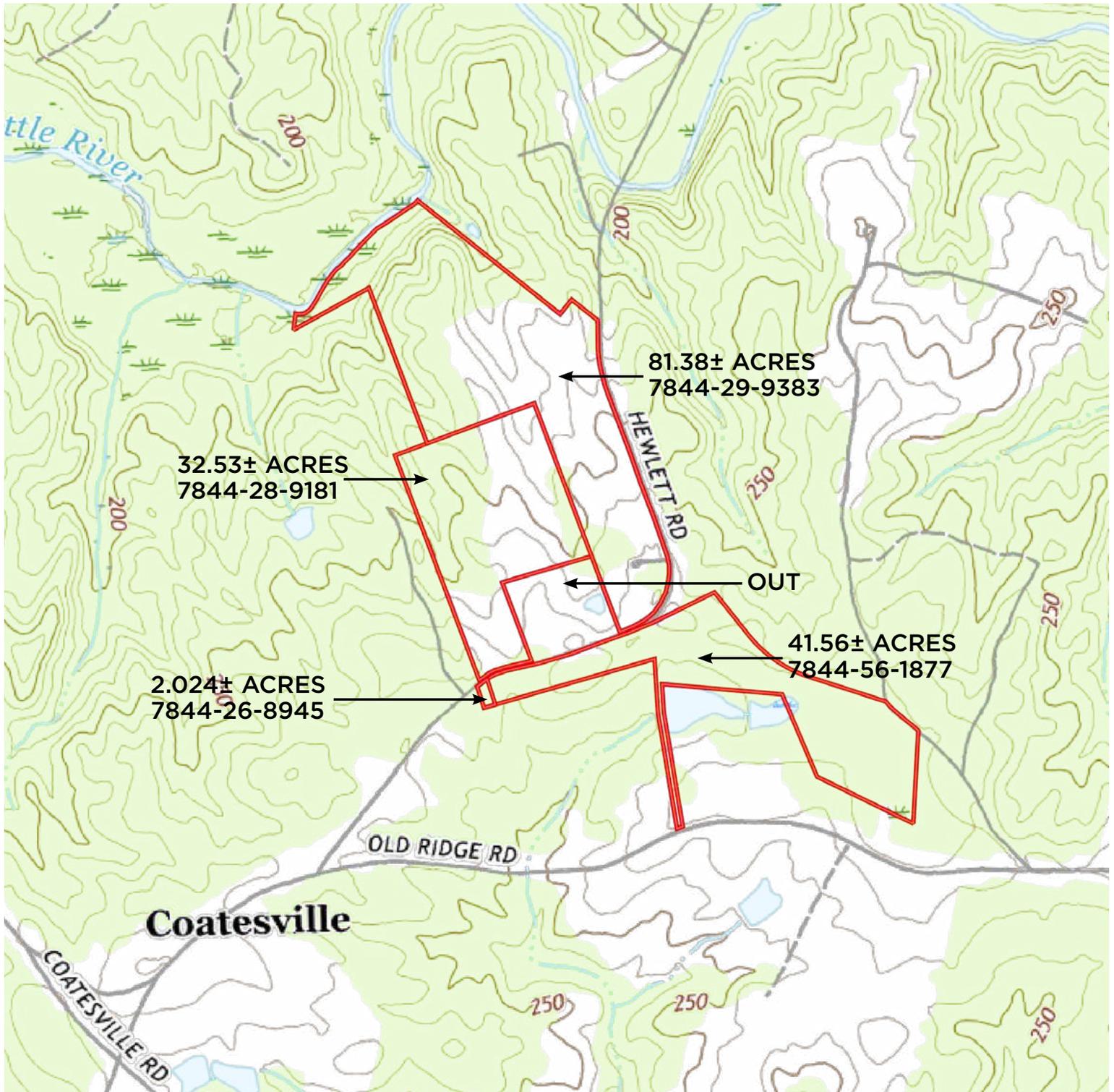


LATITUDE & LONGITUDE
37 53 14N; 77 35 40W



FOR SALE 17471 Hewlett Road | Hanover, VA 23015

TOPOGRAPHIC MAP



Bill Barnett

Exclusive Agent
804-339-1100 (cell)

bbarnett@commonwealthcommercial.com

Michael Chapman

Exclusive Agent
804-364-9014

mchapman@commonwealthland.com

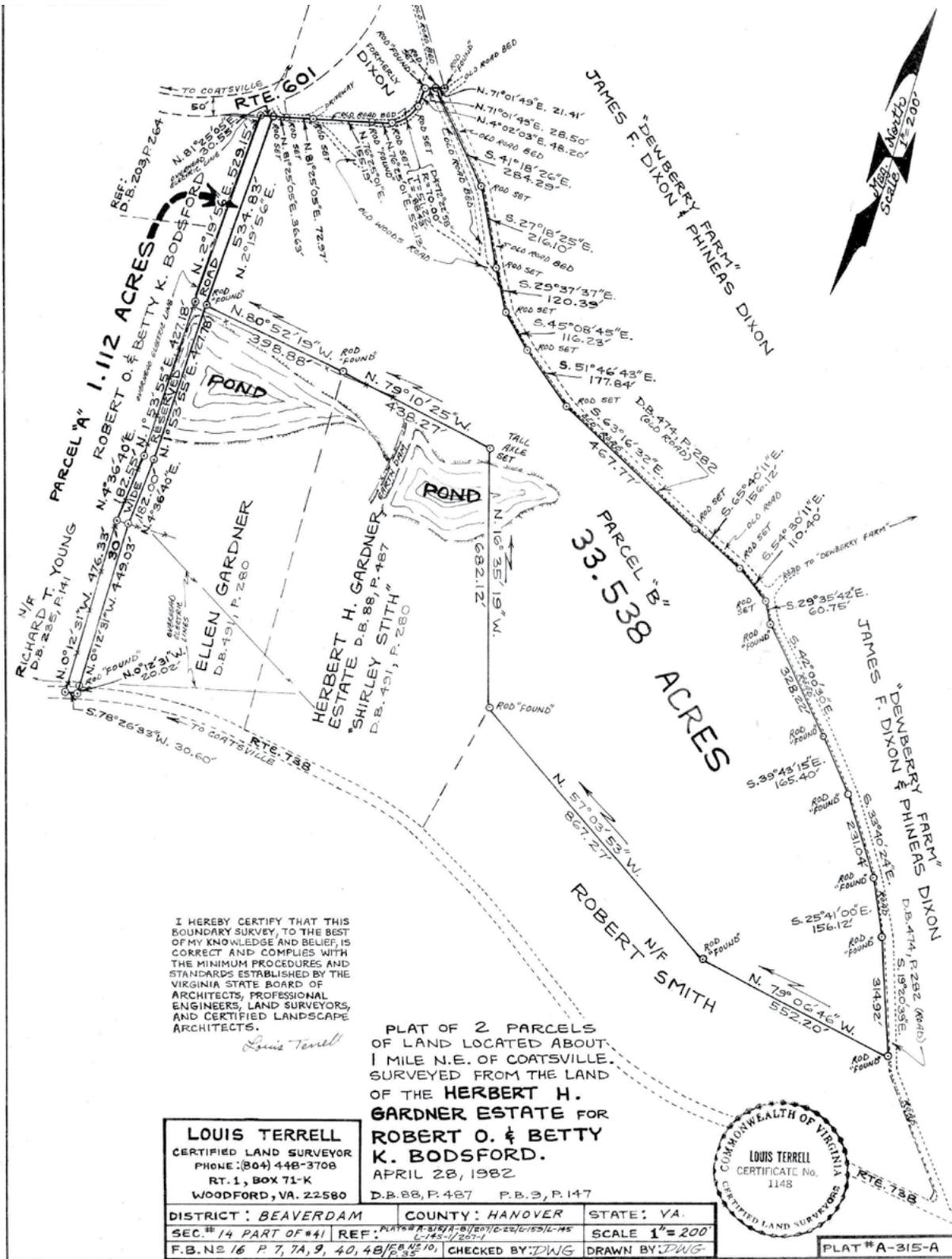
Cindy Barnett

Co-Listing Agent
804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE



FOR SALE 17471 Hewlett Road | Hanover, VA 23015



Bill Barnett

Exclusive Agent
804-339-1100 (cell)

barnett@commonwealthcommercial.com

Michael Chapman

Exclusive Agent
804-364-9014

mchapman@commonwealthland.com

Cindy Barnett

Co-Listing Agent
804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE



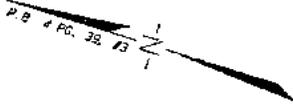
FOR SALE 17471 Hewlett Road | Hanover, VA 23015

See Deed Book 3312, Page 231

NO.	BEARINGS	DISTANCE
L1	S71°20'11"W	219.89
L2	S73°24'05"W	88.22
L3	S79°59'34"W	84.35
L4	S75°54'24"W	24.25
L5	S51°39'26"W	93.63

20210520000112170 1 / 1
 BK: 46 Pg: 191
 Hanover Co VA
 05/20/2021 01:33:45 PM
 OPN

SPIN 7844-29-0383
 N/P
 ROBERT K. BOOSFORD
 AND
 BETTY K. BOOSFORD
 D.B. 1570 PG. 419
 P.B. 22 PG. 47
 ZONE: A-1



- NOTES:
- SPIN 7844-29-0383
 - OWNER: ROBERT O. BOOSFORD
 - DEED REFERENCES: N.B. 81 PG. 3145
D.B. 359 PG. 532
P.B. 4 PG. 13, 13
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THIS SURVEY AND PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.
 - CASSEMENTS MAY EXIST OTHER THAN THOSE SHOWN.

20210520000112170
 HANOVER CO CLERK'S OFFICE
 05/20/2021 01:33:45 PM
 SEC 58.1-802 DRAFTER'S
 TRK PD. 5.28
 FRANK D. HARGROVE, JR., CLERK
 BY: SWEBB

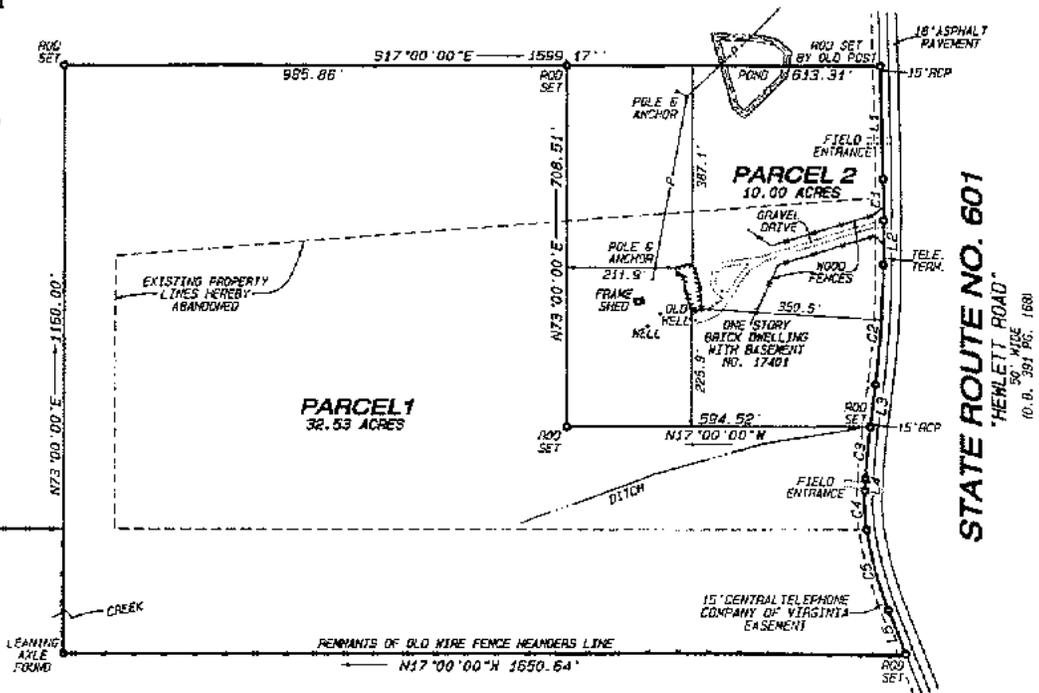
APPROVED
 Zoning Administrator
 Hanover County, Virginia

4-20-2021
 Date *[Signature]*

SPIN 7844-18-0804
 N/P
 JAMES CAIJSSEN-FREDERICKSEN
 AND
 ELIZABETH JO FREDERICKSEN-TRENT
 N.B. 79 PG. 423
 D.B. 455 PG. 384
 P.U. 27 PG. 32
 ZONE: A-1



NO.	DELTA	RADIUS	LENGTH	CHORD BEARINGS	CHORD	TANGENT
C1	2°03'54"	2269.20	81.79	S72°22'08"W	81.78	40.90
C2	6°35'29"	2047.94	235.60	S76°41'49"W	235.47	117.93
C3	4°05'10"	1443.73	102.95	S77°56'59"W	102.94	51.50
C4	11°25'02"	393.55	78.42	S70°11'53"W	78.30	39.34
C5	12°49'56"	737.70	165.22	S58°04'24"W	164.87	82.95



ASA SURVEYING & MAPPING
 1491 OWENS HILL ROAD
 P.O. BOX 433
 ST. STEPHENS CHURCH, VA. 23148
 PH: (804) 730-7155
 EMAIL: SCOTT@ASA-SURVEYING.COM

PROJ. NO.: HA-177B
 DATE: 04-09-2021
 SCALE: 1"=200'
 DRAWN BY: S.H.A.
 SHEET 1 OF 1

PLAT OF SURVEY SHOWING A LOT LINE RECONFIGURATION BETWEEN TWO PARCELS OF LAND LOCATED ON THE WEST LINE OF STATE ROUTE NO. 601 BEAVERDAM DISTRICT HANOVER COUNTY, VIRGINIA

Bill Barnett

Exclusive Agent
 804-339-1100 (cell)

barnett@commonwealthcommercial.com

Michael Chapman

Exclusive Agent
 804-364-9014

mchapman@commonwealthland.com

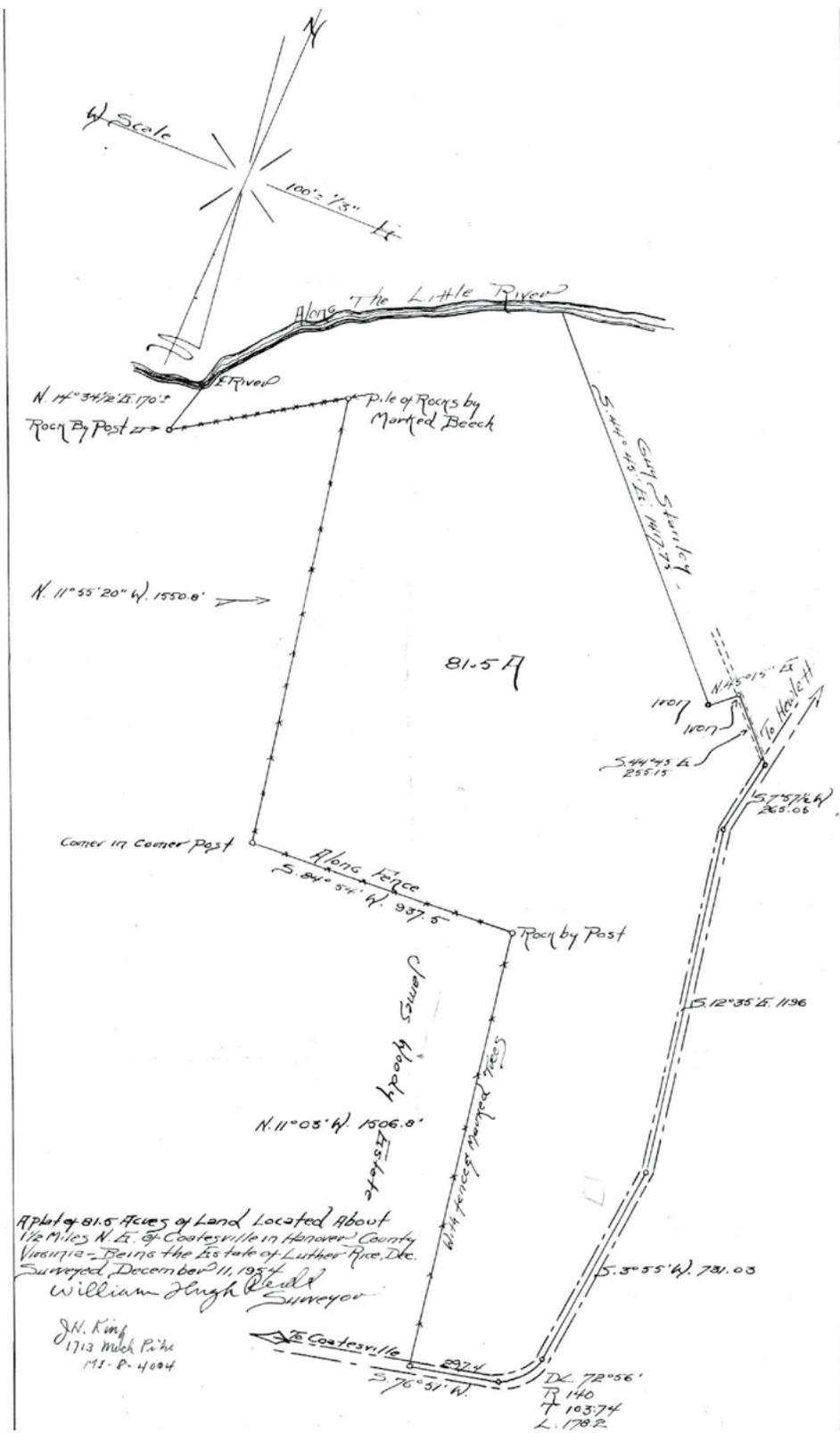
Cindy Barnett

Co-Listing Agent
 804-512-3858 (cell)

LONG & FOSTER
 REAL ESTATE



FOR SALE 17471 Hewlett Road | Hanover, VA 23015



Bill Barnett

Exclusive Agent
804-339-1100 (cell)

bbarnett@commonwealthcommercial.com

Michael Chapman

Exclusive Agent
804-364-9014

mchapman@commonwealthland.com

Cindy Barnett

Co-Listing Agent
804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE



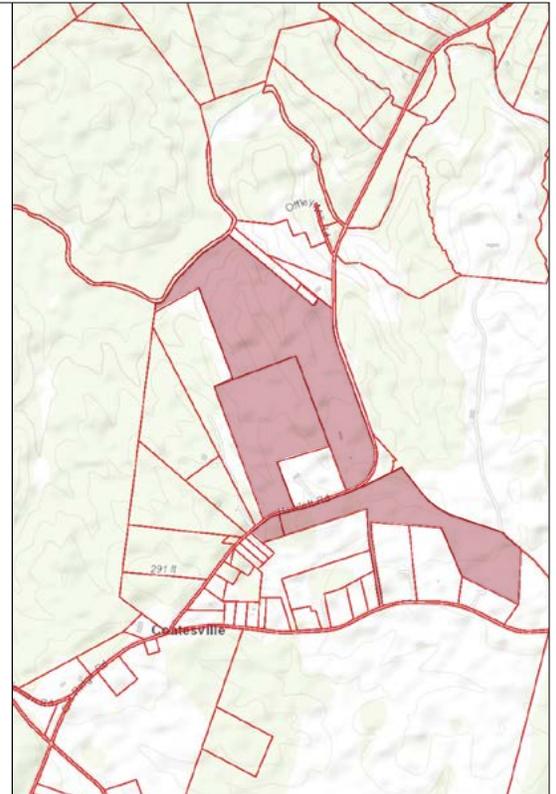
FOR SALE 17471 Hewlett Road | Hanover, VA 23015



**County of Hanover,
Virginia**

Legend

-  Tax Parcels
-  Ashland Town Boundary
-  County Boundary



Bill Barnett

Exclusive Agent
804-339-1100 (cell)

bbarnett@commonwealthcommercial.com

Michael Chapman

Exclusive Agent
804-364-9014

mchapman@commonwealthland.com

Cindy Barnett

Co-Listing Agent
804-512-3858 (cell)

LONG & FOSTER
REAL ESTATE