

**LAND FOR SALE**

**± 171.6 Acres**

**9965 River Rd., Petersburg, VA 23803**



For more information, please contact:

**Julia Chou**, Owner/Agent

(804) 796-2371 / (703) 216-6045

OfficeDeerfieldRealty@gmail.com

**DEERFIELD REALTY**

11860 Iron Bridge Rd.

Chester, VA 23831

(804) 796-23716

The information contained here was obtained from sources believed reliable and makes no guarantees, warranties or representations as to the completeness or accuracy. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. v.1.0 Last Modified: 12/28/2023

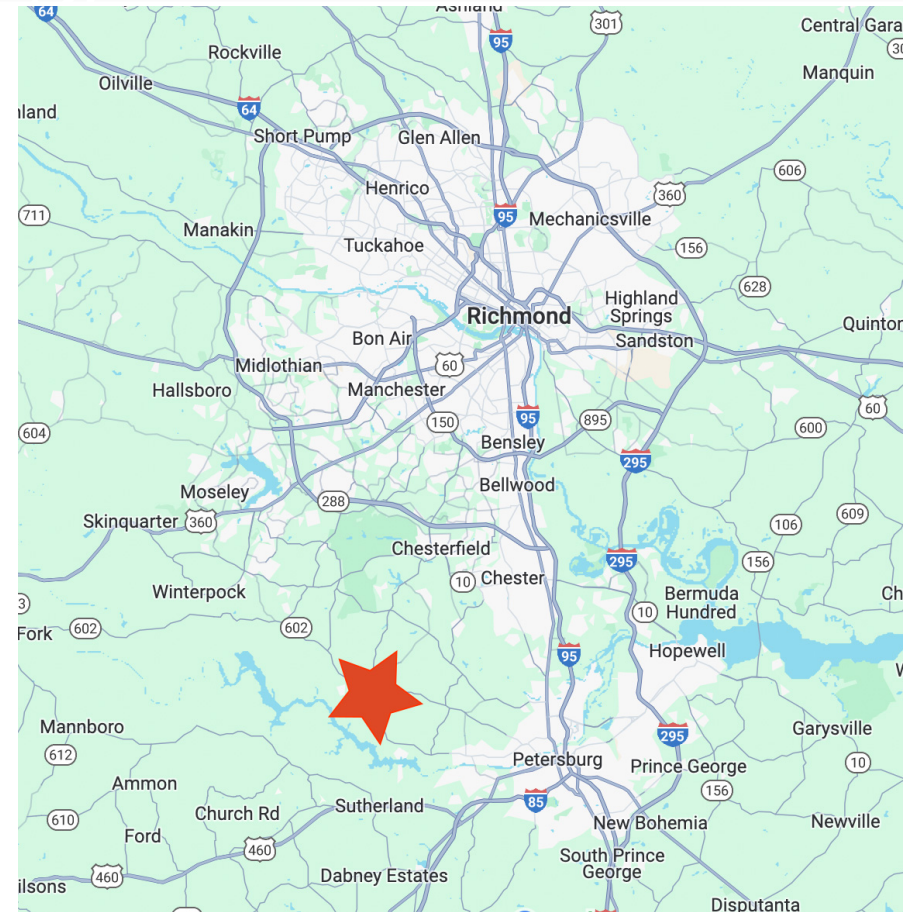
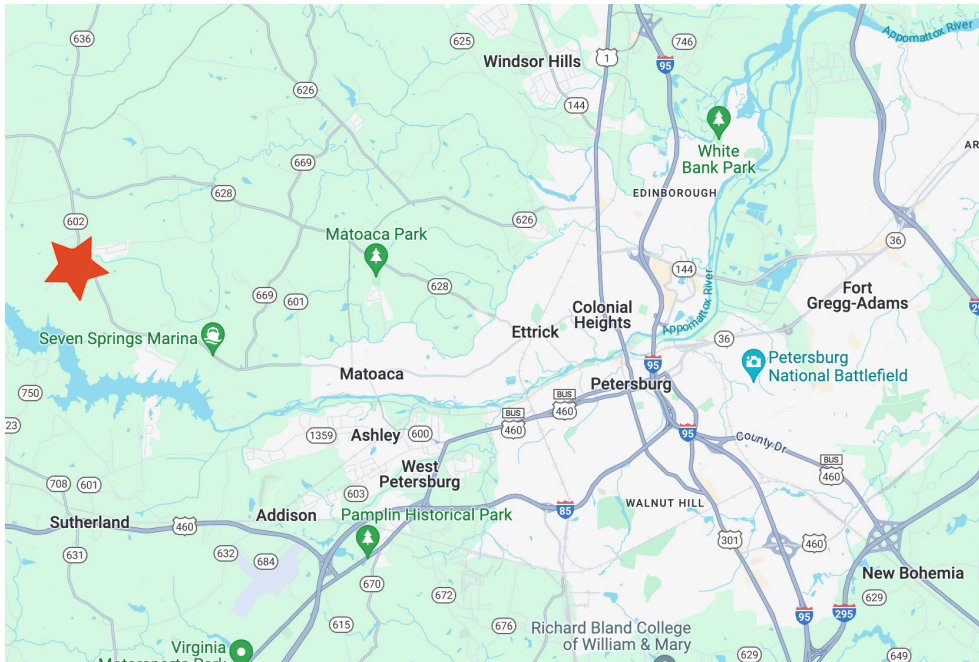
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## Property Features

- ▶ Zoned Residential, R-88
- ▶ 171.6 Acres 2 Parcels
- ▶ 100-200 Feet from Lake Chesdin



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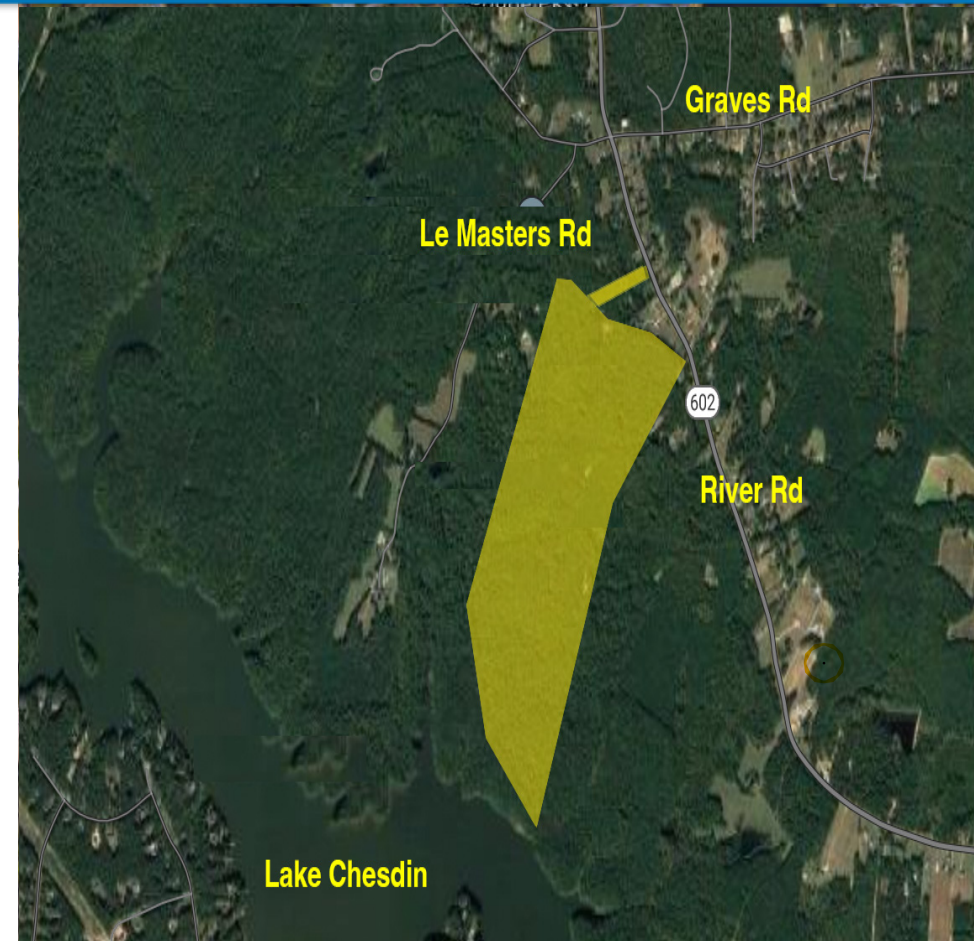
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## 2 Parcels

► Portfolio of 2 Parcels Zoned R-88

Parcel	Zoning	Acres	Price
9965 River Rd	R-88	170.1	
10013 River Rd	R-88	1.51	
<b>Total Acres and Price</b>		<b>171.61</b>	<b>\$4,000,000</b>

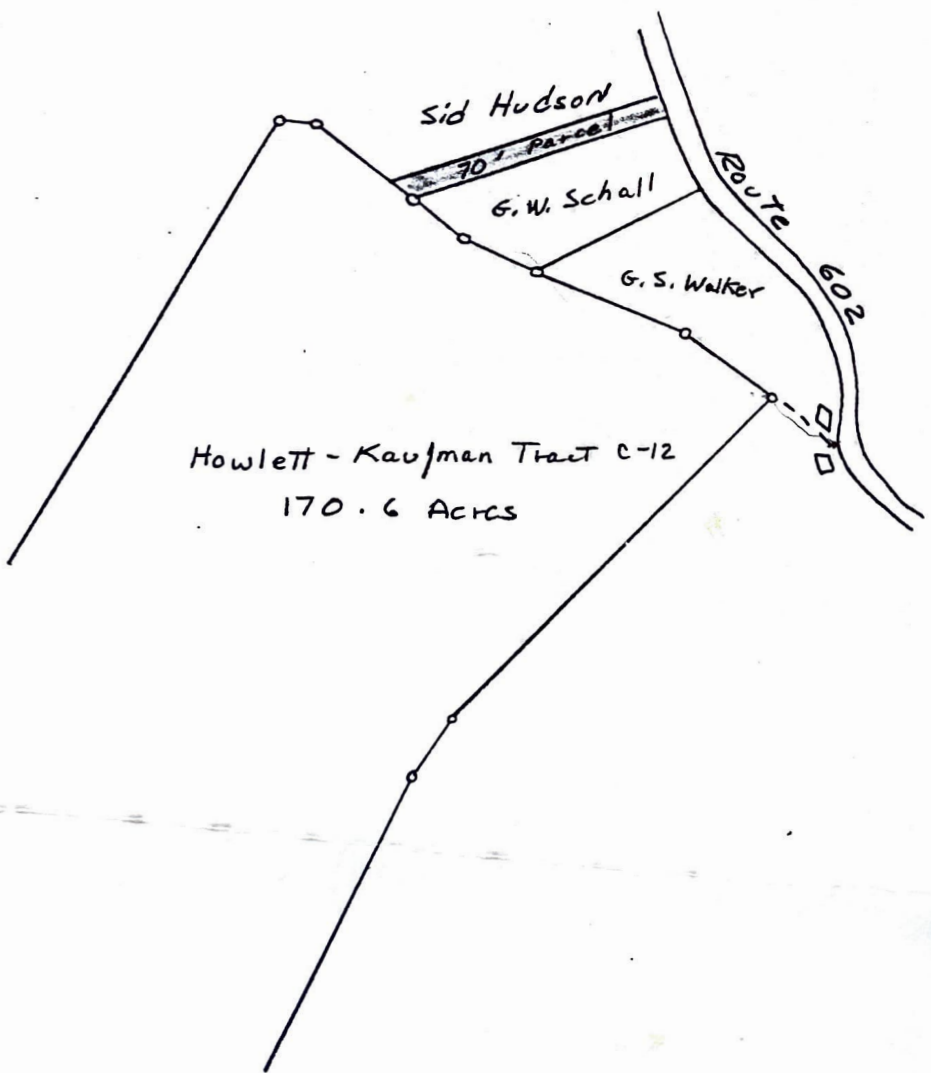
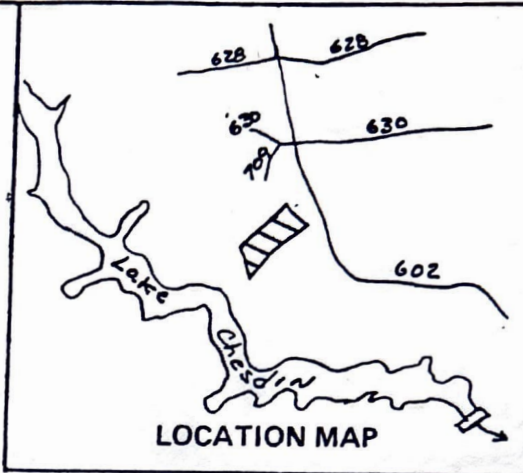


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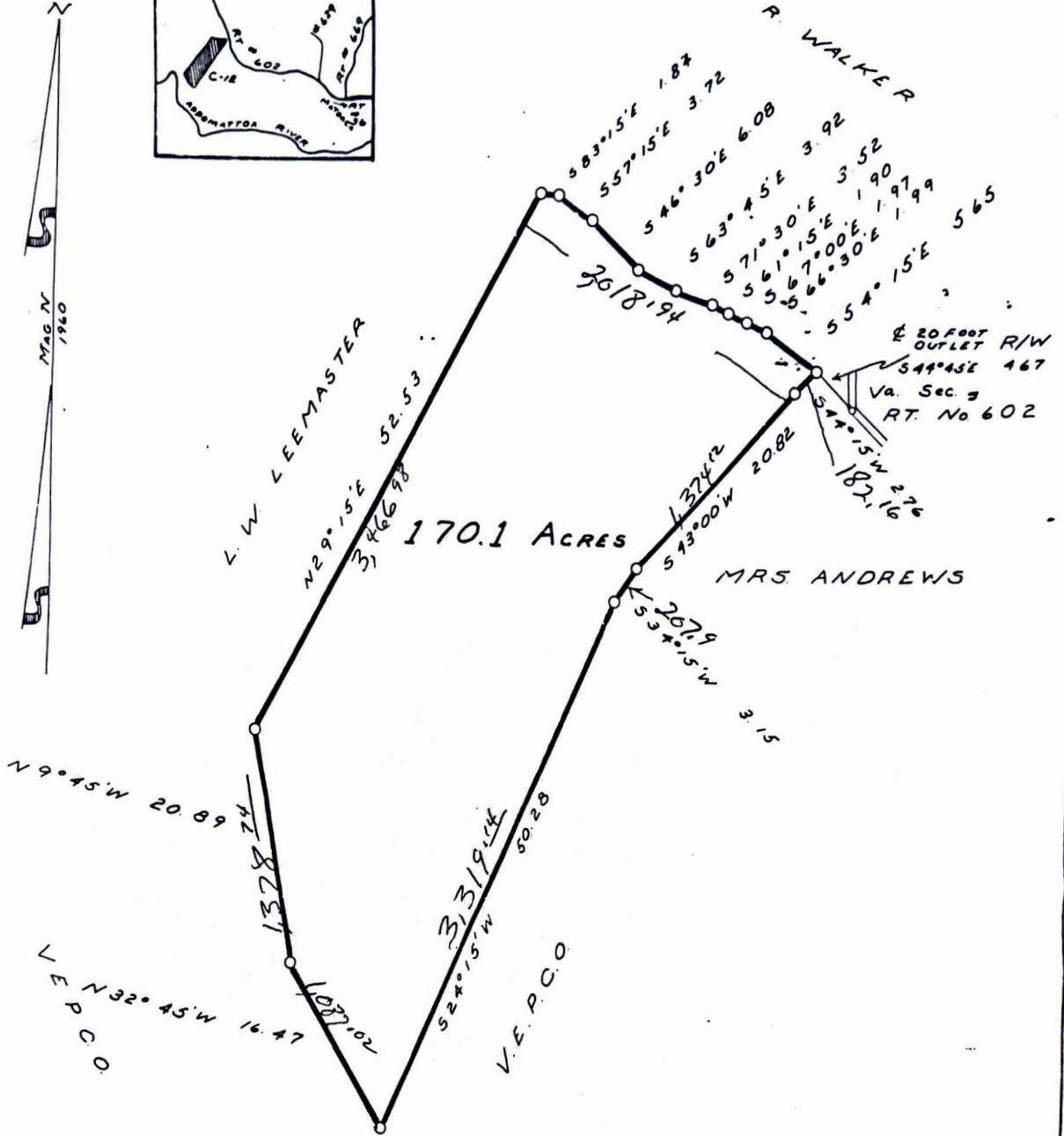
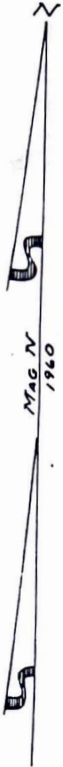
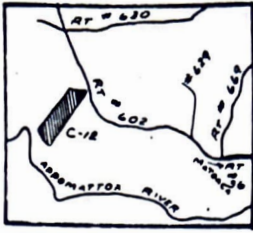
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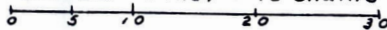
Continental Hopewell Woodlands, Inc.	
TIMBER SALE PROPOSAL NUMBER <i>Access Improvement</i>	ACRES
TRACT NAME AND NUMBER <i>Howlett - Kaufman C-12</i>	
COUNTY AND STATE <i>Chesterfield County, Virginia</i>	
COMPARTMENT <i>CF 307-05</i>	DATE <i>Oct. 1986</i>
SCALE <i>1" = 10 Chains</i>	DRAWN BY <i>WHM.</i>



**CONTINENTAL CAN COMPANY, INC.**  
**SEWARD LUMBER COMPANY**  
**HOWLETT - KAUFFMAN TRACT No. 549-19.**  
**No. C-12 170.1 ACRES**  
**MATOACA DISTRICT**  
**CHESTERFIELD COUNTY**

**VIRGINIA**

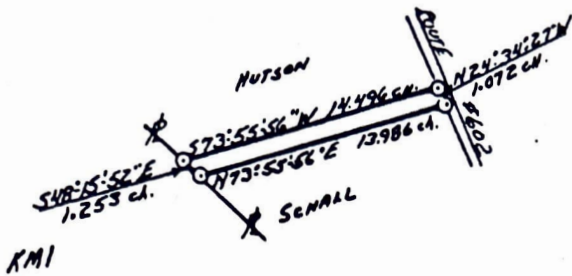
SCALE 1 inch = 10 chains



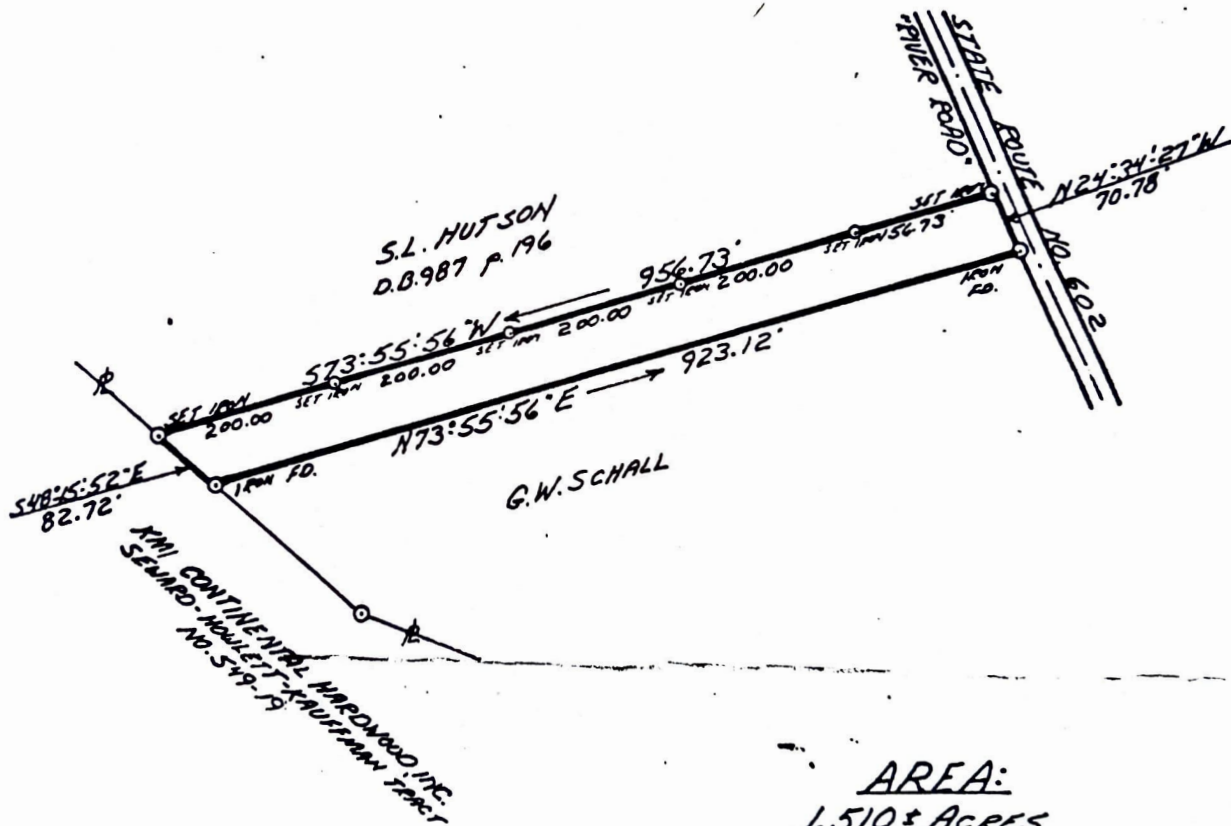
Surveyed April 1960. **C.O. Williams C.L.S. Va.# 371**  
**GEJ.S. JR. C-12**

INSERT

SCALE: 1" = 10 CHAINS = 660'



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AREA:  
1.510 ± ACRES

**MAP**  
 SHOWING A STRIP OF LAND  
 SITUATED MATOACA DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 OWNED BY  
 SIDNEY L. & RUBY T. HUTSON  
 SURVEYED FOR  
**KMI CONTINENTAL HARDWOOD, INC.**  
 SCALE: 1" = 200'  
 Irving H. Pritchett, III  
 NOV. 4, 1986  
 DANBOOIE, VIRGINIA