



# Stafford County Courthouse Area Property for Sale

STAFFORD, VA 22554



*Presented by:*

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#### Notice of Disclaimer

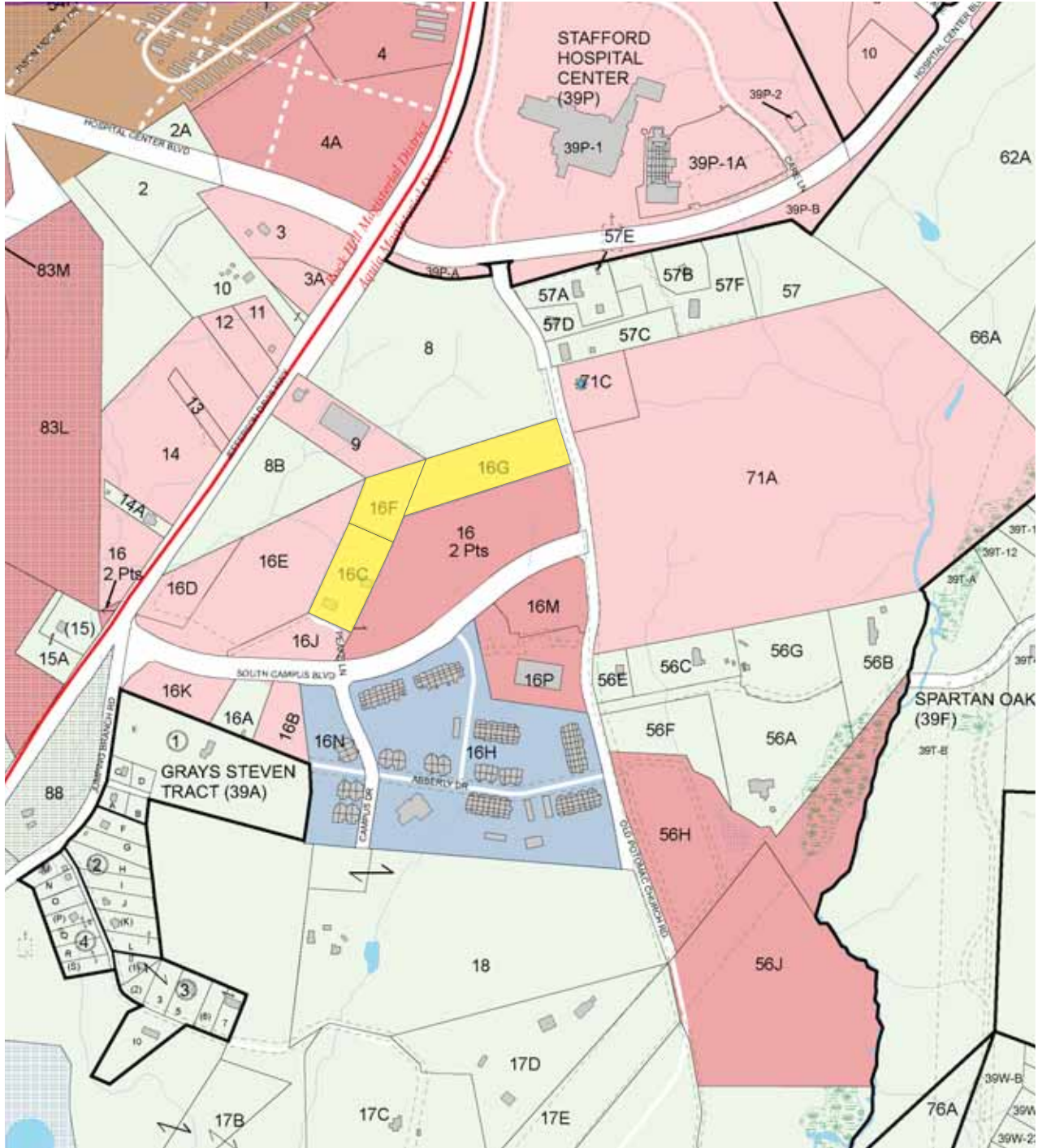
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- Project:** This property is a 6.38 acre parcel that is zoned residential but most likely will be commercial.
- Location:** Located on the east side of Route 1 and the north side of Old Potomac Church Road approximately ½ miles south of the intersection of Route One and Courthouse Road in Stafford County, Virginia.
- Property:** The property comprises 6.38 acres.
- Zoning:** Currently zoned A1 Agriculture.
- Use:** The property is currently zoned residential but is in the comprehensive plan area that allows for the widest latitude for rezoning.
- Price:** The land is priced at \$799,900.00 and is being sold on an “as is” bases.
- Terms:** Cash.
- Utilities:** Utilities available to the site are electric and telephone. Property will be serviced utilizing county water and sanitary sewer.

# Tax Map





# Plat One

BOOK 214 PAGE 423

110 Russell - C S

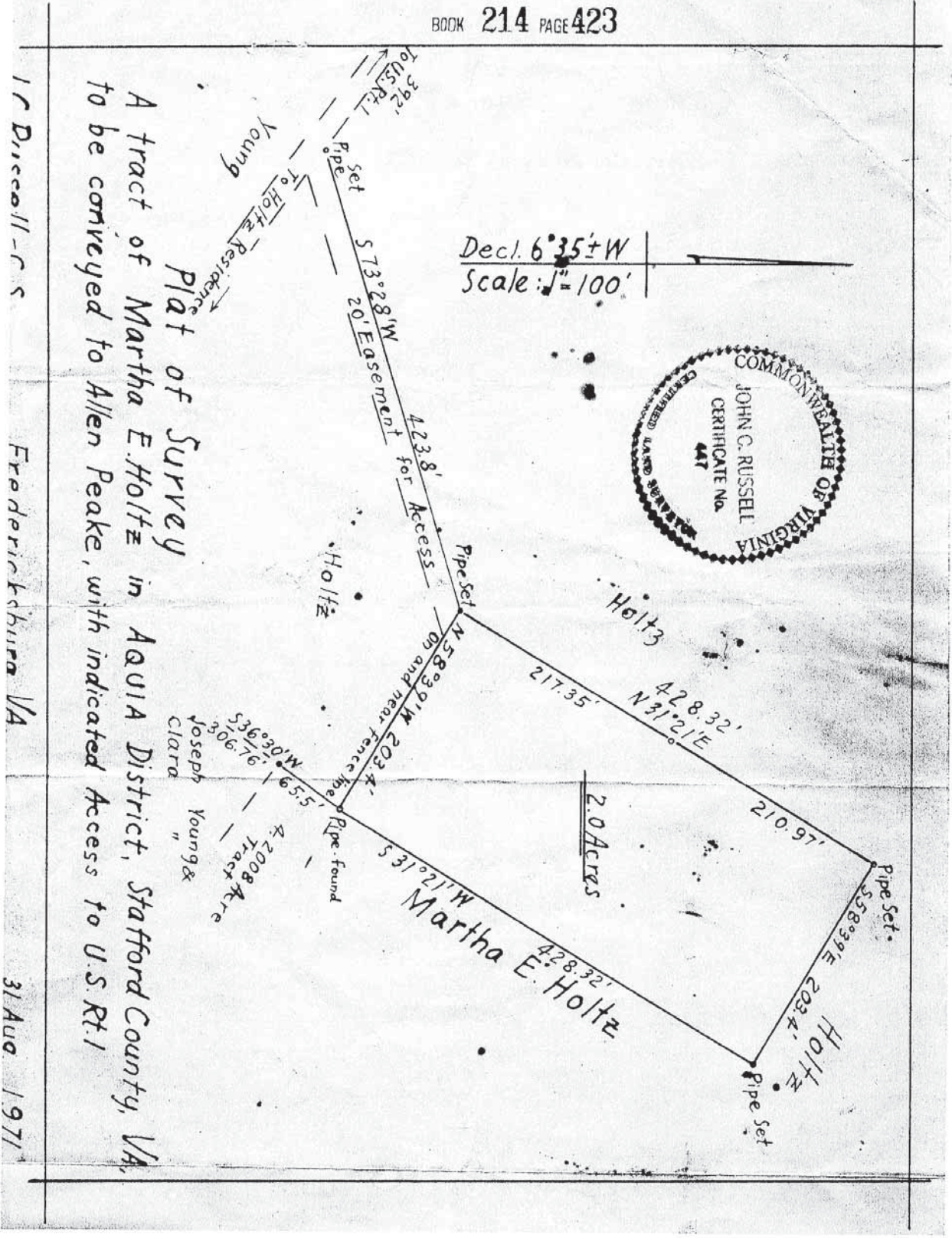
Frederickshura VA

31 Aug 1971

A tract of Martha E. Holtz in AQUA District, Stafford County, VA, to be conveyed to Allen Peake, with indicated Access to U.S. Rt. 1

Plat of Survey

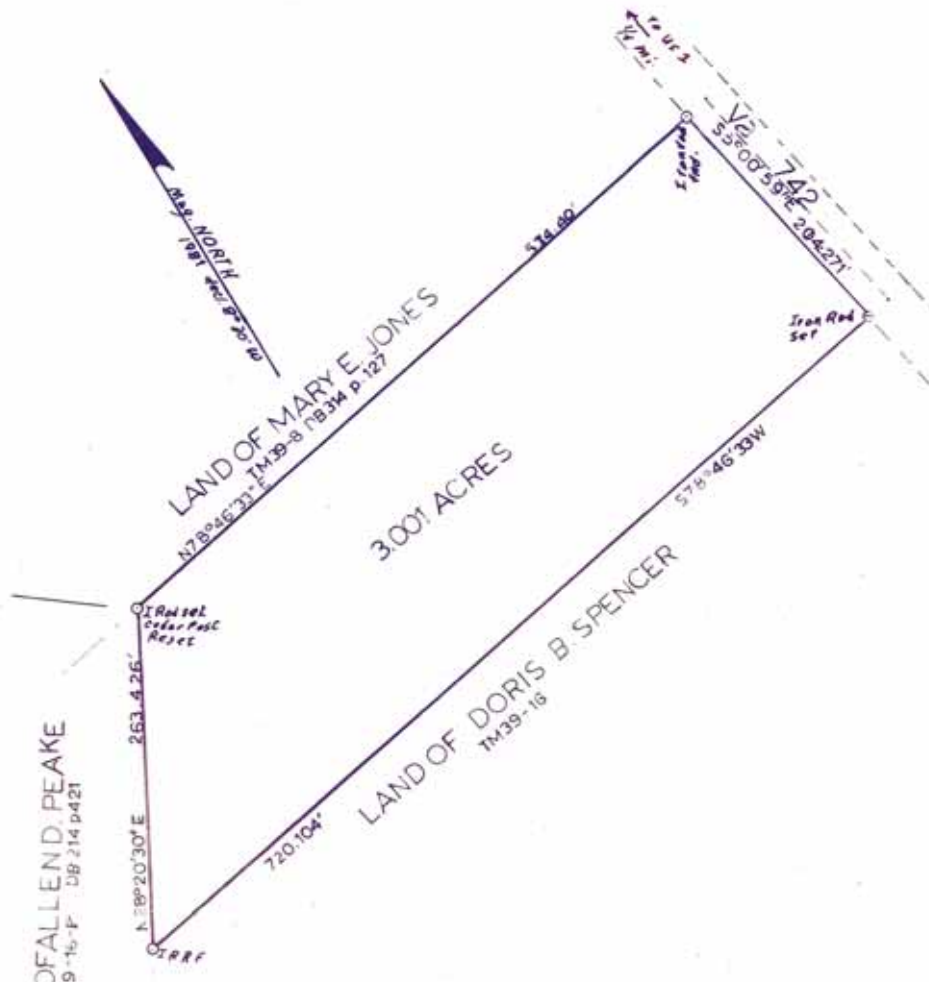
Joseph Young & Clara  
4.2008 Acre  
Tract



Decl. 6° 35' ± W  
Scale: 1" = 100'



# Plat Two



LAND OF FALLEN D. PEAKE  
TM39-16-F DB 214 p421

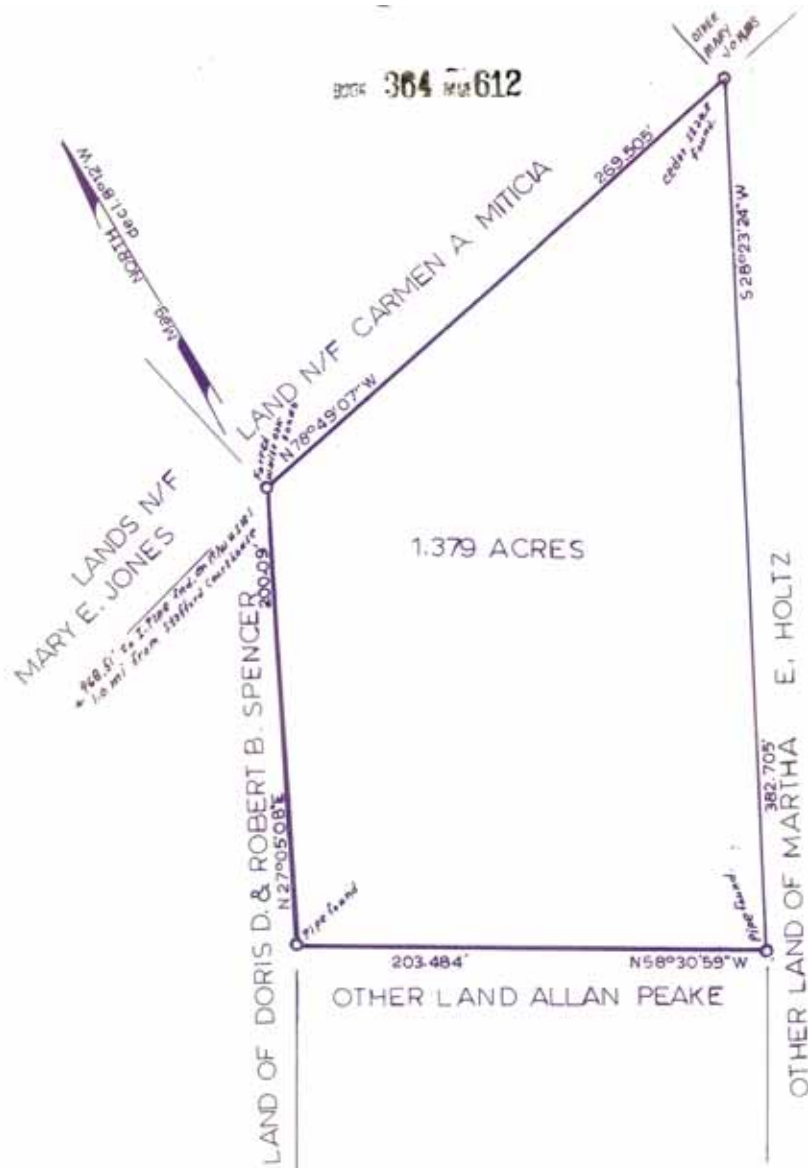
PLAT OF 3.001 ACRES OF LAND  
on property of  
DORIS B. SPENCER AND  
JOSEPH M. YOUNG heirs of  
THE MATTIE HOLTZ estate  
AQUIA DIST. STAFFORD CO. VIRGINIA  
SCALE: 1 in = 100 ft. DATE: 6 August 1986  
THIS LAND IS NOT NEAR ANY FLOOD ZONE

I HEREBY CERTIFY that this boundry survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures established by THE VIRGINIA STATE BOARD OF CERTIFIED LAND SURVEYORS.

*Joseph W. R. Alfred*  
JOSEPH W. R. ALFRED  
CERTIFIED LAND SURVEYOR SJR  
COMMONWEALTH OF VIRGINIA



# Plat Three



PLAT OF 1.379 ACRES  
 on property of  
 MARTHA E. HOLTZ  
 to be conveyed to  
 ALLEN DAVID & SANDRA L. PEAKE  
 Aquia Dist. Stafford Co. Virginia  
 SCALE: 1 in. = 50 ft. DATE: 5 May 1979

*Joseph W. R. Alfred*  
 JOSEPH W. R. ALFRED  
 P.O. Box 1146  
 FREDERICKSBURG, VA 22401





# Stafford Area Map

