



35 Acres for Sale

Off Poplar Road, Stafford County



Presented by:

David Blackwood

Blackwood Real Estate, Inc.

Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

10950 Pierson Drive, Suite 600 • Fredericksburg, Virginia 22408

(540) 710-8800 Phone • (540) 710-6743 Fax

david@blackwoodrealestate.com

Notice of Disclaimer

The following information has been obtained from sources deemed to be reliable. No representation is made as to the accuracy of the information, and is submitted subject to changes of price information, prior sale, or withdrawal without notice. Broker makes no representation as to the location of any sewer or water lines, sewer laterals, water lines or the suitability of drain fields or wells and suitability of well water. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchasers' investigations.



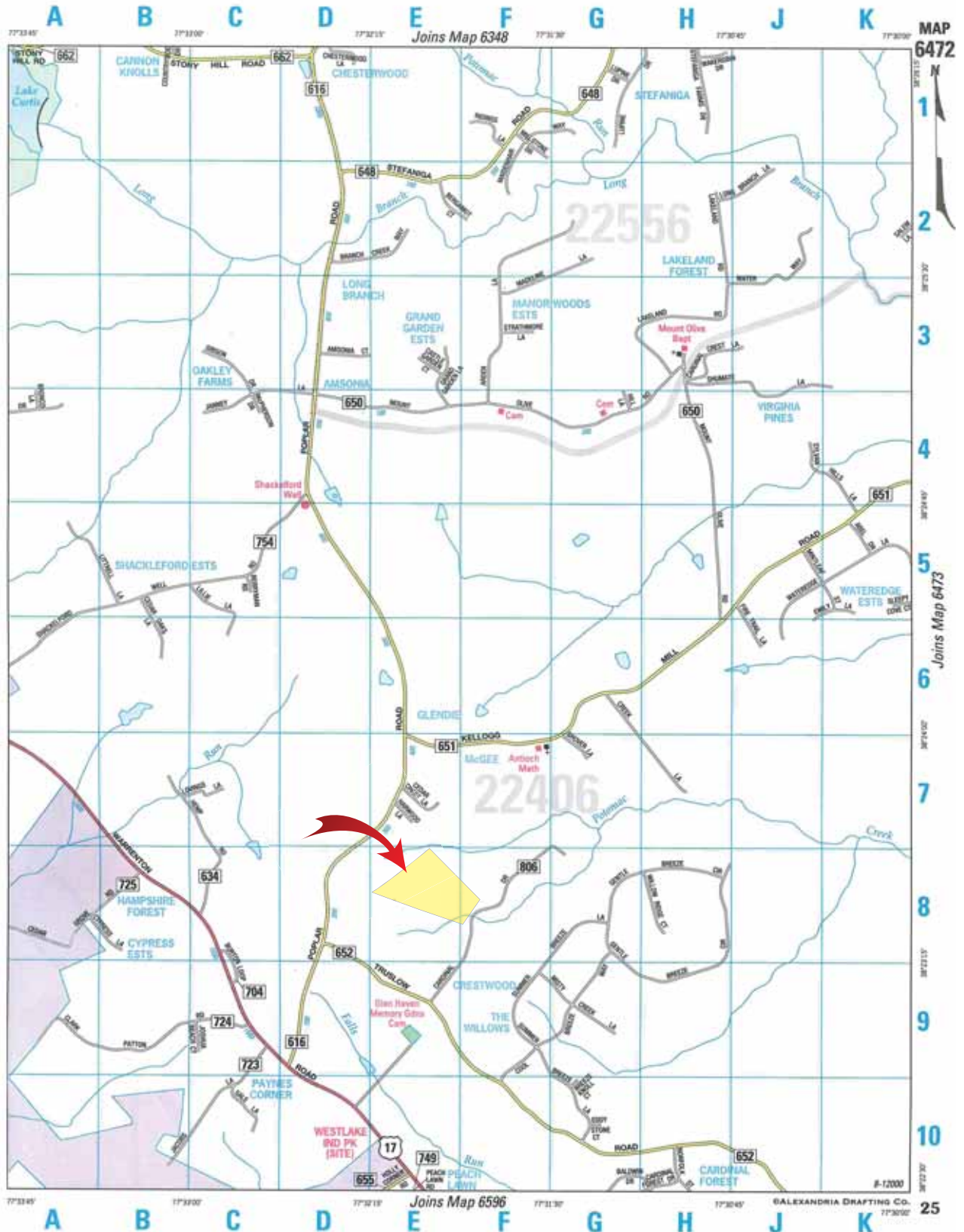
Blackwood Real Estate, Inc. is pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising marketing program in which there are not barriers to obtaining housing because of race, color, religion, sex, national origin, handicap, age or familial status.

35 Acres for Sale

Reserve at Poplar Crossing Subdivision Stafford County, Virginia 22406

- Project:** This property, being the largest lot in the Reserve at Poplar Crossing subdivision is comprised of 35 acres with a non-conventional drain field. Gently rolling landscape comprised of woods and fields is a wonderful bucolic setting for someone who wants to be both close to shopping and the city and far enough away to be in a rural setting.
- Location:** Located on the east side of Poplar Road (Route 616) and north of Truslow Road (Route 652), this relatively flat property which is part wooded and part fields, is close to amenities yet far enough away to impart of rural feel. The property lies in the Hartwood Magisterial District.
- Property:** 35 acres in size, this lot is accessed by a fifty foot wide access easement.
- Price:** \$320,000.00
- Terms:** Cash
- Schools:** Brent Elementary School
Gayle Middle School
Mountain View High School
- Utilities:** The property will need to be developed utilizing well water and sanitary septic. Electric and telephone can also be made available to the property.
- Zoning:** This property is zoned A1 according to the Stafford County Zoning Map.

Area Map Location



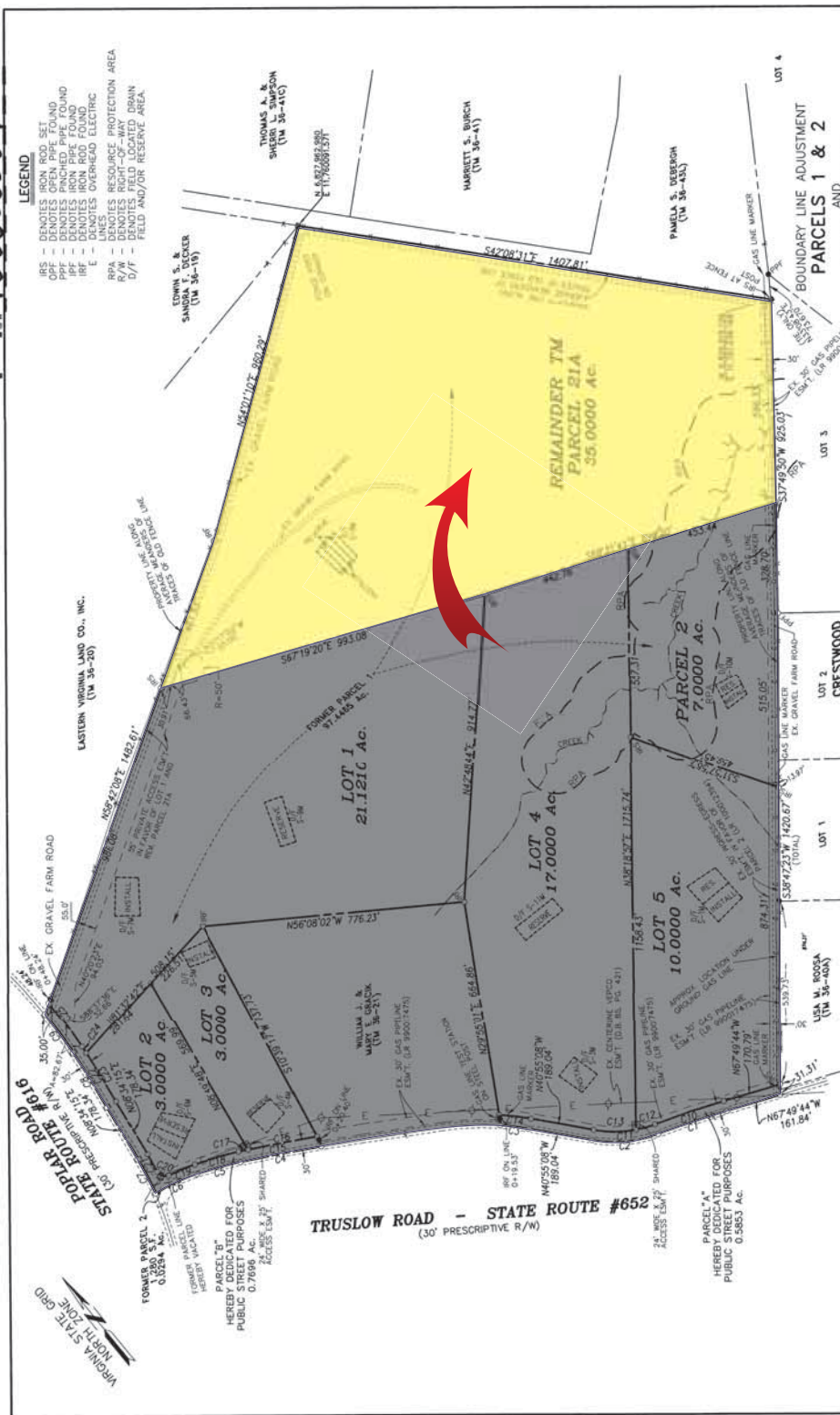
Satellite Map Location



Plat Map

P M 100000084

- LEGEND**
- IRS - DENOTES IRON ROD SET
 - OPF - DENOTES OPEN PIPE FOUND
 - IPF - DENOTES IRON PIPE FOUND
 - IRF - DENOTES IRON ROD FOUND
 - E - DENOTES OVERHEAD ELECTRIC LINES
 - RPA - DENOTES RESOURCE PROTECTION AREA
 - W/T - DENOTES WETLANDS
 - D/T - DENOTES FIELD LOCATED DRAIN
 - F - DENOTES FIELD AND/OR RESERVE AREA



THE RESERVE AT POPLAR CROSSING
 FALMOUTH-HARTWOOD DISTRICT
 STAFFORD COUNTY, VIRGINIA

PAUL F. McCONNELL
 LICENSED LAND SURVEYOR
 63 KELLEY RD.
 FALMOUTH, VA. 22405
 (540) 373-3698

MINOR SUBDIVISION
PARCEL 1
AND
PARCELS 1 & 2

Scale: 1" = 200'
 Date: JUNE 22, 2010
 Revised: 10/17/10

AREA TABULATION

AREA	AREA (AC.)
AREA LOTS 1 THRU 6	64.1210 AC.
AREA REM. PARCEL 21A	35.0000 AC.
AREA ST. DED. PARCELS "A" & "B"	1.3549 AC.
TOTAL AREA	100.4759 AC.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3985.74'	0°43'08"	213.24'	S89°41'17"E	213.20'
C2	372.21'	0°09'54"	81.53'	S43°52'24"E	81.53'
C3	6353.40'	0°21'42"	243.39'	S51°48'28"E	243.38'
C4	1236.81'	0°11'16"	133.57'	S65°29'55"E	133.51'
C5	517.21'	1°24'39"	135.22'	S78°17'59"E	134.88'
C6	4210.35'	0°21'48"	188.17'	S50°33'10"W	188.15'
C7	1582.87'	0°54'35"	140.58'	S69°41'17"E	140.52'
C8	3315.74'	0°24'06"	215.18'	S69°41'17"E	215.14'
C9	3433.51'	30°37'43"	183.03'	N59°13'59"W	181.45'
C10	3433.51'	30°37'43"	183.03'	N59°13'59"W	181.45'
C11	3433.51'	30°37'43"	183.03'	N59°13'59"W	181.45'
C12	802.41'	0°19'02"	93.72'	S44°14'59"E	93.67'
C13	6383.40'	0°20'15"	234.43'	S61°19'29"E	234.41'
C14	6383.40'	0°19'02"	205.54'	S61°19'29"E	205.53'
C15	6383.40'	0°19'02"	205.54'	S61°19'29"E	205.53'
C16	6383.40'	0°19'02"	205.54'	S61°19'29"E	205.53'
C17	6383.40'	0°19'02"	205.54'	S61°19'29"E	205.53'