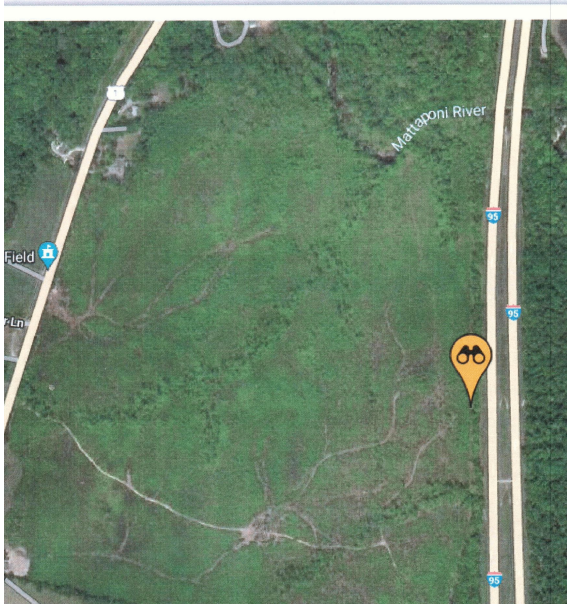


LISTING # 7004

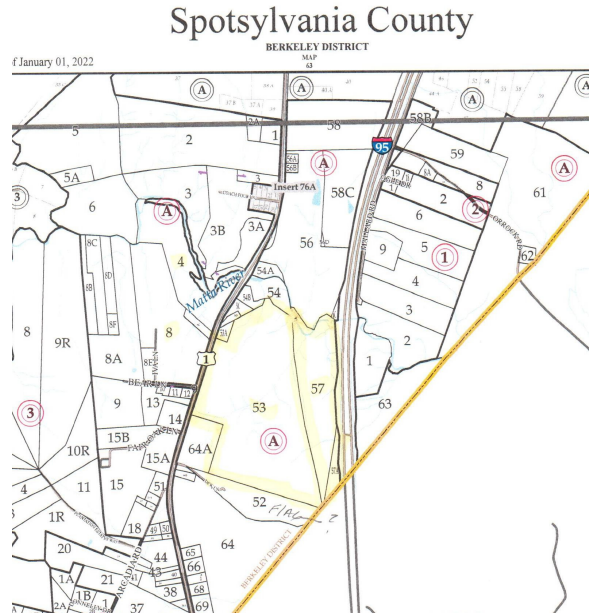
Future Spotsylvania Potential **REAL ESTATE FOR SALE** 190 ± Acre Tract Between Highways I-95 & US Rt 1

Jefferson Davis Hwy. Woodford, VA 22580
1.4 Miles South of Thornburg & South of the Matta River

List Price **\$ 6,000,000**



Aerial View Between Rt #1 & I-95
1.5 Miles South of Exit # 118 on I-95



Tax Map 76-A-53 & 76-A-57

*** SHOWN BY APPOINTMENT ONLY ***

*** Property is Bordered on the North by the Matta River and the Kalahari Complex Project ***

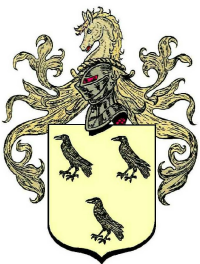
*** On the East by I-95 * On the West by US Rt1 * Plus several Small Residential Tracts ***

*** Presently the Tract is Zoned A2 * 2023 Tax Assessment for both Tracts is \$998,871 ***

*** Property is being Sold by Will and Tax Maps ***

Additional Information will be forthcoming !

Thomas C. Luper, Jr. Broker
Cell (804) 852-3637



T.C. Luper & Company, Inc. & Luper Auctions
Fredericksburg Office 5902 Jefferson Davis Hwy Woodford, VA 22580
Northern Neck Office: 15104 Northumberland Hwy. Burgess, VA 22432

tcluper@lupergroup.com

RLic # 0225042113 & Alic # 0226013687

For More info See: www.lupergroup.com