

## OVERVEIW

Beautiful wooded acreage available on the Ni River Reservoir. This 23+ Acre parcel has a by-right subdivision possibility for three lots. The property offers plenty of privacy, situated in a quiet, rural setting with the added bonus of potential views of the reservoir. Bring your builder, and own your own slice of country.

This lot provides a great opportunity to build your own custom home with your builder of choice. Parcel is confirmed for a conventional drainfield & reserve and also has no minimum home requirements.

- Possible subdivision for up to 3 wooded estate lots
- Developer Opportunity
- Waterfront/Water-view lots on the Ni River Reservoir
- Custom Home building opportunity | Build your Dream Home
- Creative options: Sub-divide, build on one lot and sell the remaining lots
- No Proffers

## 3 WOODED ESTATE LOTS

Possible By Right Subdivision

LOCATED ON  
THE NI RIVER  
RESERVOIR

CUSTOM HOME  
BUILDING  
OPPORTUNITY

## CONTACT

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Jarrell Properties, Inc.



## LOTS & COMMUNITY

Large 23+ Acre parcel with possible by right subdivision into 3 lots. The lots will be primed for custom home building opportunity. Property will be served by well and conventional drain system.

### AMENITIES

- 23+ Acres | By Right Division possibility into 3 lots
- Waterfront/Water view lot on the 411+ acre Ni River Reservoir
- Fishing and Kayaking on Reservoir
- Custom Home Building Opportunity
- Wooded lot with great privacy
- Enjoy hunting and other outdoor activities
- No Proffers
- Quiet, rural setting

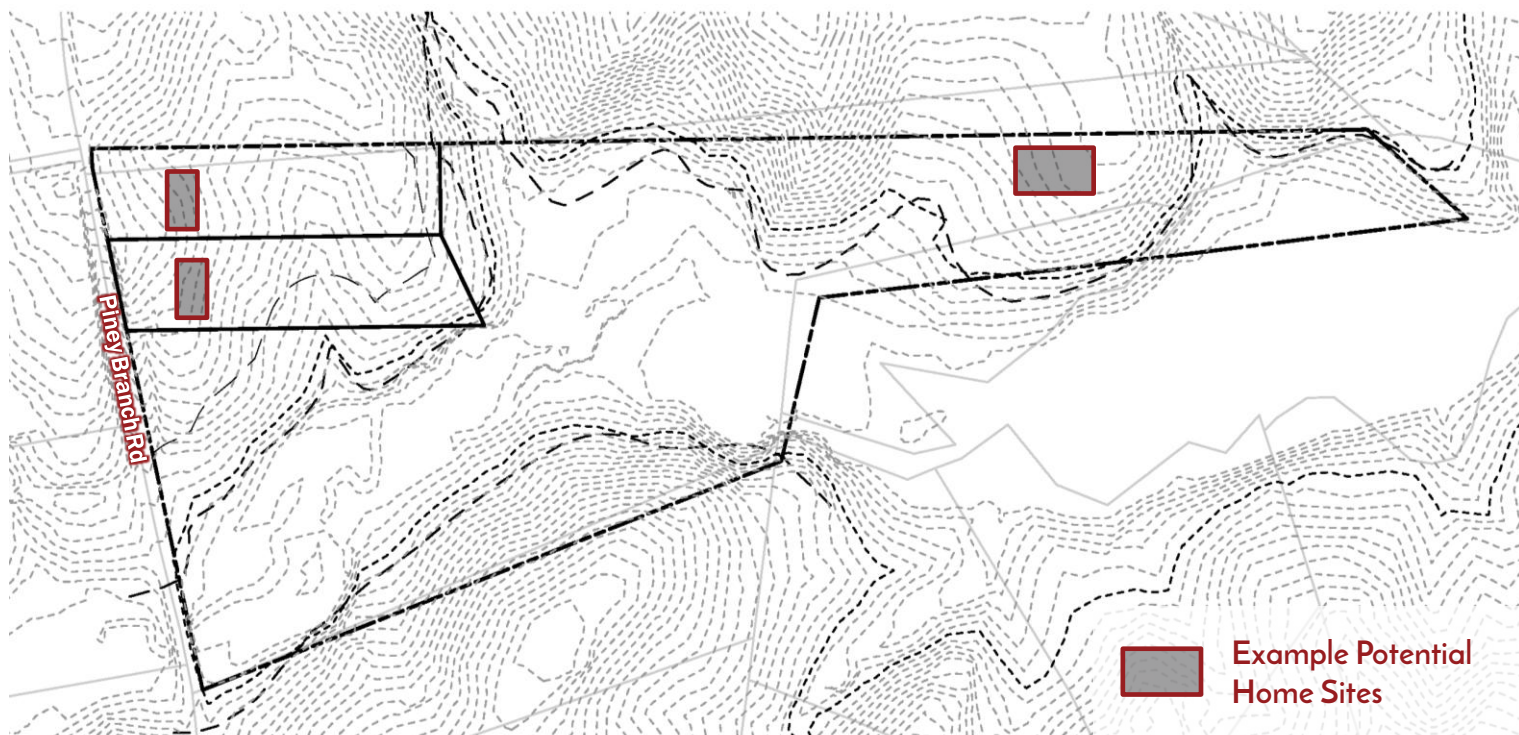
### SCHOOLS

- Brock Road Elementary
- Post Oak Middle
- Spotsylvania High





POSSIBLE LOT SUBDIVISION PLAN



**SPECS**

- **Lot Size:** 23.06 Acres
- **Tax Map Parcel:** 32-3-3
- **Utilities:** Well & Drain Field
- **Proffer/Impact Fees:** No Proffers

**Number of Units:** 1 Lot Available (possible  
by right division into 3 building lots)

**Offering Terms:** Individual Purchase, Creative  
financing possible

**CALL FOR MORE INFORMATION**

# Ni River Reservoir Lot

SPOTSYLVANIA COUNTY, VA

## Jarrell Properties

Real Estate Development

### LOCATION

SPOTSYLVANIA COUNTY, VA  
10405 Piney Branch Road  
Spotsylvania, VA 22551

This property is located off Piney Branch Road along the Ni River Reservoir in Spotsylvania County, Virginia. Located in a rural area, but still nearby shopping and amenities, this property provides the added benefit of convenience. Enjoy the beautiful setting on the 411 acre reservoir and the benefits of rural, and comfortable living on a large private, wooded & waterfront lot.

- Located off Piney Branch Road approximately 1 mile from Brock Road and 1 mile from Catharpin Rd
- The property is also convenient to Route 3/Plank Road, Route 208/ Courthouse Road, and Route 20/ Constitution Hwy
- Within minutes of major civil war battlefields including the Battle of Chancellorsville, Battle of Wilderness and Battle at Spotsylvania Courthouse
- Convenient to the Rappahannock River, Rapidan River, Ni River Reservoir, Hunting Run Reservoir and numerous other recreational areas
- Approximately 16 Miles from Lake Anna State Park
- Close proximity to numerous Golf Courses, Wineries and much more!



**RURAL,  
WATERFRONT  
LIVING WITH  
CONVENIENT  
LOCATION**



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