

**NOW
AVAILABLE FOR
SALE**



Blackwood Real Estate, Inc.
blackwoodcompanies.com



PRESENTED BY:
David K. Blackwood

Blackwood Real Estate, Inc.
Commercial Real Estate Brokerage
540-710-8800
540-710-6743 FAX

Located on the East side of Mountain
View Road (Route 602)

A1 Zoning
\$225,000

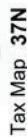
Notice of Disclaimer

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. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchaser's investigations.

Mountain View Road

One Building Lot for Sale

- Project:** This property fronting on Mountain View Road is one building lot with a conventional drain field. This gently rolling landscape comprised mostly of woods is a wonderful bucolic setting for someone who wants to be both close to shopping in the City but far enough away to be a rural setting.
- Location:** Located on the East side of Mountain View Road (Route 602) in Stafford County, Virginia. This gently rolling property is mostly woods. The property lies in the Falmouth Magisterial District.
- Property:** One building lot being approximately 5.00 acres in size that fronts on Mountain View Road.
- Soils:** Soils work on this lot will allow for the construction of a 4-bedroom conventional draining field.
- Price:** \$225,000.00
- Terms:** Cash
- Schools:** Brent Elementary, Drew Middle and 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.



The data provided on this map is the latest data available. The information contained on this page is NOT to be used for "legal description". Stafford County, Va. does not guarantee accuracy.

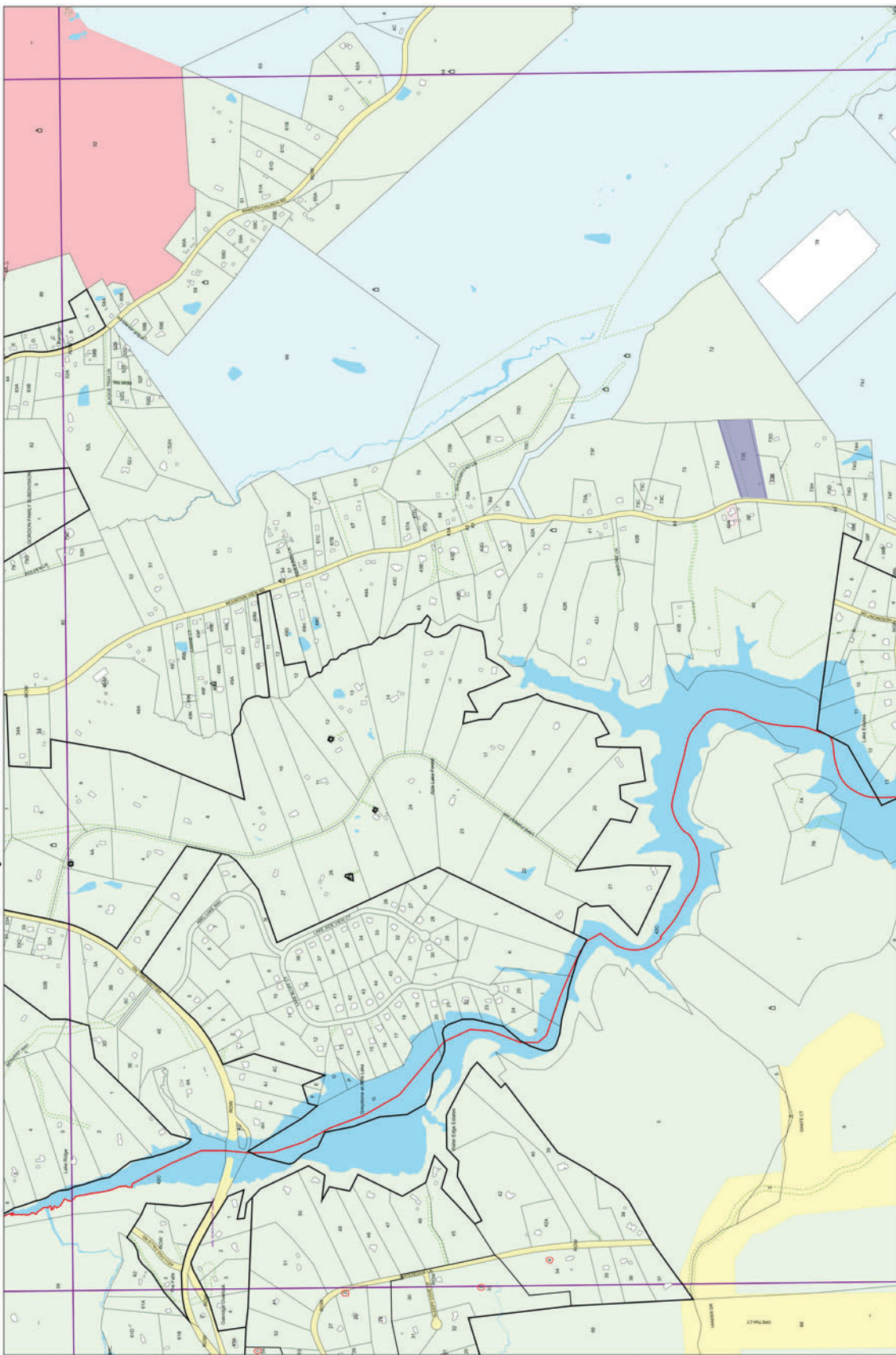
Zoning



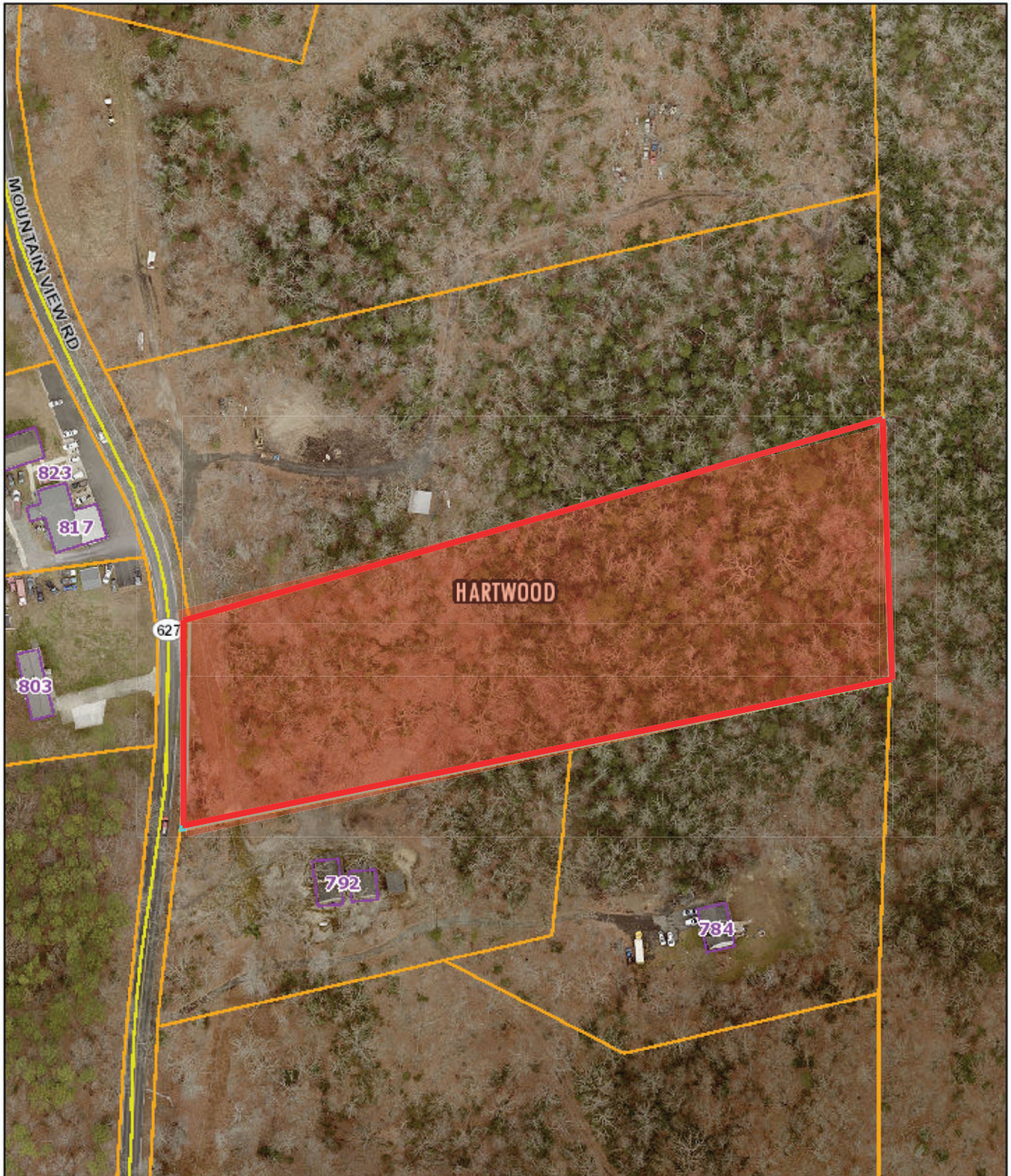
- | | | | | | | | | | | |
|----------------|------------|---------------|----------------|-------------------|------------------------------------|----------------------|------------|------------|---------|-------------|
| Symbols | Water Tank | Fredericktown | Estimote | Perennial Streams | Storm Pond / Dutch Swamp / Marshes | Intermittent Streams | Dam | Buildings | | |
| A.M. Cemetery | Church | School | Section Number | Block Number | Parents of Adjacent Township | Magistral Districts | Slown pond | Water body | Sealing | Rural roads |

- map data current through 191/26
 map features updated through 2025 (East side) or
 2025/West side of County)
 names are current through 191/26
 buildings (if shown) are current through 191/26
 (if shown) is current through date of map printing
 (if shown). Copyright 2024. Commonwealth of Virginia

Only use bar scale for different printed sizes other than 24x36 inches.

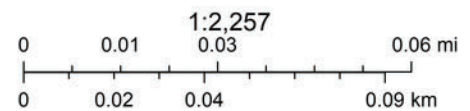


Stafford County Web Map

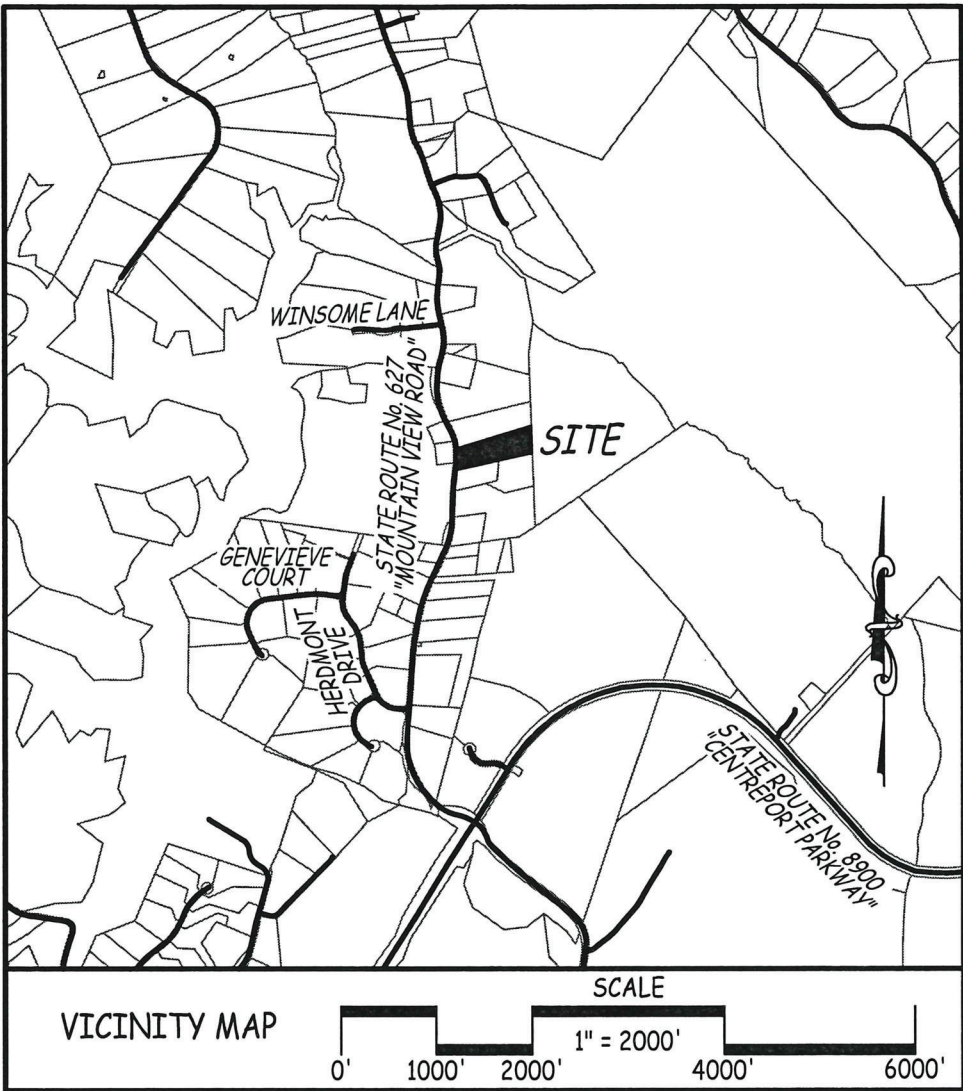


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- | | | | | | |
|--|---------------------------|--|-----------------------|--|-----------------|
| | Points of Interest | | County Administration | | Secondary Major |
| | Trails | | Community Facilities | | |
| | Stafford Regional Airport | | Public Schools | | |
| | Stafford Hospital | | Structures | | |
| | Train Stations | | Quantico Roads | | |
| | Libraries | | Secondary Minor | | |
| | | | Secondary | | |



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



LEGEND

EXISTING 2' CONTOURS:

EXISTING 10' CONTOURS:

OVERHEAD UTILITY LINE:
(UNKNOWN EASEMENT WIDTH)

IRON ROD FOUND:

IRON PIPE FOUND:

FUTURE PRIMARY AND 100% RESERVE:

MAILBOX:

EXISTING SHED:

IRF

IPF

DF

MBX

A

DRAINFIELD LINE TABLE

LINE	BEARING	DISTANCE
D1	N 89°28'52" W	110.63'
D2	N 81°45'50" W	62.89'
D3	N 08°59'09" W	65.44'
D4	S 76°38'42" E	89.00'
D5	S 14°54'11" W	54.94'

"MOUNTAIN VIEW ROAD"
STATE ROUTE No. 627
(30' PRESCRIPTIVE EASEMENT)
(PLAT MAP No. 060000199)

5/8" IRF
+40.7' NE
FROM COR.

MBX

EDGE OF PAVEMENT

LI

3/4" IPF
+20.00' NE
FROM COR.

NOTES:

1. NO TITLE REPORT FURNISHED.
2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
3. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND DEEDS/PLATS OF PUBLIC RECORD.
4. TOPOGRAPHIC SURVEY PERFORMED BY THE UNDERSIGNED BASED ON AN ASSUMED DATUM.
5. PROPERTY CURRENTLY ZONED "A-1" (AGRICULTURAL).
6. PROPERTY SHOWN ON STAFFORD COUNTY TAX MAP 37, PARCEL 73E.
7. REFER TO HEALTH DEPARTMENT PERMIT FOR FURTHER WELL AND DRAINFIELD DETAIL.
8. PROPERTY APPEARS TO LIE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" (AREAS OUTSIDE OF THE 0.2%-ANNUAL-CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51179C0140F, EFFECTIVE DATE: JUNE 21, 2023.
9. CURRENT OWNER: SILENT NIGHT, LLC.
INSTRUMENT No. 080020751
PLAT BOOK 24, PAGE 97
PLAT MAP INSTRUMENT No. 060000199
10. CLIENT: W. RYAN KLIMA
(540) 220-5121
W.RYAN.KLIMA@GMAIL.COM

THIS SITE PLAN FOR TAX MAP 37, PARCEL 73E WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GARTH WILLIAM KANE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 07-23-2026; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. DATUM IS ASSUMED.

DANA R. BRYANT
INSTRUMENT No. 040021647
PLAT BOOK 24, PAGE 97
TAX MAP 37, PARCEL 73J

60' PRIVATE INGRESS EGRESS EASEMENT
TO THE LANDS OF STEFANIGA (TAX MAP 37, PARCEL 72)
(PLAT MAP INSTRUMENT No. 060000199)

TAX MAP 37, PARCEL 73E
5.000 ACRES (PLAT)

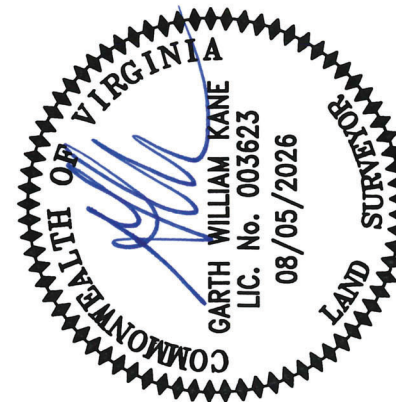
EVELYN S. BRYANT
JASON JOSEPH BRYANT
INSTRUMENT No. 070000763
PLAT: INSTRUMENT No. 990024141
TAX MAP 37, PARCEL 73B

SHELDON BARRINGTON BUCKNOR
TRACY LYNN SIMMONS-BUCKNOR
INSTRUMENT No. 200004100
PLAT: INSTRUMENT No. 970003268
TAX MAP 37, PARCEL 73G

ROBIN STEFANIGA NEWHOUS,
NELSON NEWHOUS, et. al.
INSTRUMENT No. 980018383
PLAT: DEED BOOK 10, PAGE 363
TAX MAP 37, PARCEL 72

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°37'09" E	52.91'

PROPERTY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD
C1	591.60'	215.45'	108.93'	20°51'58"	N 01°11'10" W	214.26'



REVISIONS	REVISED DATE:	REVISED DATE:	REVISED DATE:	REVISED DATE:
PAGE 1 OF 1	DATE: 08-05-2026	DRAWN BY: PUR	CHECKED BY: GWK	JOB No: 26-172
SCALE 1" = 100' 0' 50' 100' 200' 300'				

PLAT SHOWING FUTURE DRAINFIELD
TAX MAP 37, PARCEL 73E
SILENT NIGHT, LLC PROPERTY
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22551
OFFICE@AXISLS.NET
(540) 895-5011

AXIS.
LAND SURVEY, INC.

