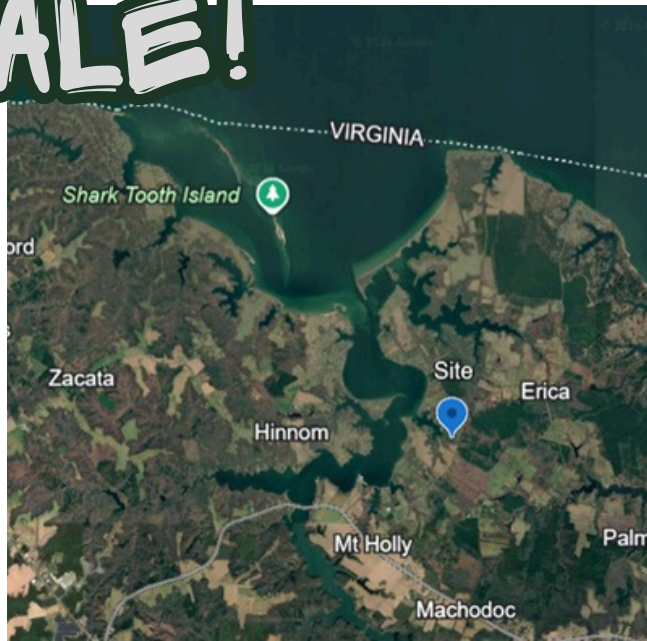


# LAND FOR SALE!



## OFFERING SUMMARY

Offering Price

**\$35,000**

Lot Size:

**4.47 Acres**

## Property Highlights:

- 4.47± acres in Westmoreland County, VA
- Flexible use for single-family estate home or small residential subdivision
- Wooded setting with paved road frontage on Mount Holly Road
- Located in the Bushfield Subdivision
- Convenient access to Montross and the Northern Neck region

Reference Address for Searching is 1673 Mt Holly Rd Montross, VA 22520



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## PROPERTY OVERVIEW

Offered for sale is a 4.47± acre wooded parcel on Mount Holly Road in Montross, Virginia, providing a flexible opportunity for both residential builders and private homeowners. The property is currently designated as Parcel B, Lot 1 in the Bushfield Subdivision and is identified by Map ID 24A3 1 1. This site can accommodate a single-family home or may support up to a 7-home residential development (subject to county approvals and permitting). The parcel offers a mix of wooded acreage and designated building site area, creating a private setting with development potential.

## Development Potential

The parcel is well suited for:

- A private custom home with acreage and privacy
- Family compound or estate-style residence
- Small-scale residential development of approximately up to 7 homes (buyer to verify zoning, subdivision, utility, and engineering requirements with Westmoreland County)



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