

# varegency

11168 JAMES MONROE HIGHWAY, MLS#: CU7131162

\$2,115,000



## Contact

RE/MAX Regency

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## Listing Provided By:

List Agent: Gloria Scheer MacNeil

List Office: RE/MAX REGENCY

## Description

Prime Development site! Approximately 49.55 Acres just south of Culpeper on Rt. 29. (13.6 Acres zoned C2 - 39.95 Acres zoned R2 - 25,000 s.f. per lot) The C2 portion can be by right R2 or R3. Property improved by a large brick home currently rented which will be sold AS IS & can't be shown without 24 hrs. notice to the listing agent. Property includes frontage on Lake Merrimac. - Lot Desc: Cleared,Water Front

## Listing Information

Acres	49.55
Area	29-3
Heat	Heating Fuel: None
Water	Other
Sewer	None
Lot Square Ft	2158398
Ownership	Fee Simple
Property Type	LAND
Subdivision	M & B
Zoning	R2 & C2