



\$54,900 - - 8.99 acres

4559 Thaxton Road, Pulaski, VA 24301

- Pulaski County

- Recreational Property
- Residential Property
- Undeveloped Land

2 Lots - 9 Acres Ready to Build On

State	County	City	Zip
Virginia	Pulaski County	Pulaski	24301
Address	Price	Acreage	Bedrooms
4559 Thaxton Road	\$54,900 -	8.99 acres	0
Baths			
0			

Description

Lucky Dog Price: \$54,900

Market Value: \$92,000

Savings of 40%!!

Looking for a great opportunity to build your dream home or the next investment opportunity? Look no further! These 2 parcels are the best deal you can find in Virginia! 2 huge lots include 9 total acres! These two parcels are just one lot away from each other, but being sold as one unit.

With 9 acres at your disposal, there is ample room to let your imagination run wild. Whether you envision a private estate surrounded by nature, a sustainable farm, or a recreational haven, this land can accommodate your aspirations.

With both lots zoned for Low Density Residential (LR), there are so many options! Use one lot for homesteading and the other to build a duplex, manufactured home rental, or add passive income by renting out the land to the telecommunications companies. Both lots have paved road access and the larger lot of 7 acres even has a driveway!

Pulaski's charming downtown area, with its historic buildings, unique shops, and local dining establishments, is just a short drive away, ensuring you can enjoy the best of both worlds: the serenity of country living and the amenities of a vibrant community. This area is renowned for its strong sense of community, rich history, and

outdoor recreational opportunities. From exploring the nearby New River Trail State Park to enjoying the charm of the town's local festivals and events, there is always something to experience in this welcoming community.

City electric and water are available, to be verified by buyer. Aseptic system would need to be installed. Don't miss this exceptional opportunity!

Site Address: 4559 THAXTON RD & THAXTON RD - PULASKI, VA 24301

County / State: Pulaski County, VA

Parcel Numbers: #3116 (7.01 Acres) & #23178 (1.98 Acres)

Parcel Size: #3116 (7.01 Acres) & #23178 (1.98 Acres)

Parcel Area: #3116 (7.01 Acres) = 305,355 Sq. Ft. & #23178 (1.98 Acres) 86,248 Sq. Ft.

Zoning: LR (Low Density Residential)

# of Dwellings Allowed to be Built: Depends on use, see zoning document above

Flood Zone: None

Electric: City available, to be verified by buyer

Water: City available, to be verified by buyer

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: Not available

Property Access: Paved

Legal Description: #3116 (7.01 Acres) = "LOT:18 DIST:05 CITY:ROBINSON PT LOT 18 THAXTON ADDITION" & #23178 (1.98 Acres) "LOT:17 DIST:05 CITY:ROBINSON PT LOT 17 THAXTON ADDITION"

Subdivision: None

Center GPS Coordinates: 37.06207915425994, -80.79250656345 & 37.061080593233655 / -80.79206285119834

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Yes

Farming Allowed: No

Livestock Allowed: No

Both Surface & Mineral Rights Included: To be verified by buyer

Timber Rights Available: To be verified by buyer

Annual Taxes: (2022) #3116 (7.01 Acres) = \$74 & #23178 (1.98 Acres) = \$37

HOA Fees / Name of HOA: n/a

Elevation: 2,100 ft.

Elementary School: Pulaski Elementary School: 540-643-0737 or Critzer Elementary School: 540-643-0274

Middle School: Pulaski County Middle School: 540-643-0767

High School: Pulaski County High School: 540 643 0747

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Financing Options

#### Mortgage Options

- Owner Finance

## Land

#### Lot Description

- Acreage
- Irregular
- Some Trees

#### Proposed Use

- Civic & Religious assembly, Cemetery (Private), Bed & Breakfast, Residential Chicken Keeping & Home occupation, Family day home (1-4 children or elderly), Wind energy facility - small & Solar onsite use, Amateur Radio Antenna Operation , Utilities & Residential Dock, Temporary Family Health Care Structure, Family Day Home (children or or elderly 5-12 people), Single family detached dwelling, Second single family, Duplex & Garage (private), Small Cell Facility and micro-wireless site, Government/Public Safety & Public school, Theatre, auditoriums & Artisan woks, Temporary use, Park & Mobile food vending, Accessory dwelling & Accessory use, Manufactured home, Patio home, Group home, Telecommunication antenna co-location on existing tower structure, Telecommunication tower under 50'

#### Road Frontage Desc

- U.S. Highway

#### Street/Utilities

- City electric available, to be verified by buyer. Well and Septic Needed

#### Topography

- Rolling

## Seller Contact Information

### Lucky Dog Land Deals

Lucky Dog Land Deals

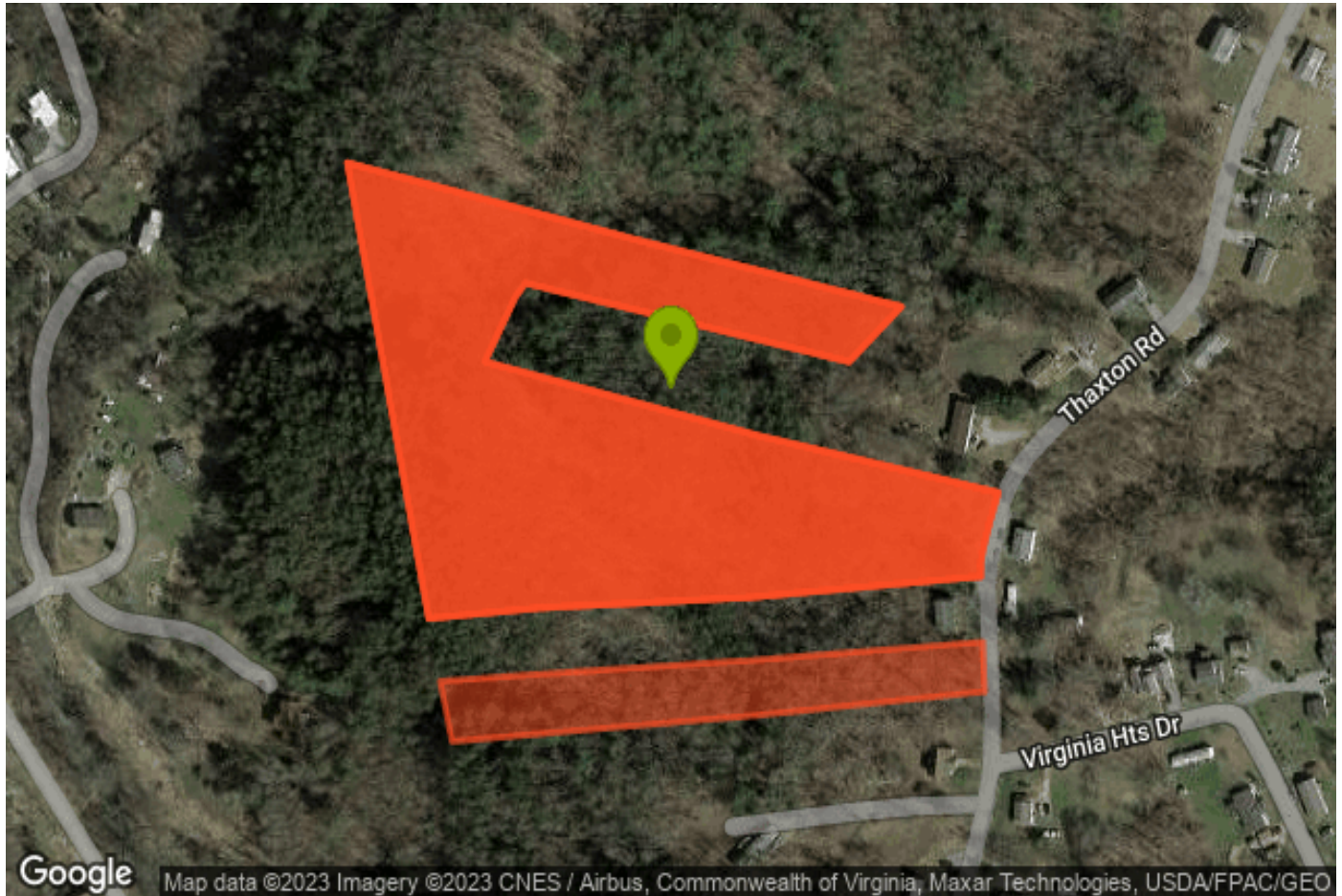
101 Creekside Xing

Brentwood, TN 37027

luckydoglanddeals@gmail.com

(727) 282-5492 (Office)

## Property Boundaries



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This information believed accurate but not warranted