

## **For Sale At Auction...**

### **Build-Ready Real Estate in Spotsylvania County, VA**

**\*Timed Public Auction with Online Bidding Only!\***

**\*1/2+/- Ac. Wilderness Subdivision Building Lot!\***

**\*3 BR Septic County Approved\* \*Public Water\***

**Bidding Closes: Sunday, July 19, 2020 @ 8:00 P.M.**

**\* Property is Subject to Pre-Auction Sale \* \*Opening Bid only \$10,000.00!\***

### **11203 Wilderness Park Drive, Spotsylvania, VA 22551**

Located in the quaint setting of the Lake Wilderness community in Spotsylvania, VA, this half acre parcel has matured trees and very slightly sloping terrain. In addition to the availability of public water, the lot has a county approved 3-bedroom conventional septic site. The Lake Wilderness community has 3 lakes and a pond for fishing, boating and park grounds for enjoyment. There are numerous other amenities including a clubhouse with a snack bar, outdoor swimming pool, tennis and basketball courts, picnic area with a pavilion and playground, and a beach with a volleyball net. The Lake Wilderness POA has dues of \$440 each paid twice a year which already includes a special lake dredging assessment and road maintenance fee.

The subdivision is surrounded on 3 sides by the Wilderness Battlefield National Military Park and within 3 miles of the RT 3 Plank Rd corridor. The property is convenient to various shopping areas including Super Walmart, Harrison Crossing, Central Park and Spotsylvania Towne Center. This property is ideally suited for real estate investors and home builders. Plan To Come Make It **YOURS . . . At Auction!!**