
9.6 ACRE INCOME PRODUCING PROPERTY

477 Howardsville Road, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	9.635 Acres
Zoning:	GA
Buildings:	Homes, Barn
Schools:	Riverheads Elem Beverly Manor Middle Riverheads High
Water/Sewer:	Shared Well Septic Tank
MLS#:	588847



PROPERTY OVERVIEW

Income producing property with many options. Present use has been cattle working facilities with commercial cattle scales, cutting pens, and loading chutes which make the property ideal for cattle trading, sorting, etc. Adequate for tractor trailers. Additional two dwellings on farm. One circa 2008 onsite built home in good condition and one circa 2005 double wide on a permanent foundation in excellent condition. Property could be split by use of Family Division. Property being sold "as-is" with no warranties.

For More Information:

Greg Keeler
540.478.5232
greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

9.6 ACRE INCOME PRODUCING PROPERTY

477 Howardsville Road, Staunton, VA 24401

Additional Photos



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

9.6 ACRE INCOME PRODUCING PROPERTY

477 Howardsville Road, Staunton, VA 24401

Additional Photos



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

9.6 ACRE INCOME PRODUCING PROPERTY

477 Howardsville Road, Staunton, VA 24401

Location Maps



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE