

**Land - Building Lots**



**MLS #** 633372      **Status** ACT  
**Address**      **On-Market Date**  
 62 N HANCOCK ST  
 CRAIGSVILLE VA 24430  
**Area** 003 Augusta  
**Zoning** R-1 LowDeR  
**Subdivision** NONE  
**Type** Building Lots  
**Taxes** \$179.20 / 2021  
**Deed Bk/Pg#** /  
**Parcel ID**  
**Elem School** Craigsville  
**High School** Buffalo Gap  
**Legal Desc** 61A-(7)-5-5A HOWALD A NORTHERN 1/2 LOT 5 BLK 5  
**Update Date** 8/3/2022  
**DOM/CDOM** 1 / 1

**List Price** \$25,000  
**Original Price** \$25,000  
**# of Acres** 0.20  
**Fence** No  
**Zoning** R-1 LowDeR  
**In Land Use**  
**Current Use** Vacant  
**Div Rights**  
**Driveway**  
**Road/Street**  
**Middle** Beverley Manor  
**Othr School**  
**Kickout?**

**Directions** Rt 42 S to Craigsville, R on Hancock, on left

**Public Remarks** Nice flat lot where previously a house was located, but sadly was destroyed by fire. This is a nice quiet street in Craigsville where you could rebuild and have a nice spot of a house. Public water and sewer available and high speed internet. Excellent cell signal there and convenient to town stores and school. Less than 30 minutes to Staunton. Single wide mobile homes are not allowed by Town of Craigsville, but double wide, modular or site built homes are allowed. Credit Union owned, and financing will be considered by owner, DCCU with proper approval.

**Agent Remarks** Owned by DuPont Community Credit Union. DCCU will finance. NO single-wides allowed by Craigsville. Double-wides and modular OK. Co-op Commission will be a flat fee of \$1000.

**Best Use** Residential

**Current Use** Vacant

**Green Features** No

**Water** Public Water Available  
**Sewer/Septic** Public Sewer Available

**Cable/Internet Available** Cable  
**Historic District**  
**Over 55 Community**  
**Flood Insurance Required**

**HOA** No  
**Association(s) Fees \$**  
**Association Frequency**  
**Road Maint**  
**Assessment**

**Sales Price**  
**How Sold**  
**Selling Agent**  
**Co-Selling Agent**

**Contract Date**  
**Sale Notes**  
**Selling Office**  
**Co-Selling Office**

**Closed Date**

**List Office** 7878030 DECKER REALTY  
**List Agent** 3147 ROGER DECKER  
**Co-Off**  
**BA** 1,000 \$      **LstSrv** Exclusive Right to Sell  
**LkBx** N      **LkBxDt**  
**Docs**

**Co-Agt**  
**LkBxLoc**

**Own** DuPont Community Credit Union  
**OwnPh**  
**Show** Drive Out, Text Agent  
**LD** 8/2/2022      **ED** 2/2/2023  
**Gate/Cmbo LxBx Code**

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and its accuracy is Prepared by *ROGER DECKER* of *DECKER REALTY* on *08/03/2022*