



**INDIAN ACRES CLUB OF THORNBURG, INC.
REFERRAL LIST OF LOTS FOR SALE**

DATE OF LISTING: May 2024

**IF YOU ARE INTERESTED IN ANY OF THESE LOTS, PLEASE CALL THE ADMINISTRATION OFFICE AT 540-582-6314.
PRIOR TO PURCHASING A LOT, YOU MUST BE APPROVED FOR MEMBERSHIP.**

PRICE	GLEN / LOT	LAST NAME	ADDRESS	TELEPHONE	DESCRIPTION
\$40,000	2/ 65, 66, & 67	Falco		571-332-7431	Waterview lots of Lake Pocahontas, recently leveled & graveled, lots 65 & 66 have electric & water run to back of lots. \$35k for 65 & 66 and 10K for 67 if broken up.
\$1000 obo	2/239	Rivera	5000 Dublin Drive Camp Springs, MD 20746	202-213-6447	\$1000 obo. Short walk from the Sportsman's Club, on the hard top road & partially cleared
\$8,500 obo	2/363	Goldsmith		443-847-0769	Cleared and graveled lot, Right next to the bathhouse. Views of the PO River
\$19,000	2/393	Schroeder		540-207-2030	Beautiful Waterview lot in a quiet cul-de-sac fully remodeled pull behind camper, no leaks, 2 bump outs, open floor plan, shed with power included.
\$18,000	3/194	Spencer		410-946-7158	Sunnybrook 31' Total renovation with Waterview. Must see.
\$43,000	5/76	Tate	6625 Partlow Rd Spotsylvania, VA 22551	540-419-8319	2020 Forest River Wildwood Lodge 42' Bunkhouse with deck composite wood deck, 8x14 shed with electric. Quiet cul de sac near bathroom. Dues paid through 11/24
\$20,000 obo	7/171	Meyers	2410 Oak Manor Rd Sparrows Point, MD 21219	410-852-9869 410-388-0908	27' wilderness slideout, 2 golf carts, bass boat screenhouse furniture, lots of extras.
\$8,500	8/201	Hardin	66254 Medinah Lane Alexandria, VA 22312	703-559-1658	Larger corner lot, gravel for 35' trailer and parking
\$4,000	9/10	Frost	1933 S. Genito Rd Burkeville, VA 23922	716-864-4353 Cathy 540-748-2547 Gordon	1999 Terry (2 sheds) 37' trailer, front porch
\$10,000 obo	10/43	Stribling	3135 Malcolm Rd. Brandywine, MD 20613	202-704-5907	Deck and shed; clean lot; gravel, picnic table; dues and taxes paid, near comfort station. Large Lot 44 x 100.
\$5000 obo	10/114	Spicer	1108 Micott Drive Hampton, VA 23666	443-617-2664	No lien against property, 22/23 dues paid in full, near comfort station, undeveloped property
\$15,000 obo	10/117	Lyles	7427 Clifton Rd Clifton, VA 20124	937-304-7983	New surveyed lot, near comfort station, new 20' x 30' metal carport to park RV under.
\$5,000	10/193	Smith	14266 Brandywine Rd Brandywine, MD 20613	301-661-5150	No Trailer
\$25,000 obo	10/308	Cooley	8350 Five Forks Rd Pamplin, VA 23834	804-731-6180	Trailer, shed, not far from bathhouse, golf cart
\$72,900	11/69	Brooks	5624 Hickory Ridge Rd Spotsylvania, VA 22551	540-840-3128 540-840-2588	Beautiful, oversized water & sewer lot. Park Model camper with hardwood floors, deck & screen room close walking distance to beach, pool, clubhouse. Back of lot connects to golf course.
\$8,500	12/107	Coleman	9479 1 st View Street Norfolk, VA 23503	757-342-1903	4,000 sq ft high lot with lake Pocahontas overview w/ bathhouse very close by large and small decking areas – just off Hiawatha close to all amenities/store/rec/pools
\$10,000	13/210	Jones	100 Florida Ave NE #222 Washington, DC 20002	202-597-6592	Brand new Big Shed, partial gravel sits alone on islands, healthy trees, big lot
\$6,500	13/386	Jett	36724 West Lakeland Dr Mechanicsville, MD 20659	240-304-2442	2,800 sq ft (40 x 70) lot. Semi-cleared, graveled, surveyed & staked out. 2024 dues & taxes up to date. Quiet & friendly Glen.

PRICE	GLEN / LOT	LAST NAME	ADDRESS	TELEPHONE	DESCRIPTION
\$60,000	14A/5	Moore/Smith		757-877-6963 757-525-7424	42ft Breckenridge 3 Beds, Dining Area (all propane double pullout), Stove, Furnace, air conditioning, all in good working order, near comfort station. Shed and golf cart
\$2,500 obo	14B/161	Howard	229 Slapvack Lane Cobbs Creek , VA 23035	616-550-9817	By lake, undeveloped, dues & taxes paid
\$42,500	14B/164	Schelling	1624 Hickory Ridge Way Henrico, VA 23228	804-402-6723	WATERFRONT – Leveled, graveled, pretty view, camper ready.
\$70,000	14B/ 227 & 229	Foster	5684 Crabapple Dr Frederick, MD 21703	301-785-9387	2021 Forest River Sabre 5 th Wheel 42' 2 full bedrooms & 2 full bathrooms sleeps 7. Plus lot 229 everything conveys
\$27,000	15/94	Chisholm	3319 S. Spotswood Trail Louisa, VA 23093	434-962-9987	Lot dues paid, 40ft 2014 Montana 5 th wheel, separate bedroom, lake view, kitchen appliances & 2tvs, 4 large power pullouts, across from bathhouse
\$22,500	15/172	Butler	12200 McCullagh Ct. Upper Marlboro, MD 20772	703-774-9906	Turn key lot with water view. Fully cleared and graveled. Dues paid for this year!
\$13,999	15/173	Butler	12200 McCullagh Ct. Upper Marlboro, MD 20772	703-774-9906	Beautiful and peaceful water view deeded lot, dues paid in full. Priced to sell
\$19,500	16/6 & 7	Boisvert	101 Crest View Dr Wardensville, WV 26851	609-346-3636	Very secluded and private location, impeccably maintained double lot. Already cleared and leveled and gravel throughout. Electric and water already on both lots. Fees paid up through 11/24. This large double lot is ready to use immediately. No work needed. Will not split up lots.
\$20,000	18/ 1 & 2	Belmer	167 Townsend St. Fitchburg, MA 01420	857-559-3977	2 cleared lots, graveled
\$32,500	18/193 & 208	Sheldon	17142 Old Ridge Rd Montpelier, VA 23192	804-647-8593	Two massive adjoining camper-ready PULL THROUGH lots, totaling 8,400 sq ft. Cleared, graveled, & conveniently located near the hard surface road & campground entrance
\$35,000	18/250	Elliott	3713 Dunlap St. Temple Hills, MD 20748	301-442-5138	Shed, corner lot full grassed, AC, Heat, Water, 2bd, 1 bathroom, gas stove

“Things to know about IACT”

1. You must be approved for membership. Applications and requirements can be found on our website www.indianacres.org.
2. IACT is a private camping resort, where you OWN your lot. Lots at IACT are deeded property.
3. Annual Dues for 2023/2024 are \$1,572.00. Our dues include electric and use of IACT amenities. Dues are due November 1st of each year. Payment plans are available (see Admin Office for payment options)
4. Water is billed separately by PO River Water and Sewer Company. The water is turned off mid-November and turned back on mid-March.
5. Real Estate taxes are handled thru Spotsylvania County (540-507-7053)
6. You can find IACT lots for sale at www.indianacres.org (under “Lots For Sale”)
7. IACT is a recreational campground. **No campstead shall be used as a residence.**
8. Before doing anything to your lot, you will need to contact the IACT Site Control Department for details on permits to ensure you are adhering to the IACT Rules and Regulations and Spotsylvania County Regulations.

NOTE: If you don't see a lot under this referral lots for sale listing that you are interested in, IACT has lots for sale under the “TAKE BACK PROGRAM” call or email the following for more details.

Maggie 540-582-6314 (option #8) or email her at office@indianacres.org THANK YOU AND WE HOPE YOU ARE CAMPING WITH US SOON!