

Investment Potential Galore



#6889-#68948-120±Acres-\$420,000.00 Discover a prime 120-acre property nestled in scenic Nelson County, offering a harmonious blend of investment potential, natural beauty, and recreational opportunities. This expansive tract features 45 acres of 12-year-old Loblolly Pines ready for thinning, promising income for timber enthusiasts.

With roughly 1300 feet of road frontage at two distinct points, accessibility is seamlessly integrated into the property's fabric, catering to various development possibilities. A tranquil creek meanders through the landscape, complementing 75 acres of pristine hardwoods, including red oak, white oak, and chestnut oak. Outdoor enthusiasts will delight in the superb hunting opportunities with whitetail deer, wild turkey, and bear on property. Moreover, vistas of the Blue Ridge Mountains adorn the horizon, just 2.25 miles from the serene waters of the James River. The property also boasts a proposed building, well, and proposed septic site, all meticulously surveyed and ready for development. Whether you envision a private sanctuary, investment venture, or a haven for outdoor pursuits, this property offers boundless possibilities. Seize the opportunity to create your own legacy right here.

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