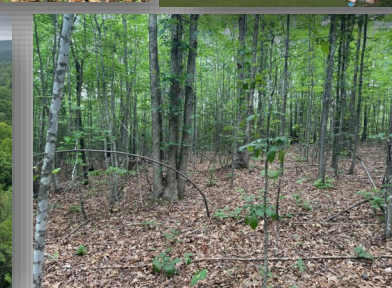
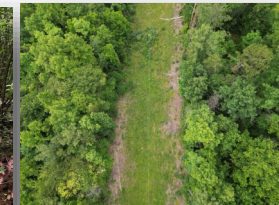
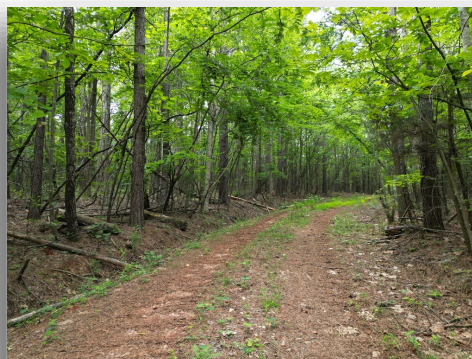


Nelson County Gem: 105 Acres with Development Rights & River Access



#71670-#71215-105±Acres-\$500,000.00 Discover 105 acres of opportunity in the heart of scenic Nelson County, Virginia — surrounded by the iconic James, Tye, and Buffalo Rivers. With 2,000 feet of road frontage on a state-maintained road and access to electricity, this property is primed for development with 11 subdivision rights, recreation, or investment. Whether you're an investor seeking sub-dividable land, a timber buyer looking for cash flow potential, or an outdoor enthusiast dreaming of your own retreat — this tract delivers. Approximately 60 acres are planted in mature Loblolly pines ready for thinning or harvest, offering immediate return. The balance of the property features diverse hardwoods, providing exceptional wildlife habitat and food sources for deer and turkey. Nearly a mile of interior roads wind through the property, giving easy access to every corner — ideal for hunting, trail riding, or future homesite development. Whether you're chasing investment potential, recreation, or a place to build your legacy, this land checks all the boxes.

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