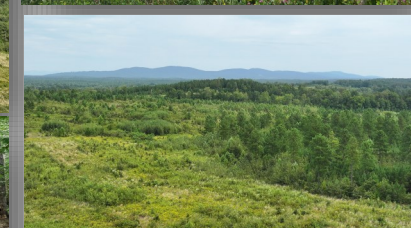
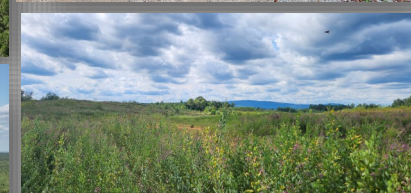


2,081 Acres of Pure Potential



#72090-#71413-2081±Acres-\$5,200,000.00 This 2081 +/- acre property located in the Scottsville area of Albemarle County, Virginia is an open slate ready to create your vision. Currently comprised mostly of early successional habitat with some pine and hardwood timber is ready for you to develop into your next agriculture or forestry venture, hunt club, or investment venture. Gentle topography and multiple cleared areas would be perfect to develop crop fields, livestock pastures, Agro-Forestry, or planted Pine plantations. Jacob's Creek and Winston Creek flow through the property as well as a few unnamed tributaries providing a potential water source for your visions. The property has frontage on Ed Jones Road, Buck Island Road and Martin Kings Rd. The property is under an Albemarle County Conservation Easement which promotes agriculture, forestry, and open space. This tract comes with rights to subdivide into 3 parcels and develop up to 6 residences per the conservation easement. This is one of the largest tracts of land available on the market in Virginia currently!

United Country Virginia Realty
405 Virginia Avenue, PO Box 655
Clarksville, Virginia 23927

434-374-2011
www.ucvirginiarealty.com

