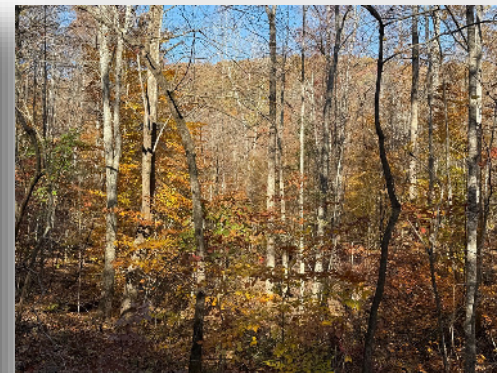


234-Acre Mountain Retreat Views & Timber!



#725000-#71608-295±Acres-\$939,000.00 Set on the western slope of a gorgeous valley near Faber, this 234-acre tract offers the best of Virginia—mountain views, strong timber, & endless recreational potential. The property is covered in mature, quality hardwoods that provide exceptional habitat for deer, bear, & turkey, making it a haven for hunters & wildlife enthusiasts alike. Over 1 mile of established UTV trails wind through the ridges & valleys, with roughly 0.8 miles of meandering creeks. With more than 2,800' of frontage along Route 6 (Irish Road) & two gated entrances, access is easy & the layout lends itself well to future subdivision or a long-term timber investment. The timber is currently being evaluated by a forester, offering additional income potential, whether through harvest or hunting leases. Whether a buyer is searching for a recreational retreat for family & friends, a timber or subdivision investment, or simply a private sanctuary to call their own, this property provides countless opportunities. Northern Nelson County & southern Albemarle are celebrated for their vineyards, farm markets, trout streams, & small-town charm all within a short drive to Charlottesville.

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