

EXCLUSIVE LISTING



**FOR  
SALE**



9388 Critzer Shop Road  
Stunning 64.08 Acres  
Along Nelson County's RT 151

10 04  
**ONE SOUTH  
COMMERCIAL**

99388 CRITZER SHOP ROAD, AFTON, VA 22920 | PREPARED BY ONE SOUTH COMMERCIAL



# Table of Contents

- 1 PROPERTY OVERVIEW
- 5 LOCATION MAPS
- 7 WELCOME TO NELSON COUNTY
- 9 PHOTOS

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**COMMUNICATION:** One South Commercial is the exclusive representative of Seller in its disposition of 9388 Critzer Shop Road, Afton, VA 22920. All communications regarding the property should be directed to the One South Commercial listing team.

**PROPERTY TOURS:** Prospective purchasers should contact the listing team regarding property tours.

**DISCLAIMER:** This offering memorandum is intended as a reference for prospective purchasers in the evaluation of the property and its suitability for investment. Neither One South Commercial nor Seller make any representations or warranties with respect to the accuracy or completeness of the materials contained in the offering memorandum. Prospective purchasers should evaluate the property independently and rely solely on such independent evaluation in determining whether to purchase the property. The offering memorandum, pricing, and terms therein are subject to change or withdrawal at the discretion of Seller and One South Commercial, as Seller's exclusive representative. \*Information provided deemed reliable but not guaranteed.









3. PROPERTY OVERVIEW

PROPERTY DETAILS	
ADDRESS	9388 Critzer Shop Rd, Afton, VA 22920
ACRES	64.08 in 2 Parcels
ROUTE 151 Frontage	4,127 SF Sales Barn
ZONING	R1/A1
SALE PRICE	\$50,000 per acre
Two Greenhouses	Five Individual Dwellings
Recreational Pond	Irrigation System in Place

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
Critzers Shop Rd	Sycamore Ln N	9,563	2022
Critzers Shop Road	Sycamore Ln N	9,085	2022
Dick Woods Road	Critzers Shop Rd NW	229	2022
Dick Woods Rd	Critzers Shop Rd NW	602	2018
Dick Woods Road	Critzers Shop Rd SE	46	2022
Dick Woods Rd	Critzers Shop Rd SE	205	2018
Critzers Shop Road	Goodloe Ln NE	9,569	2022
Critzers Shop Rd	Goodloe Ln SW	9,948	2022
Afton Mountain Rd	-	740	2016
Afton Mountain Rd	Joshua Ln SE	915	2022

ONE SOUTH COMMERCIAL is pleased to bring to market 9388 Critzer Shop Road, located along Nelson County's iconic RT 151.

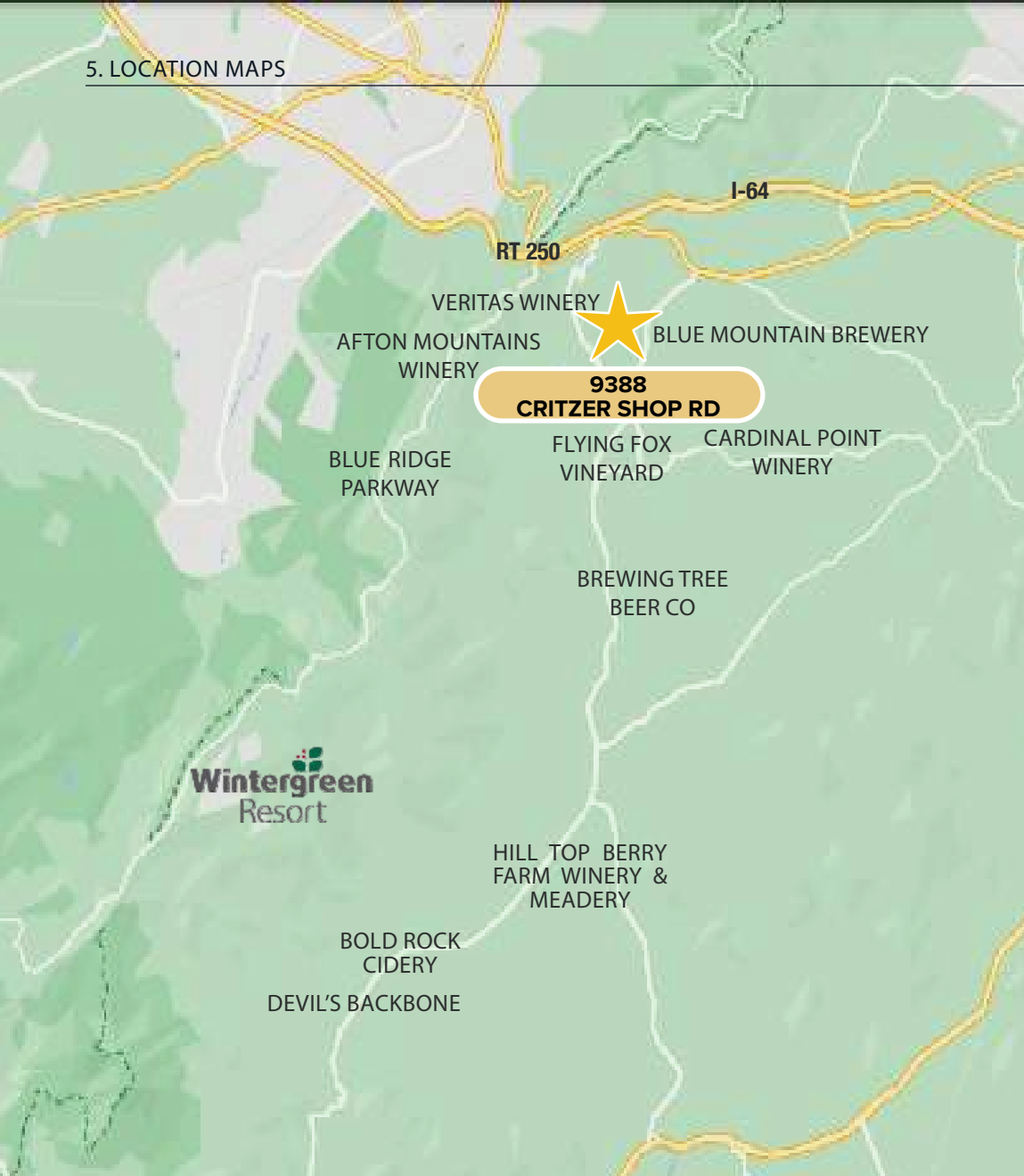
The 64.08 acre property currently serves as the home to Critzer Family Farm, a working pick your own fruit farm. With prominent frontage on RT 151 along Virginia's Brewery Trail, the property sits directly across from the well known Blue Mountain Brewery and just a quick drive to both RT 250 and I-64. Additionally the property sits along the route to other popular weekend destinations such as Wintergreen Resort and Devil's Backbone Basecamp.

Among the orchards, fields and wooded areas on the property sits five separate dwellings along with a 4,172 SF produce sales building and two large green houses. The primary residence consists of a 2,716 SF dwelling with a two car garage. In addition there are two guest houses and two farm hand residences one of which is a tiny home. A 1.5 acre pond sits at the entrance of the property and provides for recreational fishing and wildlife viewing from the existing dock and viewing platform. Other property improvements consist of operational fruit orchards and existing irrigation infrastructure.

The premium location makes 9388 Critzer Shop Road ideal for an owner operator or investor looking to capitalize on the large volume of tourism traffic through the area. The Critzer Family Farm stands ready to be Nelson County's next agritourism sensation!



## 5. LOCATION MAPS



9388 Critzer Shop Road  
Proximity along Rt. 151



## 2 Parcels.

9388 Critzer Shop Road,  
Afton, VA 22920

PID#: 4 A 17 & 4 A 17B

AC: 64.08 AC (total)

Year Built: 1957

House: 1,784 SF

Zoning: R1/A1



# Welcome to Nelson County, Virginia.

Nestled amidst the picturesque Blue Ridge Mountains, Nelson County in Virginia is not just a destination; it's a vibrant rural community brimming with opportunities and natural beauty. Boasting a diverse economy, the county is home to major employers such as Devils Backbone Brewing Company and Bold Rock Cidery. Wintergreen Resort shines as the area's four season destination providing residents and visitors ample skiing, hiking, golf and lodging opportunities. Beyond these economic staples, Nelson County offers a plethora of amenities for both locals and visitors alike. From world-class wineries and breweries along the Nelson 151 Trail to breathtaking outdoor adventures in the George Washington and Jefferson National Forests, there's something for everyone to enjoy. Moreover, the county's commitment to economic development shines through with the encouragement of agricultural and tourism business development and much needed housing in order to allow the region to continue to thrive.

Experience the perfect blend of work and play in Nelson County, where stunning landscapes meet economic opportunity. With a strategic location just a short drive from major metropolitan areas like Charlottesville, Richmond and Washington D.C., Nelson County offers businesses easy access to urban markets while preserving the charm of rural living. Whether you're savoring award-winning wines, hitting the slopes at Wintergreen Resort, or exploring the vibrant arts scene, Nelson County invites you to discover the endless possibilities it holds.

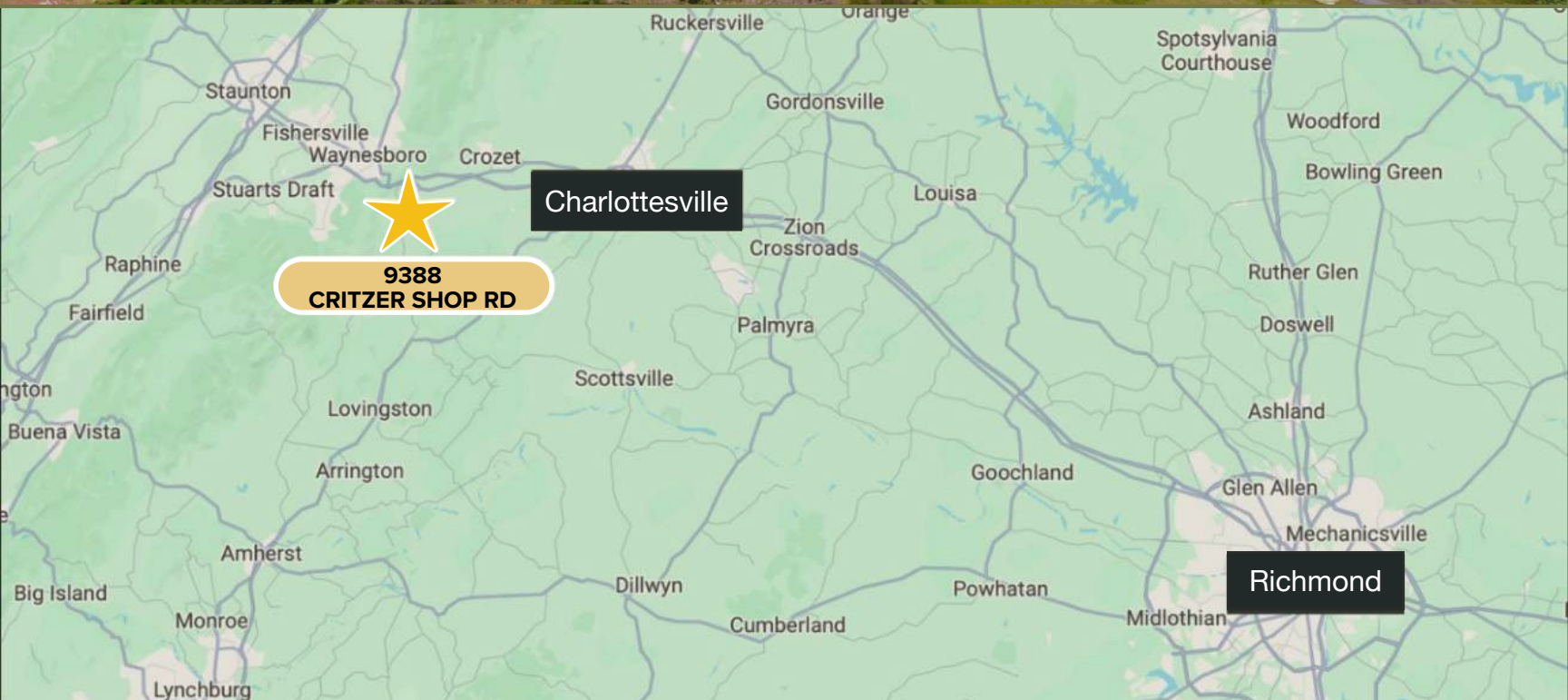
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 [MONTICELLO WINETRAIL](#)

 [NELSON 151](#)















## 11. PHOTOS



















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