

# SERENE RESIDENTIAL OR RECREATIONAL LOTS AVAILABLE

Lots 1-4 Green Creek Road, Schuyler, VA 22969

## Executive Summary



### OFFERING SUMMARY

Lot Size:	110.0 Acres
	4 Parcels Available
Zoning:	A2
Utilities:	3 BD Conventional Approved (Each Lot) Electric Routed Internet Available
Schools:	Rockfish Elem Nelson Middle Nelson High
Disclosure:	Part Owner/Agent
MLS:	670286 (Lot 1) 670288 (Lot 2) 670316 (Lot 3) 670317 (Lot 4)

### PROPERTY OVERVIEW

If you're looking for the perfect spot to create your own homesite, Airbnb Investment, or simply a quiet place to enjoy nature, you'll need to check out these lots. Located about 30 minutes south of Charlottesville and just minutes from the 151 Corridor with dozens of vineyards, breweries, distilleries and more to explore, you can enjoy the peace and quiet without being isolated. The land was timbered about 15 years ago and features replanted pines throughout and hardwoods along the creeks. Each parcel has a 3 Bedroom Conventional drain-field site already located and electric has been run underground along the road frontage. Firefly Fiber Optic High Speed internet also runs along the road frontage so you can escape to the rural beauty (and lower taxes!) of Nelson County and still stay connected! Accessibility is a cinch with plenty of road frontage and entrance options. The property features a great mix of level and rolling land with flowing water on 2 of the 4 tracts and all the necessary infrastructure at your fingertips to make further development easy. No HOA and only minimal restrictions.

### AVAILABLE LOTS

- Lot 1 - 6.77 Acres - \$62,500
- Lot 2 - 8.54 Acres - \$76,500
- Lot 3 - 30.71 Acres - \$162,500
- Lot 4 - 65.99 Acres - \$362,500

### For More Information:

**Jeremy Litwiller**

540.421.8293

[jeremy.litwiller@cottonwood.com](mailto:jeremy.litwiller@cottonwood.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## Additional Photos



For More Information:

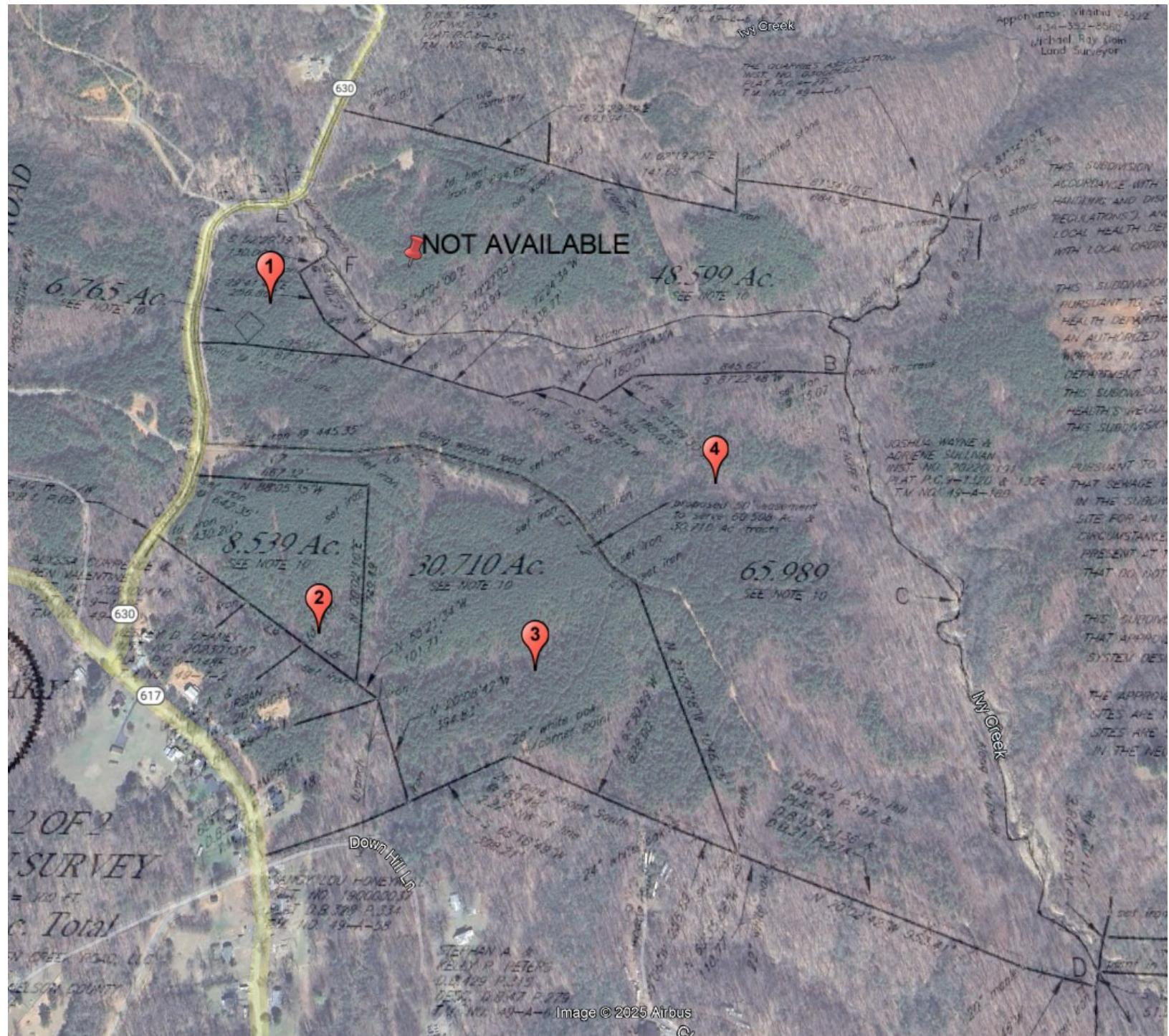
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1. NOTE: SEE SHEET ONE FOR NOTES

DICKERSON SURVEYING LLC

500 Court Street, P.O. Box 112

Appomattox, Virginia 24522

134-342-8550  
Mobile  
Phone  
Local Surveyor

P.C.S.-386

JAMES M. WALTERS  
MST. NO. 20200408  
PLAT. P.C. 3-408  
T.M. NO. 49-A-6 & 7  
S. R. 03309  
0.83 P.54J  
LOT NO. 9  
PLAT. P.C. 6-387  
T.M. NO. 49-A-15

THE COUNCILS ASSOCIATION  
MST. NO. 20200408  
PLAT. P.C. 4-222  
T.M. NO. 49-A-67

STATE ROUTE NO. 630  
GREEN CREEK ROAD

30 ft. PRESCRIPTIVE R/W

100

0

500

1000

1500

2000

2500

3000

3500

4000

4500

5000

5500

6000

6500

7000

7500

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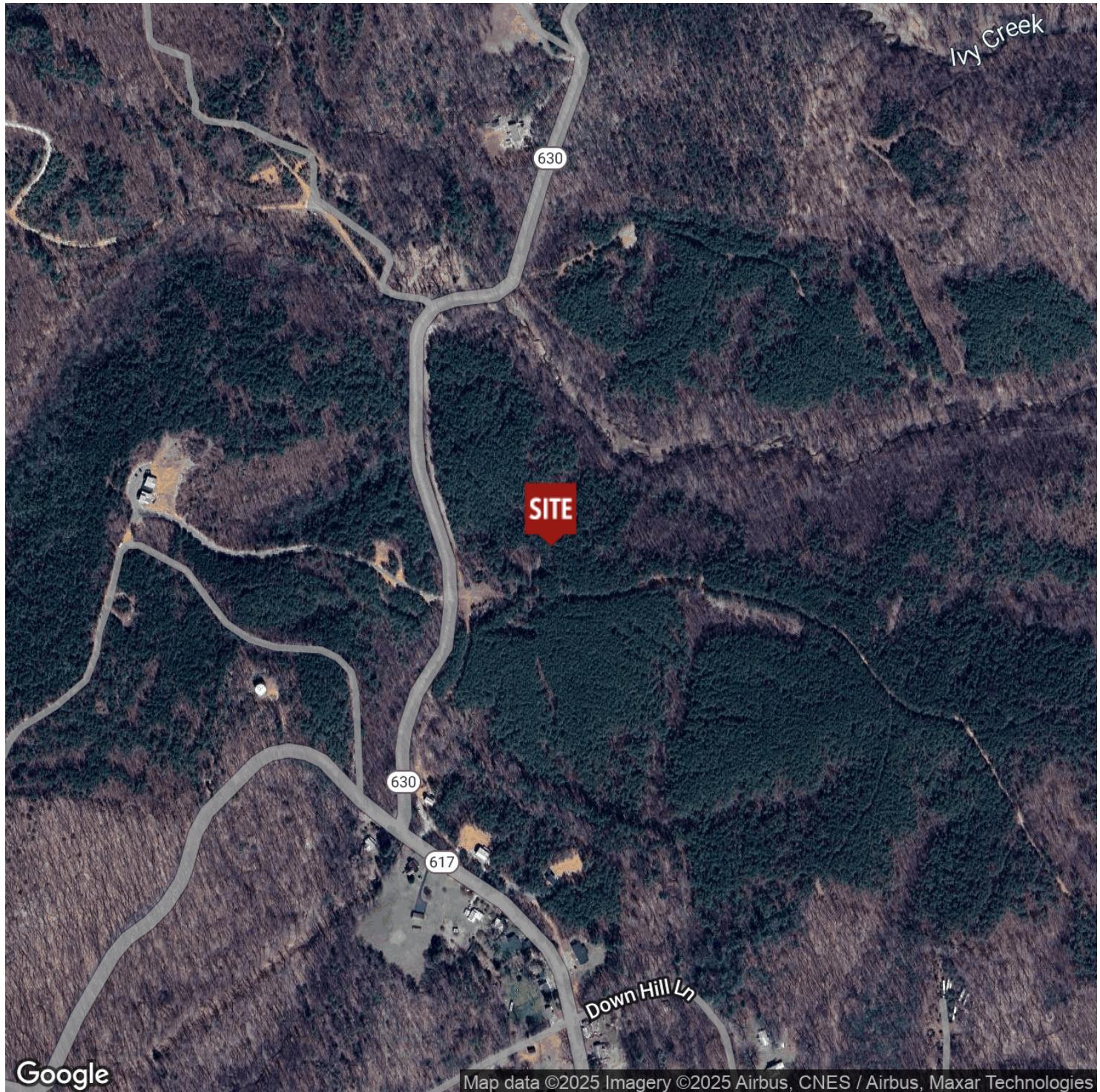
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