

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

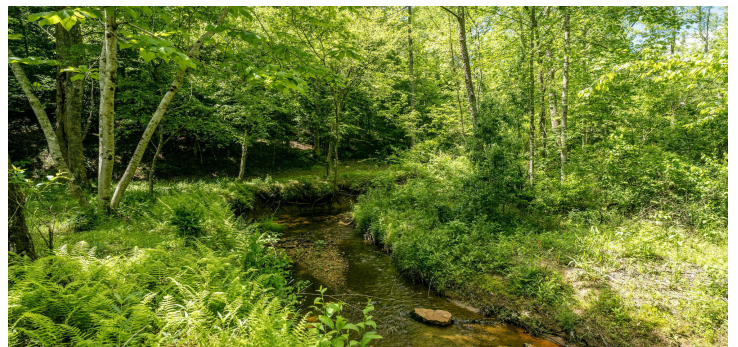
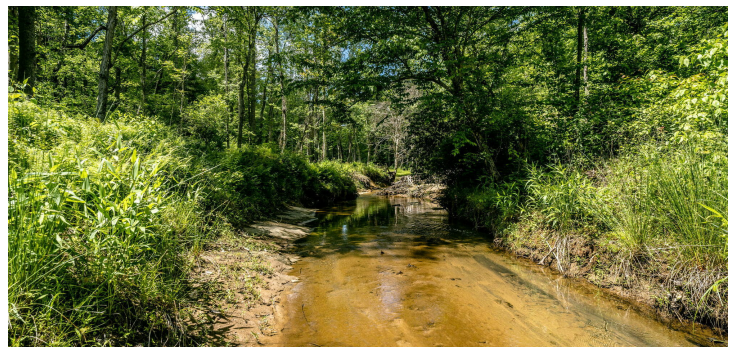
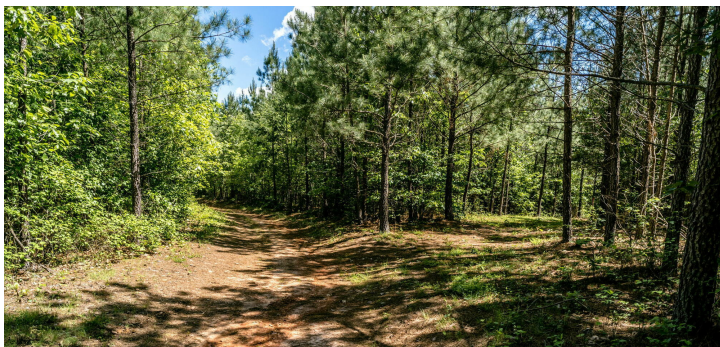
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change 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



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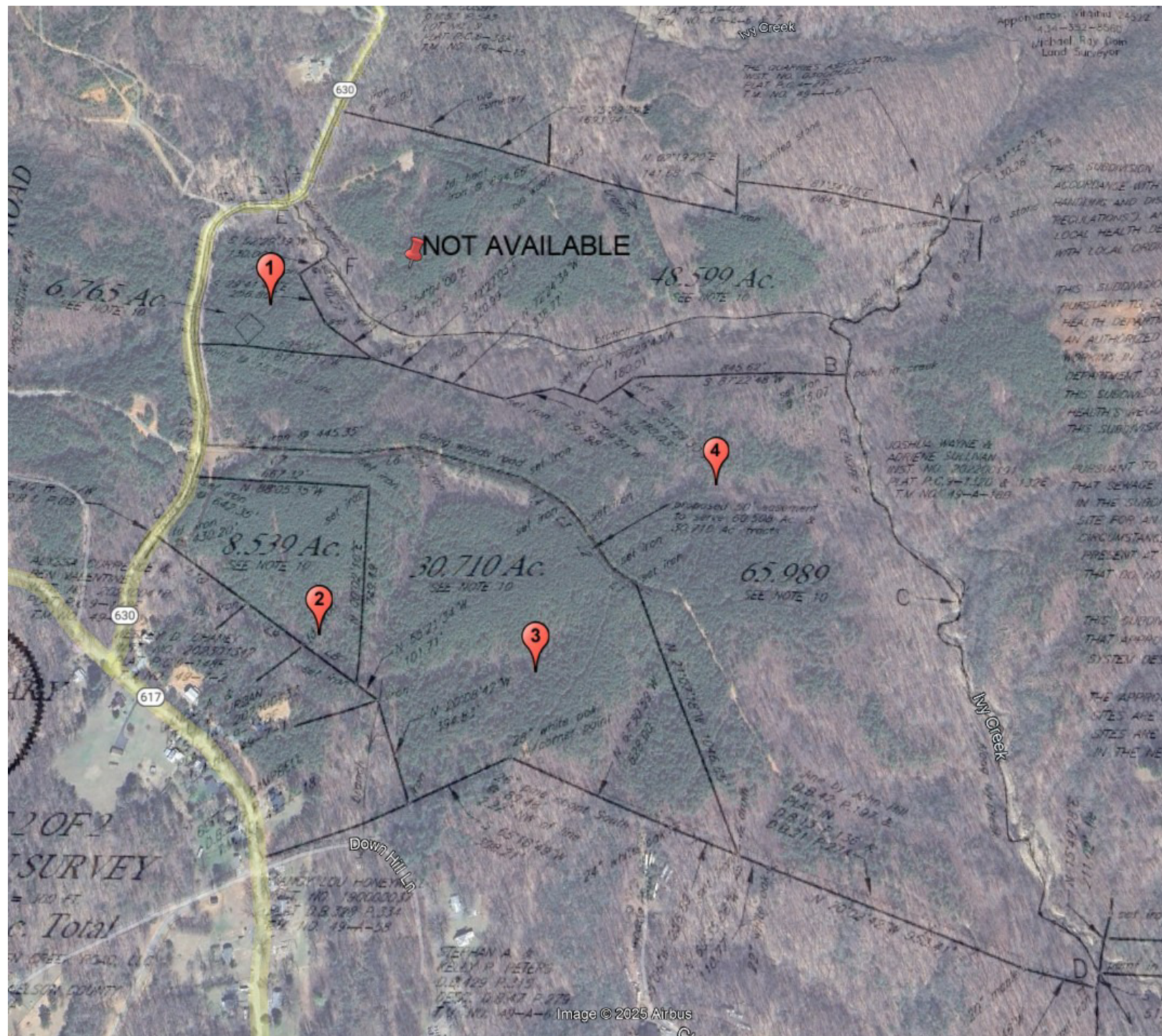
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1. NOTE: SEE SHEET ONE FOR NOTES

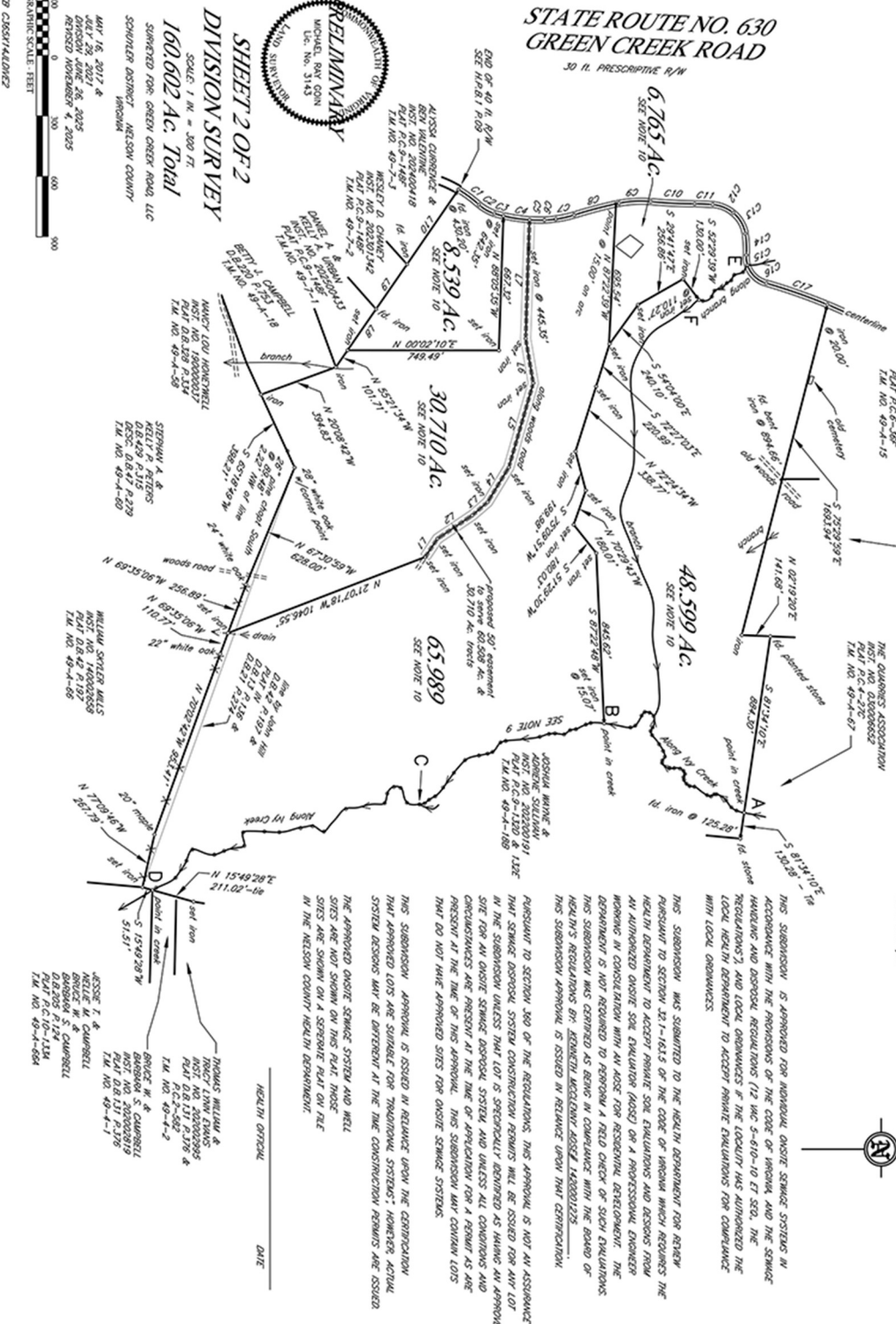
DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24522

434-352-8840
www.dickersonsurveying.com
Land Surveyor



STATE ROUTE NO. 630
GREEN CREEK ROAD
30 ft. PRESCRIPTIVE R/W



THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE TREATMENT AND DISPOSAL REGULATIONS (12A VAC 5-610-10 ET SEQ. THE REGULATIONS), AND LOCAL ORDINANCES IF THE LOCALITY HAS ADOPTED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 12-1-161.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DECISIONS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) ON A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: JENNIFER MCDONALD, ASSISTANT LAD 03/03/2025.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION PURSUANT TO SECTION 12-1-161.5 OF THE REGULATIONS. THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL STREETS". HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. THE APPROVED ON-SITE SEWAGE SYSTEMS AND WELL SITES ARE NOT SHOWN ON THIS PLAT. THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE NELSON COUNTY HEALTH DEPARTMENT.

HEALTH OFFICIAL	DATE

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Location Map



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