

York River Preserve

At the confluence of the
York River and Ware Creek
Williamsburg, Virginia

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York River Preserve

One of the “*crown jewels*” of the Mid-Atlantic coast, the 2,683+/- acre York River Preserve (YRP) represents a unique opportunity to acquire a substantial real estate holding in the heart of the Chesapeake Bay region featuring extensive tidal river frontage, remarkable natural beauty and diversity, and convenient proximity to desirable metropolitan areas. YRP is located approximately 15 minutes northwest of the historic city of Williamsburg along the western shore of the York River and 20 miles northwest from the river’s confluence with the Chesapeake Bay. The York fronts the property for over 3½ miles and offers excellent boating access and expansive views eastward for nearly two miles across open water. YRP is buffered by Ware Creek and Philbates Creek, which are intimate, meandering tidal streams originating west of the property, and a vast, intact saltwater marsh complex that offers waterfowl hunting, fishing, and other water-based activities. Upland portions of YRP include mature hardwood forests, stands of pine, 60+/- acres of tillable cropland, freshwater wetlands, a 2½ +/- acre fishing lake, and waterfront bluffs. YRP is only 45 minutes from Richmond, the capital of Virginia, and 2½ hours from Washington, D.C.

The Facts

York River Preserve is a 2,683+/- diverse, contiguous holding with easy access to Richmond (45 minutes), Williamsburg (15 minutes), and Washington D.C. (2½ hours).

Existing improvements include an older farmstead, older single-story hunting lodge, and two small barns along with over 20 miles of well-developed internal roads and trails.

Waterfowl, deer, dove, and turkey are found on the property, and with habitat enhancement a quality released quail program could be developed.

There are 3½+/- miles on the York River and 6+/- miles on Ware Creek and Philbates Creek all flanked by an extensive saltwater marsh complex.

Two separate conservation easements cover the property allowing for a variety of residential, recreational, forestry, and agricultural uses.

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This information is correct to the best of our knowledge, but is not to be relied upon. Buyers should verify all information to their satisfaction. Persons interested in the property should consult their own authorities before making a purchase decision.