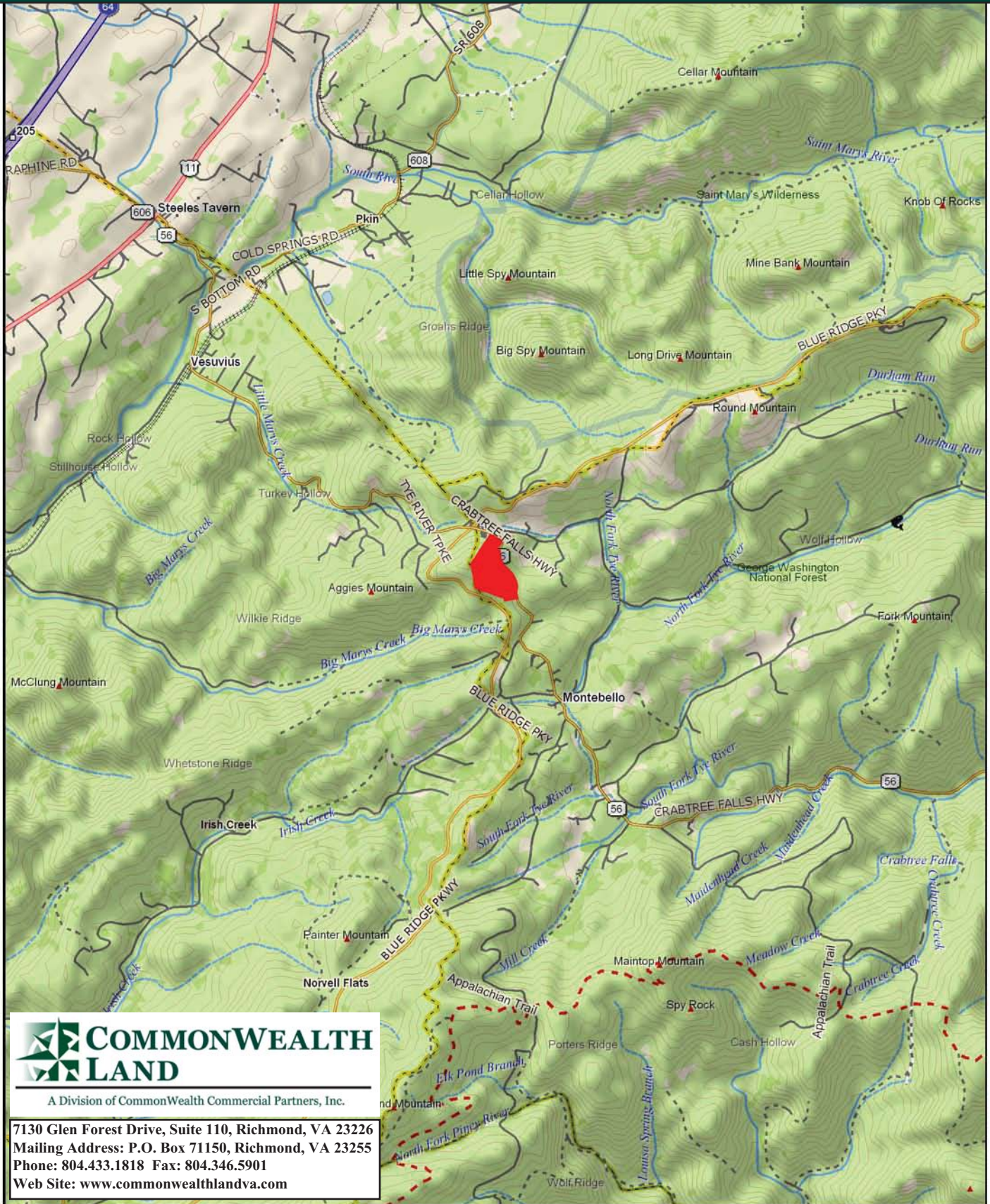


"Almost Heaven" Above Crabtree Falls

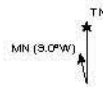
96+/- Acres - Nelson County, VA



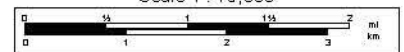
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Scale 1 : 75,000



1" = 1.18 mi

Data Zoom 11-4

"Almost Heaven" Summary Data

96+/-Acres - Nelson County, VA

- **Exceptional Development Opportunity Located Just Above Crabtree Falls in the Heart of the Blue Ridge Mountains**
- **96+/-Acres w/Extensive Mountain Views Located just off of the Blue Ridge Parkway**
- **Tentative Plan for Fourteen (14) Lots 3.75-15.3+/-Acres - All with EXCEPTIONAL Mountain Views**
- **Located Just north of Montebello And Crabtree Falls w/2,480' of Frontage on Crabtree Falls Hwy. (VSR56)**
- **Property Falls from North to South w/Majority Being Open Land and Some Mixed Timber and a Pond**
- **Zoned A1 (Agricultural) & identified as Tax Map Parcel #15-A-10**
- **Convenient to Lexington, Charlottesville & Richmond**
- **Directions- I-64 West from Charlottesville to I-81 South, then take the Raphine Exit (#205)and Turn Left on Raphine Rd. (VSR606) and Travel 1.6 Miles to Lee Hwy. (US11), then Take a Left and then an Immediate Right on Tye River Tpke. (VSR56) and Travel Approximately 5.8 Miles to Entrance to the Property on the Left.**
- **Offered for \$2,950,000.00**

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Property Information is Available at *Commonwealthlandva.com, LandsofAmerica.com, Loopnet.Com and Costar.net*



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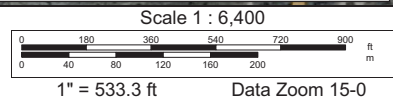
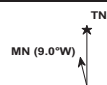
96+/-Acres - Massies Mill District
Nelson County, VA
 Approximate Property Boundaries Shown in Red



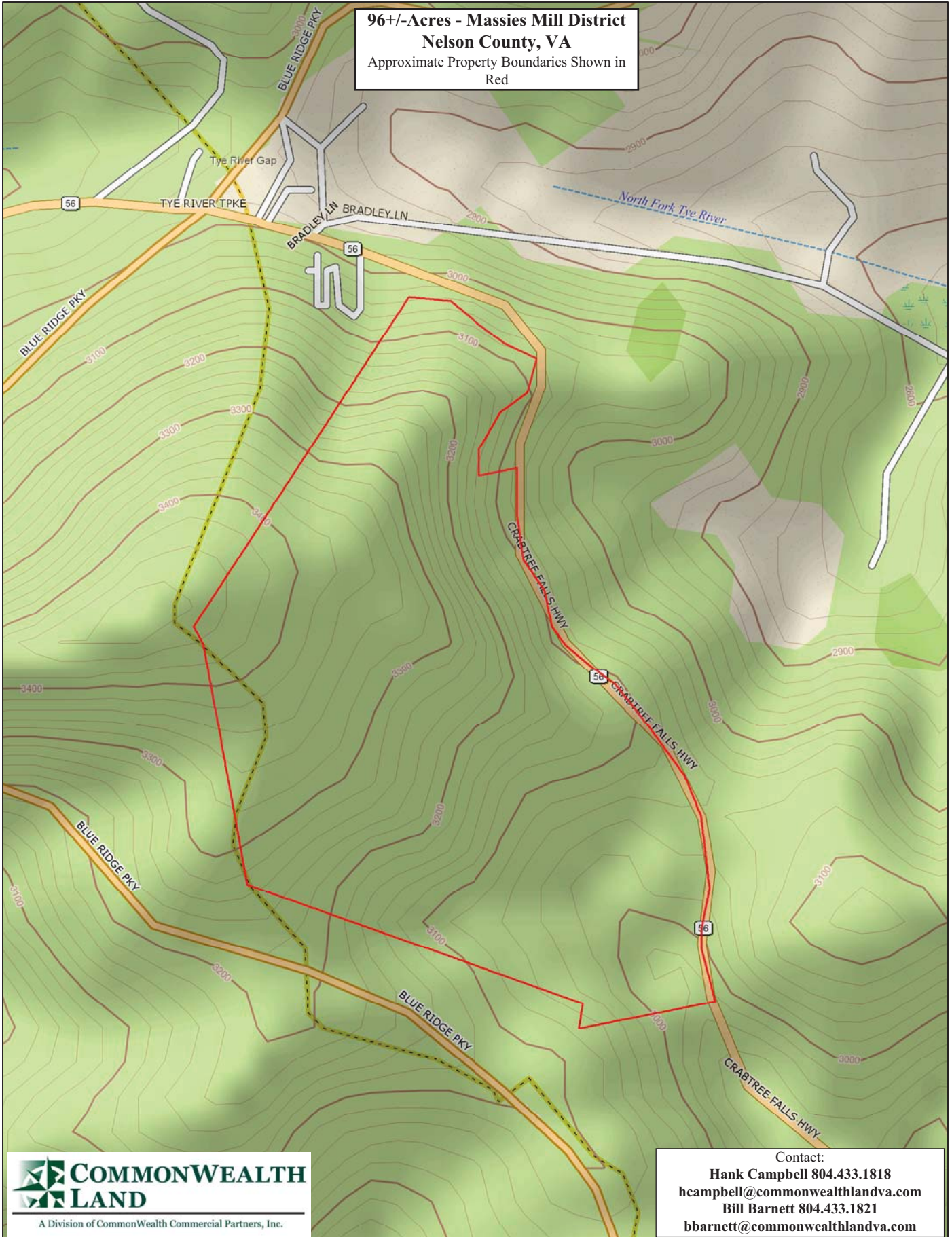
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96+/-Acres - Massies Mill District
Nelson County, VA
 Approximate Property Boundaries Shown in Red



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