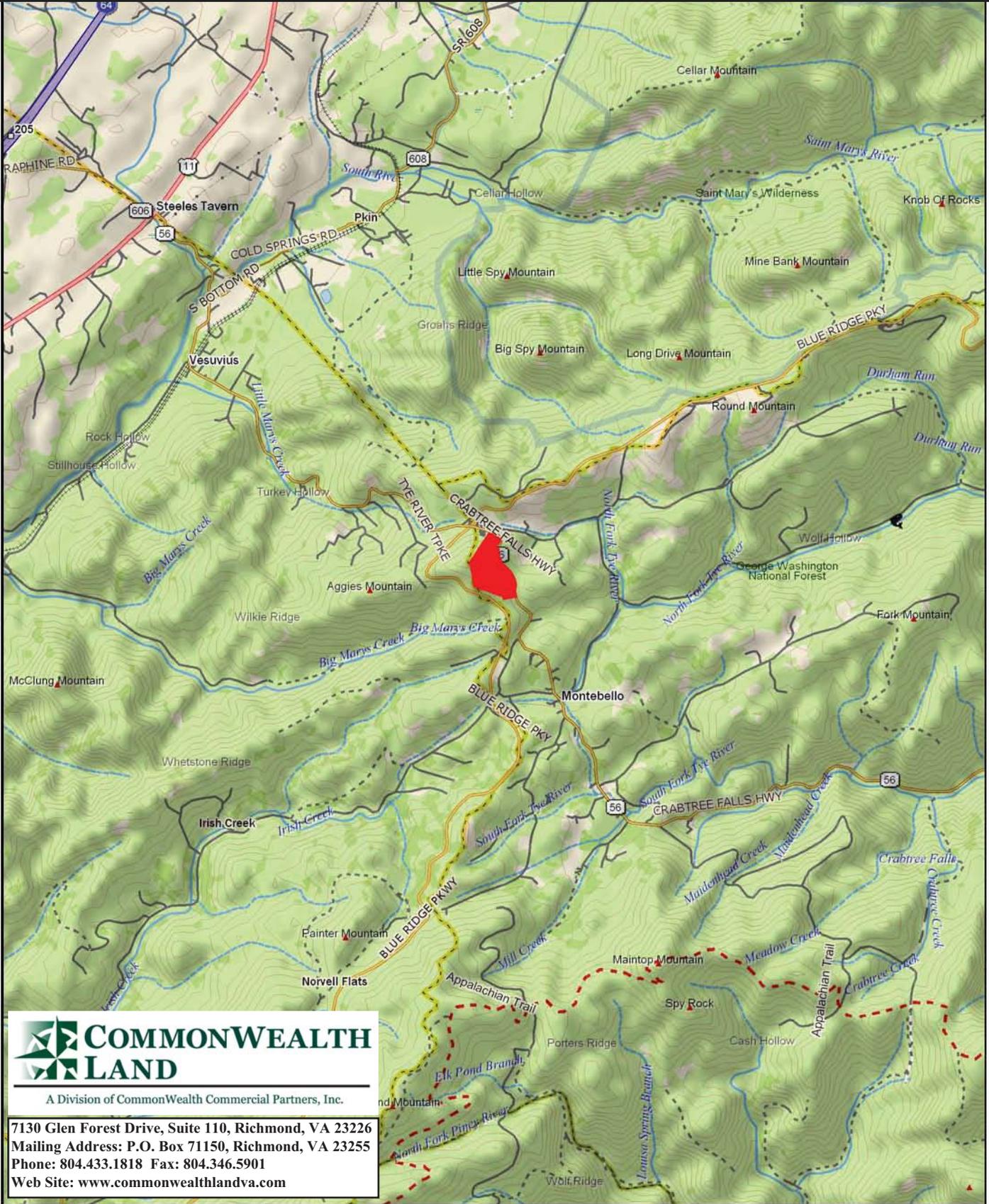


# "Almost Heaven" Above Crabtree Falls

## 96+/- Acres - Nelson County, VA



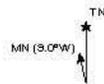
A Division of Commonwealth Commercial Partners, Inc.

7130 Glen Forest Drive, Suite 110, Richmond, VA 23226  
 Mailing Address: P.O. Box 71150, Richmond, VA 23255  
 Phone: 804.433.1818 Fax: 804.346.5901  
 Web Site: [www.commonwealthlandva.com](http://www.commonwealthlandva.com)

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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**

### **Contact:**

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**bbarnett@commonwealthlandva.com**

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



A Division of Commonwealth Commercial Partners, Inc.

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A Division of Commonwealth Commercial Partners, Inc. nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

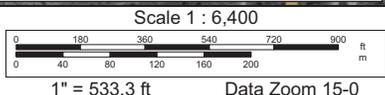
**96+/-Acres - Massies Mill District**  
**Nelson County, VA**  
Approximate Property Boundaries Shown in Red



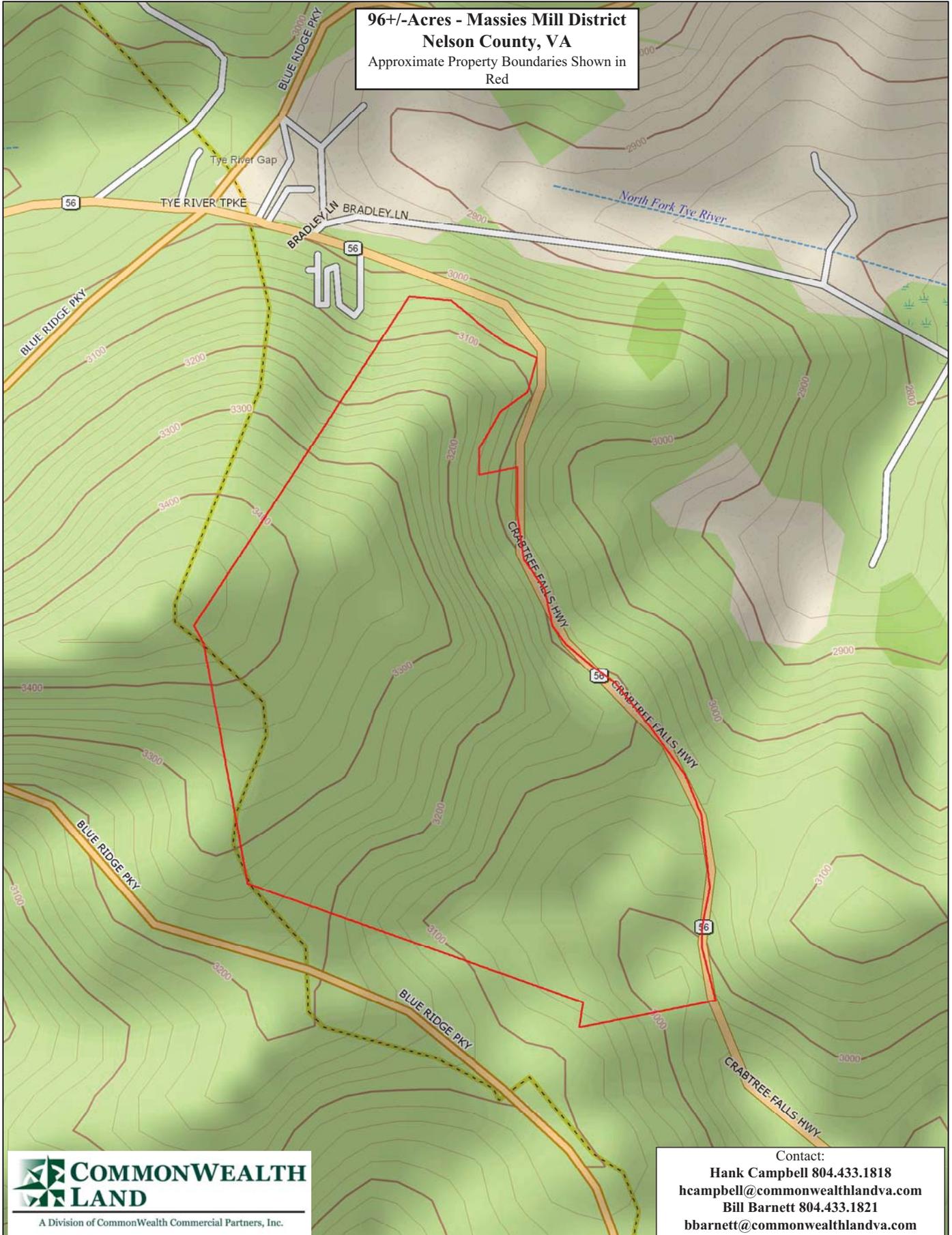
**COMMONWEALTH LAND**  
A Division of Commonwealth Commercial Partners, Inc.

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**Bill Barnett 804.433.1821**  
[bbarnett@commonwealthandva.com](mailto:bbarnett@commonwealthandva.com)

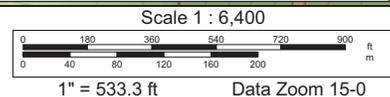
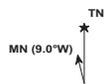
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96+/- Acres - Massies Mill District  
Nelson County, VA  
Approximate Property Boundaries Shown in Red



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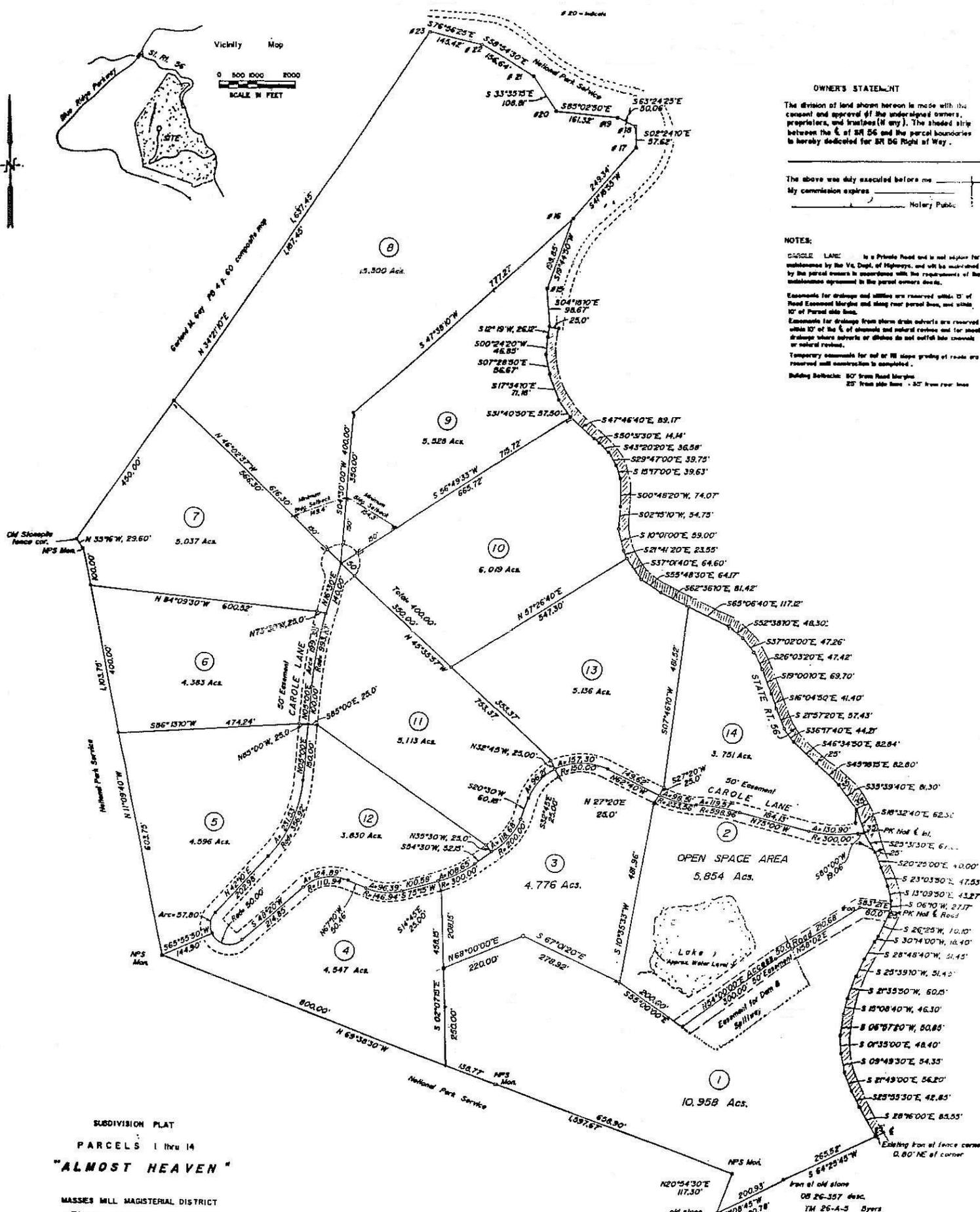


Vicinity Map  
 0 500 1000 2000  
 SCALE IN FEET

**OWNER'S STATEMENT**  
 The division of land shown herein is made with the consent and approval of the undersigned owners, proprietors, and trustees (if any). The shaded strip between the E of SR 56 and the parcel boundaries is hereby dedicated for SR 56 Right of Way.

The above was duly executed before me  
 My commission expires \_\_\_\_\_  
 Notary Public

**NOTES:**  
 CAROLE LANE is a Private Road and is not subject for maintenance by the Va. Dept. of Highways, and will be maintained by the parcel owners in accordance with the requirements of the maintenance agreement in the parcel owners' deeds.  
 Easements for drainage and utilities are reserved within 10' of Road Easement Margins and along rear parcel lines, and within 10' of Parcel side lines.  
 Easements for drainage from storm drain outfalls are reserved within 10' of all streams and natural courses and for street drainage where outfalls or ditches do not outlet into creeks or natural streams.  
 Temporary easements for cut or fill slope grading of roads are reserved until construction is completed.  
 Building Setbacks: 10' from Road Margins, 25' from side lines, 30' from rear lines



SUBDIVISION PLAT  
 PARCELS 1 thru 14  
**"ALMOST HEAVEN"**

MASSIE MILL MAGISTERIAL DISTRICT  
 NELSON COUNTY, VIRGINIA

W. MORRIS FOSTER  
 Land Surveyor & Planner  
 Hollistown, Va.

SCALE IN FEET

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