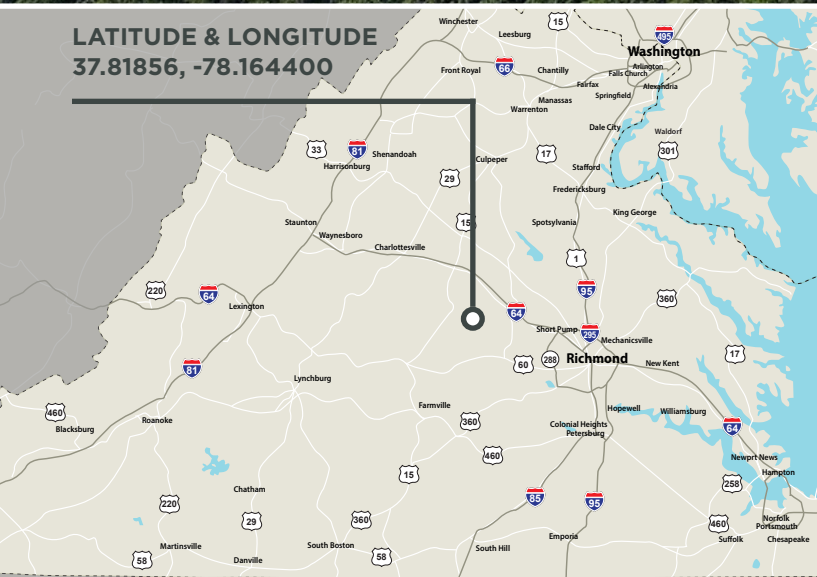


**Stage Junction Road
Columbia, VA 23038**

FOR SALE | 133± ACRES
FLUVANNA COUNTY
Price: \$699,000 (\$5,255/acre)



IDEAL RECREATIONAL and timberland investment with 80± acres of 5+ year old planted pine and well managed whitetail deer population

NATIVE WARM season grasses, mixed with planted pine, and hardwood buffers, creates ideal habitat for wildlife

HUNTING cabin with multiple rooms, lean-to, and equipment storage

MILES of well maintained internal road system, ideally suited for recreation and equestrian uses

UNDER A CONSERVATION easement which allows for 3 dwellings that shall not exceed an aggregate of 7,500± SF

LOCATED 45 minutes from Charlottesville and 1 hour from Richmond

900 FEET of frontage on Stage Junction Road

Michael Chapman

804-551-1367
mchapman@commonwealthland.com

Brent Altaffer

804-793-0055
baltaffer@commonwealthland.com

*** By Appointment Only**



COMMONWEALTH LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

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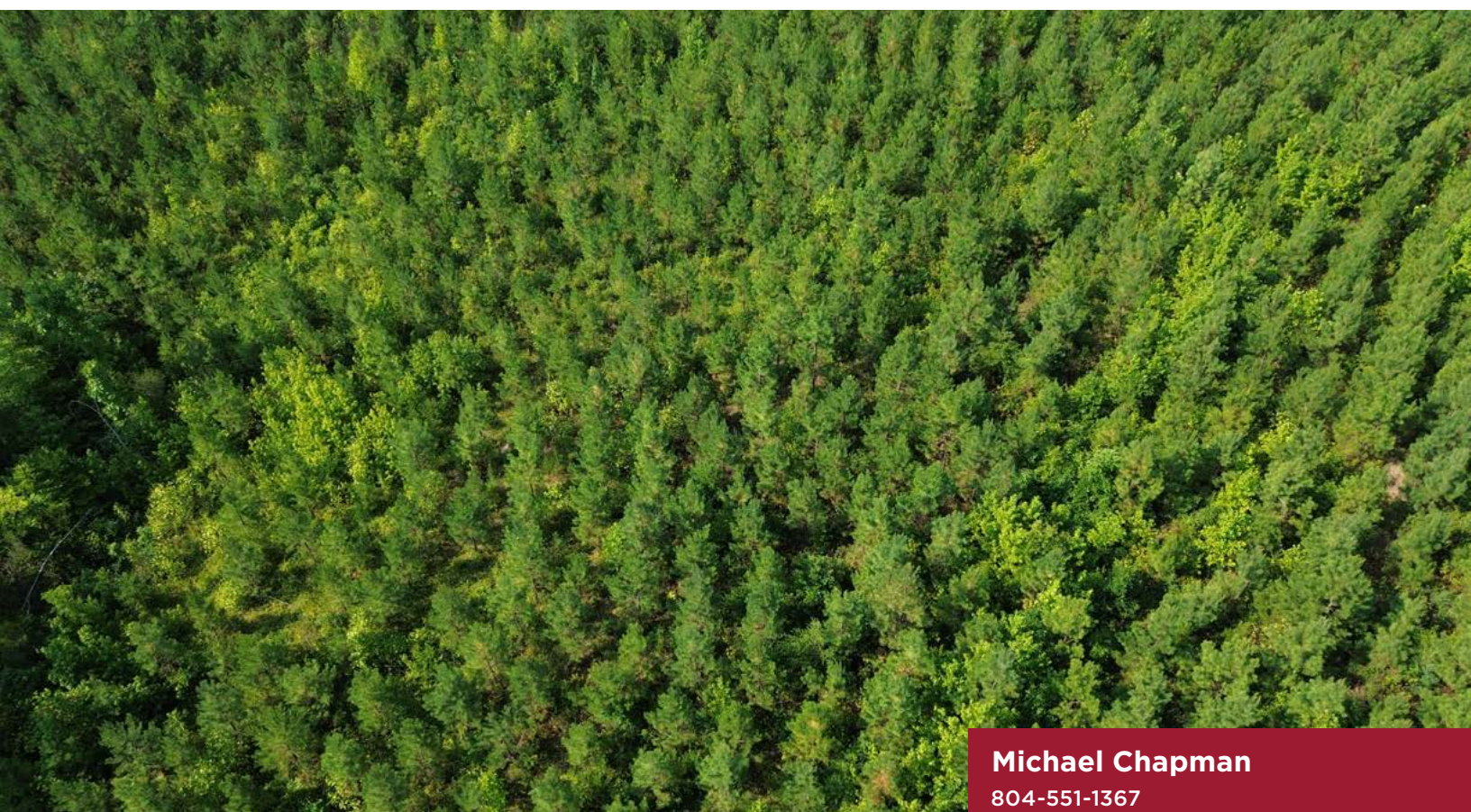
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