



Virginia Realty

# Property Portfolio

21 +/- acres

\$298,000

6520 Blackwells Hollow Rd

Crozet, VA

Albemarle County

911 address is approximate

100 YEARS OF REAL ESTATE EXPERTISE



**Virginia Realty**



**BEAR DAVIDSON**

540-687-0050

[beardavidsonrealtor@gmail.com](mailto:beardavidsonrealtor@gmail.com)

[ucvirginiarealty.com](http://ucvirginiarealty.com)

Thank you for taking the time to look over this property. My name is Bear Davidson, and I specialize in land, farms, and rural properties throughout Virginia. Whether it's 10 acres or 1,000, my focus is helping buyers connect with land that fits their lifestyle — hunting, recreation, timber, investment, or just a quiet place to call home.

I grew up in agriculture and the outdoors, and that background guides how I approach every property. I walk the ground, study the lay of the land, and learn what makes each tract unique — from the soil and timber to the creeks and views. My goal is to give you an honest, boots-on-the-ground understanding of what this property offers so you can make the best decision possible.

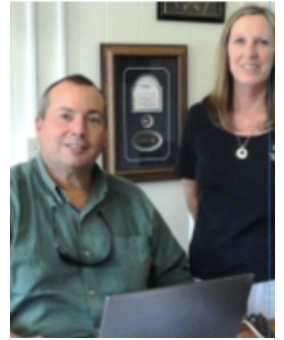
If you have any questions about this property, neighboring tracts, or other opportunities in the area, please don't hesitate to reach out. I'm always glad to talk land, share insight on the local market, and help however I can.

Thanks again for your time and interest. I look forward to the chance to work with you.

540-687-0050  
405 VIRGINIA AVE  
CLARKSVILLE, VA 23927



**Virginia Realty**



**BILL BAKER, BROKER**

434-917-0778

billbakerauctioneer@gmail.com

ucvirginiarealty.com

Bill Baker is a distinguished figure in the world of real estate, serving as the cornerstone of United Country Virginia Realty for an impressive 37 years, commencing in July of 1990. His stellar career includes a prominent role as the Vice President of United Country Real Estate on a national scale, where he played a pivotal role in developing offices along the Eastern and Gulf Coasts. Bill is also celebrated as an integral member of the United Power Training Team, sharing his wealth of knowledge and expertise from coast to coast.

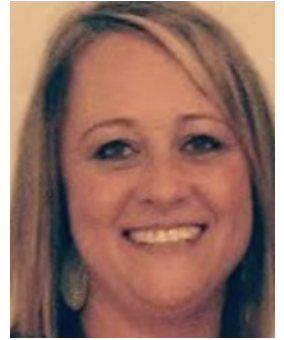
Notably, Bill has earned the prestigious Summit Elite Award and the coveted Chamberlain Award, a testament to his extraordinary contributions and achievements in the real estate industry. He has emerged as a leader in land sales across Virginia and North Carolina, a testament to his unrivaled expertise in the field.

As the head of a successful 16-person real estate firm with agents spanning across Virginia, North Carolina, and West Virginia, Bill's leadership has been pivotal in shaping the success of the organization. Bill's goals have always been constantly growing great agents, evident when you realize the amount of broker's in the state who came through Bill's business.

540-687-0050  
405 VIRGINIA AVE  
CLARKSVILLE, VA 23927



**Virginia Realty**



**HOLLY KING, MARKETING DIRECTOR**

Office: 434-374-2011  
Holly.King88@gmail.com  
ucvirginiarealty.com

With an impressive 23-year tenure at United Country Virginia Realty, Holly is a seasoned marketing director known for her unparalleled expertise in all facets of marketing within the real estate realm. She has adeptly managed a wide array of responsibilities, consistently driving successful marketing strategies that have contributed to the agency's continued growth and prominence. Leading a team of 16 agents, Holly brings a wealth of experience to the table, steering the company's marketing efforts with precision and creativity. Outside of her professional achievements, Holly is a devoted family person. She is happily married to her husband Chad and together they have raised three wonderful children.

Holly handles our office marketing where she develops and executes our office Social Media pages, our extensive mailer program, our office catalogs, and continues to build up our use of AI and GIS systems.

Holly's remarkable journey is a testament to her dedication, strategic acumen, and unwavering commitment to both her family and her career. Her dynamic leadership and profound influence in the real estate marketing arena continue to shape the success of United Country Virginia Realty.

540-687-0050  
405 VIRGINIA AVE  
CLARKSVILLE, VA 23927

# Property Location

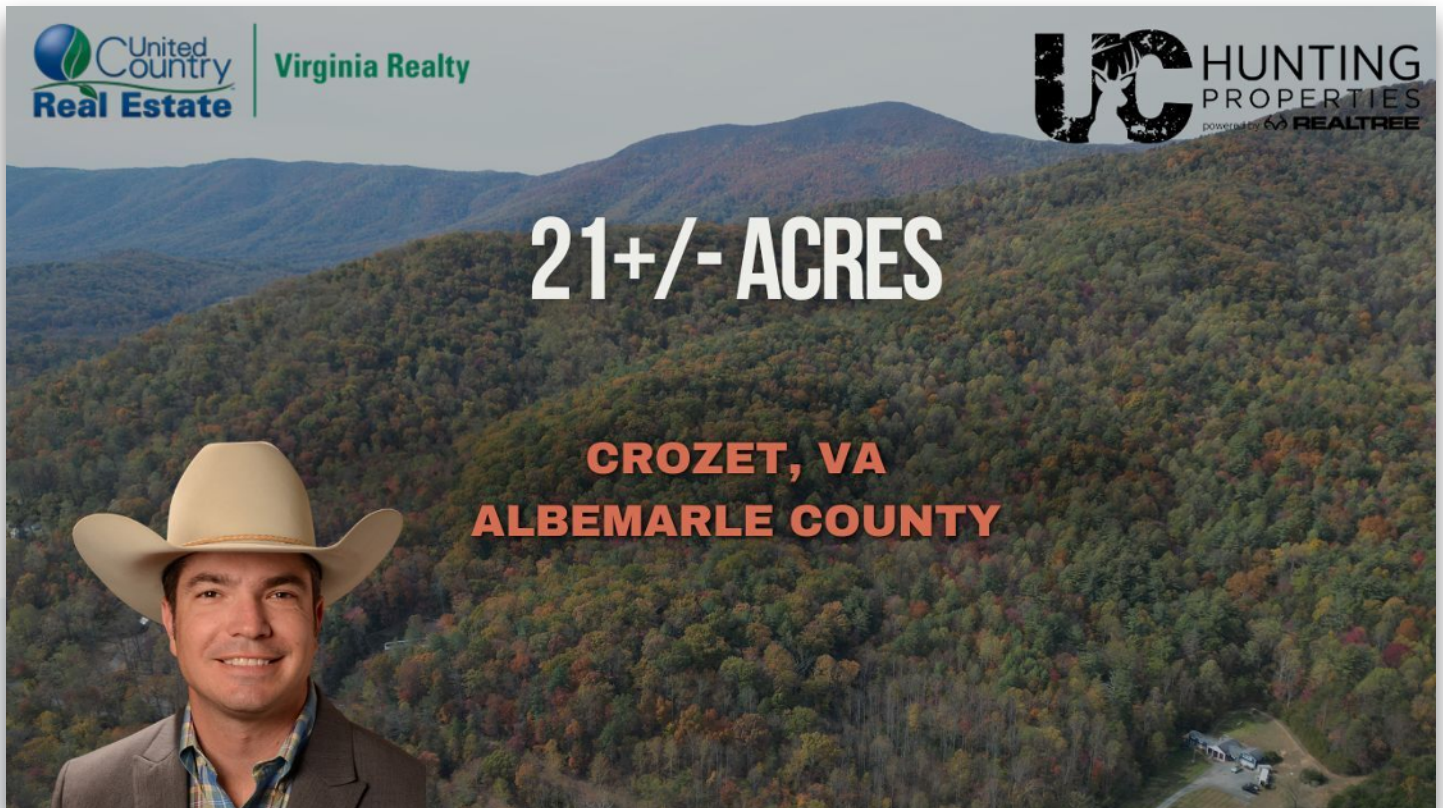




Virginia Realty



## Property Profile Tour



***Take the Video Tour - Click Property Image Above***



Virginia Realty

# Property Details

## Property Overview

Nestled along Blackwells Hollow Road near Crozet, this 21-acre Albemarle County property borders the 600-acre Patricia Ann Byrom Forest Preserve, offering the rare blend of privacy, beauty, and direct access to protected parkland. With mature hardwoods, gentle topography, and mountain views, it's an ideal setting for a private retreat, dream home site, or long-term land investment — all within 30 minutes of Charlottesville.

## Land & Habitat Features

- **21.87 acres** in Albemarle County near Crozet
- **Borders the 600-acre Patricia Ann Byrom Forest Preserve Park**
- **Mature hardwoods** throughout — white oak, red oak, and hickory
- **Scattered pines** and stands of mountain laurel for cover and diversity
- **Small creek** crossing one corner of the property
- **Rolling topography** with gentle slopes and elevated homesite potential
- **Natural rock outcroppings** and native understory plants
- **Excellent habitat** for deer, turkey, and small game
- **Peaceful, private setting** connected to a protected wildlife corridor

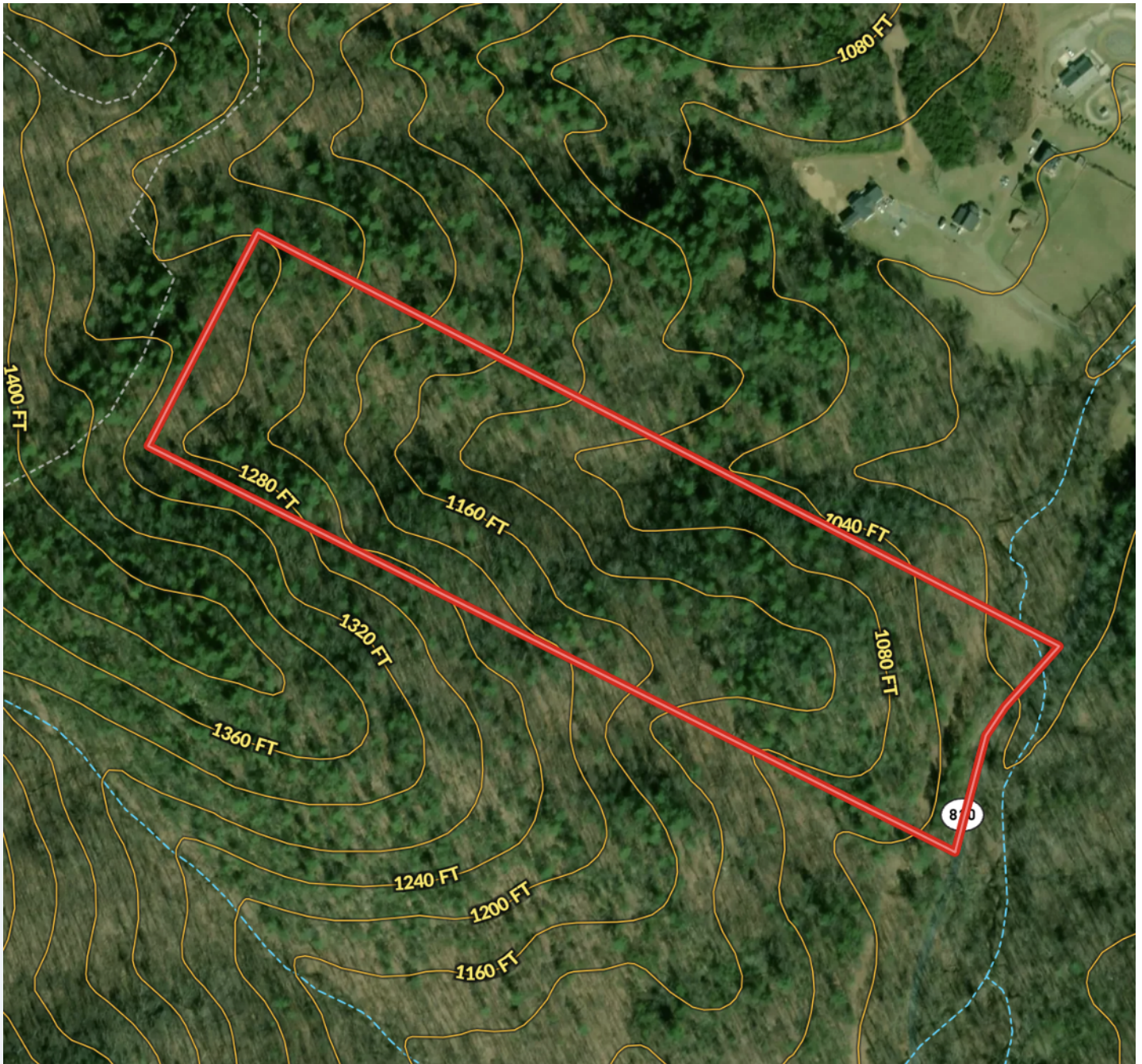
## Recreational Opportunities

- **Patricia Ann Byrom Forest Preserve Park**– hiking, mountain biking, and horseback riding on 7+ miles of trails
- **Shenandoah National Park**– scenic overlooks, waterfalls, camping, and the Blue Ridge Parkway access
- **Sugar Hollow Reservoir**– fishing, swimming, and trail access to the Appalachian Trail
- **Mint Springs Valley Park (Crozet)**– lake swimming, kayaking, fishing, and picnic areas
- **King Family Vineyards**– polo matches, tastings, and live events in nearby Crozet
- **Chiles Peach Orchard & Farm Market**– family-friendly picking, farm tours, and local produce

## Location & Access

- Just **north of Crozet** and approximately **18 miles from Charlottesville**
- **Paved state-maintained road frontage**— over **500 feet of direct access**
- Property extends nearly **1,900 feet in depth**, offering privacy and seclusion
- **Electric service on-site** and **Firefly fiber internet available** for well and septic installation.

# Topography & Water

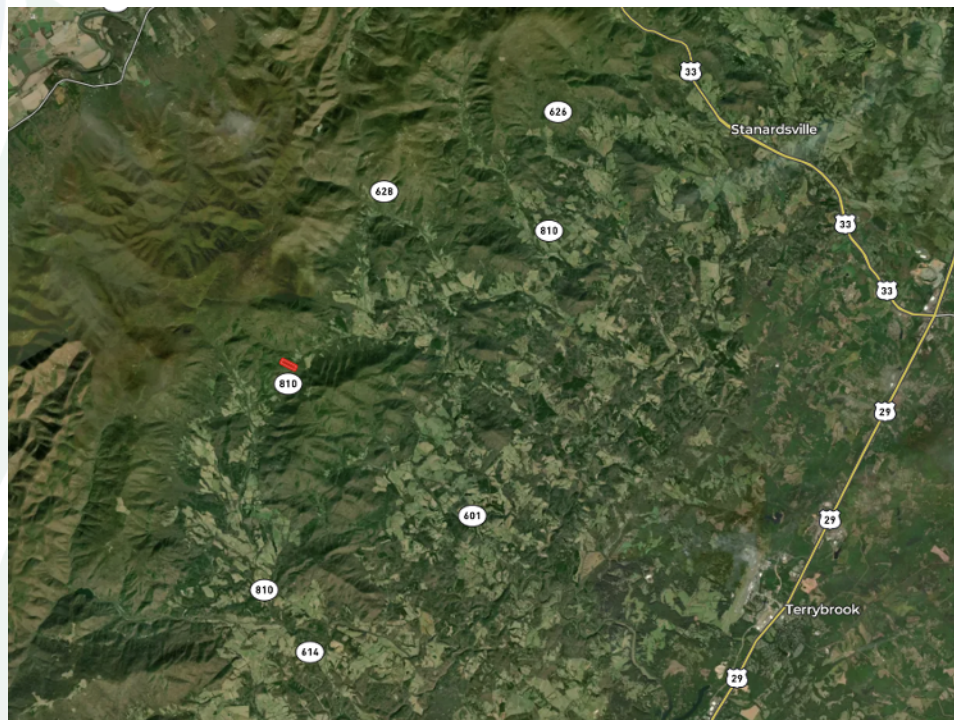




# GIS Soil Map



# Property Photos



# Property Photos



# Property Photos





Virginia Realty

# Property Photos



# Property Photos





Virginia Realty

# Property Photos



# Property Photos







Virginia Realty

# Property Photos



# Property Photos





Virginia Realty

# Property Photos





Virginia Realty

# Property Photos





Virginia Realty

# Property Photos





Virginia Realty

# Property Photos





Virginia Realty

# Property Photos





Virginia Realty

JAY HEBERT  
2025 - 193 acres

MARJORIE PAUL  
2024- 145 acres

WALTER FEURTADO  
2025 - 15 acres

## CLIENT TESTIMONIALS

---

I had the pleasure of working with Bear as my agent, and I couldn't be more satisfied with the experience. Bear was incredibly responsive and always available to address my questions and concerns. He worked tirelessly, investing a significant amount of his time and resources to ensure my Madison property was presented in the best light possible. Throughout the entire process I felt that he had my best interest in mind. His dedication and hard work led to a successful conclusion, and we were able to get my property under contract quicker than I expected. I highly recommend Bear to anyone in need of a top-notch real estate agent. Thank you, Bear for the exceptional service!

I am pleased to recommend the services of Bear who is an experienced realtor with United Country Virginia Realty. He has successfully marketed and sold our 145 acre property in Albemarle County. He is very careful to follow the laws and customs of advertising, sales, and settlement, knowledgeable in negotiations and answered all our questions promptly, which was important because my co-owner and I live in different states so everything was done by email and phone calls.

My property sold in ONE day!! When I first called Bear, he asked to walk the property. He called me and said that he needed to clear an area off the road for cars to park so I met him on the property Friday. On Saturday, we put the property on the market and on Sunday we signed the sales contract! I learned that selling land is much different than selling a house and Bear guided us through the process. What we learned about Bear is he's incredibly interesting, furiously honest, and a lot of fun to work with.





**Virginia Realty**

**CHARLES KAPUR**  
2024 - 5 acres

Because of great people like you the world is still functioning. We are so glad you are our agent. The company you work for should be proud and grateful to have someone like you on their side. Appreciate your word, honesty, and trust. God Bless you.

**BRENT MILLER**  
2024 - 58 acres

Bear was amazing. He helped my family purchase a 58 acre property with a cabin that was truly a family dream for over 20 years. It's so hard to find an agent that will call you back, respond via text, and email in such a fast manner. I am sure we'll use him again.

**JOYCE ATKINSON**  
2025 - 295 acres

My husband and I have used Bear as our realtor of choice for the purchases of several properties within the last year. We have found him to be very reliable and honest. He always returned calls promptly no matter when we called him. And answered any questions we had. If he didn't know the answer he would find it for us. He's always willing to go that little bit extra to help us with any problem we had. We plan to use Bear to facilitate any real estate transactions that we have in the future and would not hesitate to recommend him to anyone interested in buying or selling property.

## CLIENT TESTIMONIALS

---



**Virginia Realty**

**DONALD GARDNER**  
2025 - 5 acres

**BILLY BRIDGWATER**  
2025 - 1,044 acres

## CLIENT TESTIMONIALS

---

I had the pleasure of working with Bear on the sale of a piece of property recently. I feel that in every step of the process he went above and beyond what I had come to expect from real estate agents.

His level of communication was superb during the entire process. The level of service he gave us is what I'd expect with a large expensive piece of property. The property I was offering was much smaller but you'd never know it with his commitment to me as a seller.

I cannot recommend Bear enough for any of your real estate needs

It took me a year and a half of trying to sell a large piece of property in my family's trust before contacting Bear. The first one-on-one meeting had proved to me that I had made a good choice to get this property sold. Not only did he have experience and connections to sell a piece like this. There were a few issues with the property as is every property. His dedication and willingness to keep me abreast of what was happening made this experience as pleasant as could be. If you have a piece of real estate that you need to sell, I would highly recommend Bear Davidson; a Goldy man with a passion for a job well done.