



64.78 ACRES WITH COUNTRY HOME FOR SALE TUCKED AWAY IN THE MOUNTAINS OF NELSON COUNTY, VA!

NEW

This Charming 4 Bedroom 2 Bath Home Located in a Quiet Country Setting of Woods/Pasture is Ideally Situated for Enjoyment of the Spectacular Mountains, Rivers, and Outdoor Recreation This Area Has to Offer and Would be Perfect for Your Family Home, Weekend Getaway/Rental, or Farm! Call Joel Hoeffner at [540-494-4070](tel:540-494-4070) to schedule a showing today!

Country living at its best! That is the only way to describe this beautiful home and property nestled away in the hills of Nelson County Virginia. The 1/2 mile deeded driveway to this property sets it off the beaten path providing total seclusion and privacy. Surrounded by woods and pastures the 4 bedroom, 2 bath, 2400+/- square foot home is beautiful inside and out.- It was built and decorated with rustic accents/architecture. Some of the homes features include Poplar beams from the 1830's, reclaimed Fir doors/hardware along with a Chestnut wrapped kitchen island, reclaimed Heart Pine stairs and custom Pine shiplap throughout. There is a Morsoe Squirrel wood burning stove located in the kitchen/dining area that can be used to supplement heat in the winter keeping the home warm and toasty. You will absolutely fall in love with this cozy country home. There are multiple outbuildings located around the property that allow for many different uses. Currently there is a reclaimed antique building with power that is being used for a shop in addition there is a livestock barn, chicken coop and potting shed. If you are looking for a place to bring your horses or livestock there are already fenced pastures in place that will make a great home for them. Even though you are very secluded on this property, broadband internet is available and makes this a great place for a remote work location.-

The property that surrounds this home is a good mix of rolling pasture and woods that contains multiple stream bottoms. There is plenty of game sign throughout the property because it is the perfect habitat for wildlife. There is plenty of edge habitat along with cover and corridors for bedding as well as travel. There are planted fruit trees located around the property that supply food for the wildlife, there are mast trees throughout the property that supply natural food as well and the multiple streams located throughout the property provide plenty of water. All of this great habitat holds wildlife on your property that you can enjoy from your home or from a tree stand. There is more than enough room to roam on this property with all the pastures and trails throughout which makes it the perfect property if you are looking for a place to hunt, hike or ride ATVs and there is also a shooting range set up where you can enjoy plinking at targets as well as getting sighted in for hunting season.-

The proximity of this property to numerous outdoor recreation and entertainment opportunities is one of the great aspects of this property. If you enjoy fishing, swimming, or kayaking the Tye River and James River are two well know scenic waterways that are just minutes away. Nelson County also contains more that 20,000 acres of the George Washington National Forest for your enjoyment. Here you can find many opportunities for hiking, hunting, camping and trout fishing. The Blue Ridge Parkway is also close by and gives you access to some of the most breathtaking views in Virginia. This Scenic Parkway is consistently the most visited unit of the National Park System year after year because of its scenic beauty. Nelson County is also the home of Crabtree Falls which is the highest vertical-drop waterfall east of the Mississippi. Here you can hike the falls trail and enjoy the cool mist from the falls and the amazing mountain views. Nelson County's famous highway 151 is just minutes away. This scenic road winds through the Blue Ridge and is very well know for its breweries, wineries, and distilleries. Wintergreen Resort can also be found along this highway. Here you can enjoy hiking, skiing, golfing, dining, spas, and entertainment. There is no shortage of things to do here that can all be reached within a 30 minute drive.-

This is a great opportunity to own an amazing country property located amongst some of the most beautiful mountains, rivers, and outdoor recreation/entertainment opportunities in Virginia. Whether you are looking for a

secluded family home, weekend getaway/rental, or farm this property will meet your needs and is a must see!!

All showings are by appointment only and the listing agent must accompany all visitors.-

Links of Interest:

<https://www.nelson151.com/about-nelson-151/>

<https://www.wintergreenresort.com/>

<https://www.nelsoncounty.com>

<https://www.blueridgeparkway.org>

MORE DETAILS

Address:

524 Lobo Lane
Arrington, VA 22922

Acreage: 64.8 acres

County: Nelson

MOPLS ID: 32690

GPS Location:

37.665188 x -78.886481

PRICE: \$649,500

CONTACT AGENT



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AGENT

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