



## HAMILTON ROAD/RT 695, LOUISA, LOUISA

### ACTIVE

Price improvement on this incredible opportunity to own an expansive and pristine 158.97 acres in the Green Springs National Historic Landmark District in Louisa County. This land, sold in its entirety but subdivided into 5 parcels, boasts South Anna River creek footage, a large lake, and endless potential for a dream home, farming and more, all under the protection of an easement to the historic Green Springs to protect its historic and future value. This property is a rare chance to create your own little hamlet, protected from future development and ready for the unspoiled country living at its best. Keep all the parcels for yourself, distribute to family or sell. The property, a mix of fields and wooded areas, has been in the land use program for the last 40 years and is generally overseen by a local hunt club and used for hunting, although there is ample opportunity for building and farming. The eastern side has the South Anna River running along from north to south. The 5 parcels, all with road frontage access off Hamilton Road, were surveyed and subdivided in 2004. They have been affectionately named by the long-time owners of the land: - 98.95 acres, called Peaceful Acres, with a lake perfect for swimming, fishing, ice ska

### MORE DETAILS

**Address:**

HAMILTON ROAD/RT 695  
LOUISA, VA 23093

**Acreage:** 159.0 acres

**County:** Louisa

**GPS Location:**

38.031259 x -78.142868

**PRICE: \$975,000**