



244 OLD LOUISA ROAD, GORDONSVILLE, LOUISA

ACTIVE

379 acres east of the blue ridge in Louisa County with excellent hunting, timber value and potential development opportunity. Property is just 5 minutes from Gordonsville, 25 minutes to Charlottesville and 20 minutes to Zions Crossroad and I-64. Property backs up to the C&O railroad and in close proximity to route 33. Potential industrial, commercial or residential development site with railway bordering the property. A Transco gas line easement dissects the property and creates almost one mile of open land for wildlife food plots. Open areas have been fertilized and limed to help improve the soil for growing a variety of wildlife forage. Communication line easements co-exist with Transco's easement. Numerous roads and trails have been created and maintained to access all corners of the property. Great for hiking, camping, ATV and family activities. Property has a written forest management plan and being actively managed for both timber and hunting. Pine timber crop is on the mature side and ready for thinning or clear cutting in the near future. The current owners are following QDMA and enrolled in the DMAP program with the state. Good deer and turkey hunting abound. Three clear cuts created to provide diversity and cover on the

MORE DETAILS

Address:

244 OLD LOUISA ROAD
GORDONSVILLE, VA 22942

Acreage: 378.9 acres

County: Louisa

GPS Location:

38.115924 x -78.164254

PRICE: \$1,450,000