



SOLD!! 63.146 ACRES OF RECREATIONAL / RESIDENTIAL OR INVESTMENT LAND FOR SALE IN LOUISA COUNTY VA!

SOLD

For immediate assistance with this listing call Jacob Oliver at 804-380-6224.

Great opportunity to own this 63.146 acre property bordered by creeks & with 710+ feet of road frontage on Nannie Burton Rd. Good location for a new home-site, recreational, or investment opportunity just 5 miles from the Shannon Hill exit off I-64 between Charlottesville & Richmond, VA! New survey completed in 2023! Call Jacob Oliver at 804-380-6224 to schedule a showing today!

Mossy Oak Properties is pleased to present you an exceptional opportunity to own over 63 acres of Recreational, Residential, and Investment Land in Louisa County, Virginia. This property had a new survey completed in 2023 and a 2023 soil study indicated an area suitable for a conventional septic system and no official soil report is available. The property is located just 30 minutes from Charlottesville, and 45 minutes from Richmond - making your daily commute a breeze! If you are looking for plenty of space to enjoy with the tranquility of a rural setting all while having amenities close by, this property is for you!

The property features approximately 710+ feet of road frontage along Nannie Burton Road, offering plenty of choices for a driveway entrance, future home-sites or even a possible subdivision. The property is relatively flat in the middle and slopes to the south, west towards Roundabout Creek, and to the north towards the property line that is dotted with oaks.

The all-wooded parcel features a mix of 20+ year old natural regeneration consisting primarily of Virginia Pine, Popular, & White Oak. A forestry mulcher could be utilized to clear your home-site, establish trails or design multiple food plots in strategic locations. Whitetail rubs and trails were found traversing the property. Scattered along the property boundary and throughout the property, the White Oaks offer great forage and perfect stand/blind locations for hunting. With this size property, you can easily build a new home near the front and have plenty of hunting or recreational opportunities in the back.

The property is ideally situated for convenient access to Zions Crossroads, Charlottesville, and Richmond - for those looking for an escape/retreat property or to build your dream home in the country. If you are looking for more outdoor access, fishing & boating opportunities on the James River, Powhatan State Park, and the Hardware River Wildlife Management Area are all within a 45 minute drive!

Note: Firefly fiber broadband Internet is or will be available on a county-wide basis. Central VA Electric Co-op for electric but buyers should verify all utilities. -All showings are by appointment only and require buyer's agent to be present.

Links of Interest:

Louisa County Utilities - <https://www.louisacounty.gov/1180/Utilities>

Lake Anna State Park: <https://www.dcr.virginia.gov/state-parks/lake-anna>

Central Virginia Sporting Clays - <https://www.centralvasportingclays.com/>

Hardware River WMA - <https://dwr.virginia.gov/wma/hardware-river/>

MORE DETAILS

Address:

Off Nannie Burton Road
Louisa, VA 23093

Acreage: 63.1 acres

County: Louisa

MOPLS ID: 52654

GPS Location:

37.923154 x -78.064449

PRICE: \$249,000

CONTACT AGENT



JACOB OLIVER

BROKER IN CHARGE

(804) 380-6224

(844) 480-5263 (LAND)

joliver@mossyoakproperties.com

