



Nelson Co, Virginia

±53.66 acres • \$220,000

A rare opportunity to own a tract with many features that make it the ultimate recreational or investment tract with breathtaking mountain views.

- Potential for deer, bear, turkey, and squirrel hunting
- Lots of turkey scratching
- Deer tracks, droppings, and rubs
- Breathtaking mountain views
- Recreational activities include ATVs, hiking, camping, shooting, and hunting
- Numerous benches that allow for much easier north and south traversal of the property
- Timbered approximately 30 years ago
- Mixed mature timber throughout the property consisting mainly of hardwoods
- Great opportunity to own a recreational or



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