

FOR SALE

8248 Mount Eagle Road | Ashland, VA 23005
214.5± Acres | Price: \$2,500,000



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FEATURES

214.5± ACRES

COMPRISED of timberland & cropland

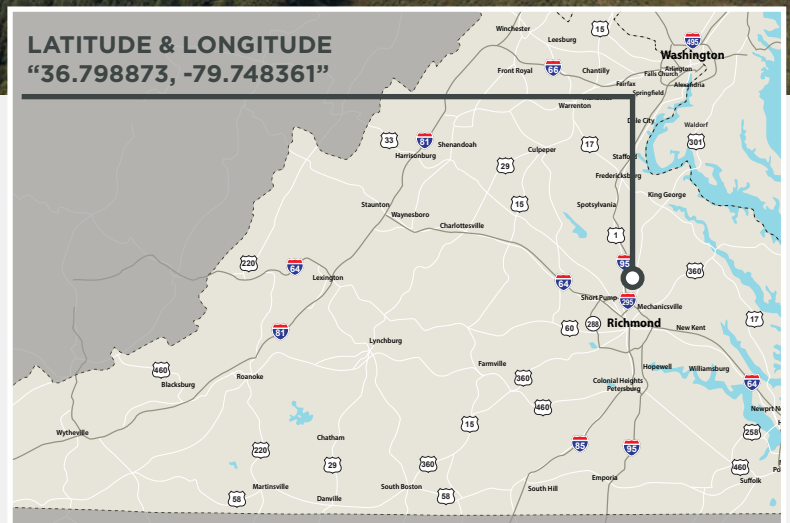
4,000± SF residence built 1984

SIGNIFICANT conservation easement potential

BY RIGHT residential development potential

OFFERING MEMORANDUM and drone video available

No showings without agent - private residence



For More Information Regarding This Property, Please Contact:

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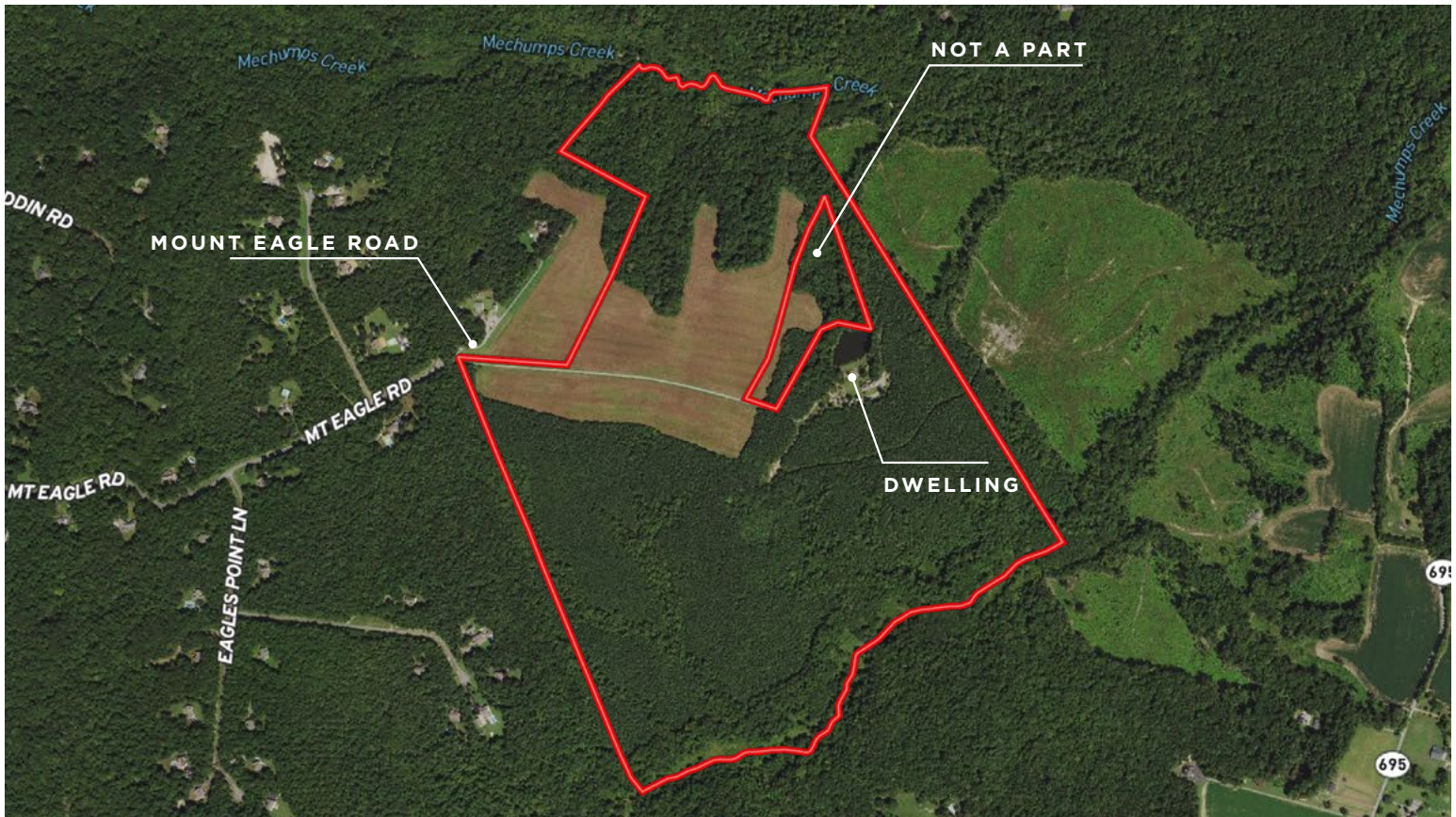
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	382	4,063	21,756
AVERAGE HH INCOME	\$132,795	\$124,698	\$123,002