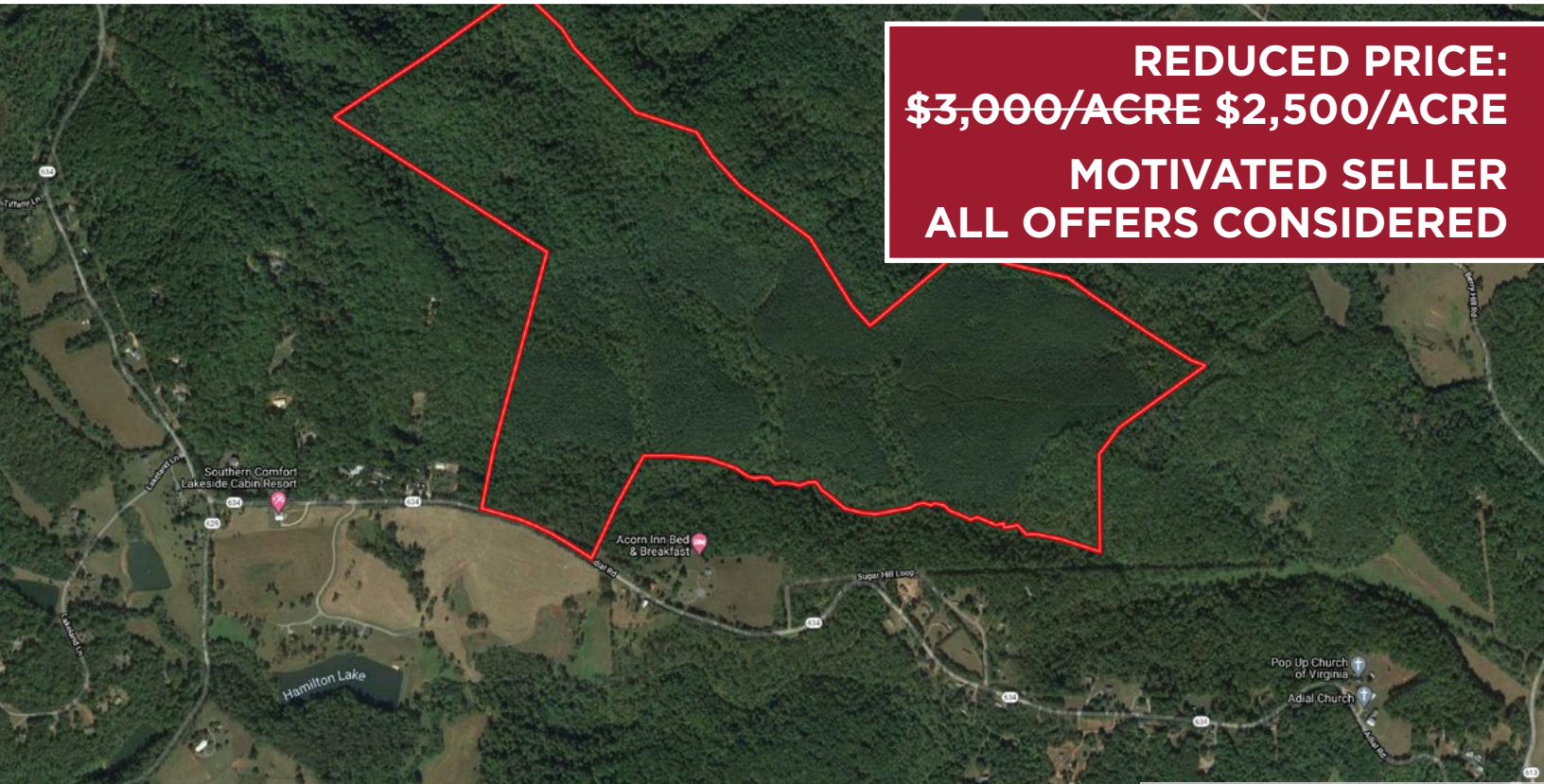




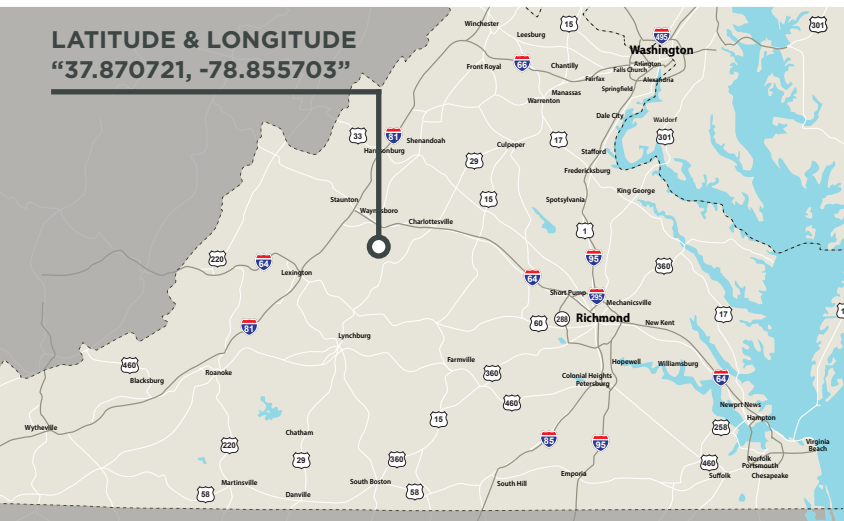
**ADIAL ROAD
FABER, VA 22938**

**FOR SALE | 247± ACRES
NELSON COUNTY, VA
Price: \$741,600 (~~\$3,000/acre~~)**

**REDUCED PRICE:
\$3,000/ACRE \$2,500/ACRE
MOTIVATED SELLER
ALL OFFERS CONSIDERED**



**LATITUDE & LONGITUDE
"37.870721, -78.855703"**



Features

EXCELLENT timberland/recreational investment opportunity.

MIXTURE of planted loblolly pine planted 18-19 years ago and mature hardwoods. Timber cruise completed in 2020 available.

SITUATED NEAR Wintergreen Resort and Virginia's "Highway 151 Brewery Trail", including popular destinations such as Devils Backbone Basecamp Brewpub.

POTENTIAL for development - adjacent to "Berry Hill on the Rockfish", a large-lot residential subdivision currently under construction.

900± road frontage on Adial Road plus deeded access through adjacent property.

MULTIPLE STREAMS throughout. Strong wildlife populations.

INTERNAL ROADS provide access throughout.

REDUCED PRICE: \$3,000/ACRE \$2,500/ACRE

A 60± acre portion of the property recently sold for \$3,100±/acre

Contacts

Chris Jenkins

804-922-6364

cjenkins@commonwealthland.com

Randy Cosby

804-433-1819

rcosby@commonwealthland.com



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

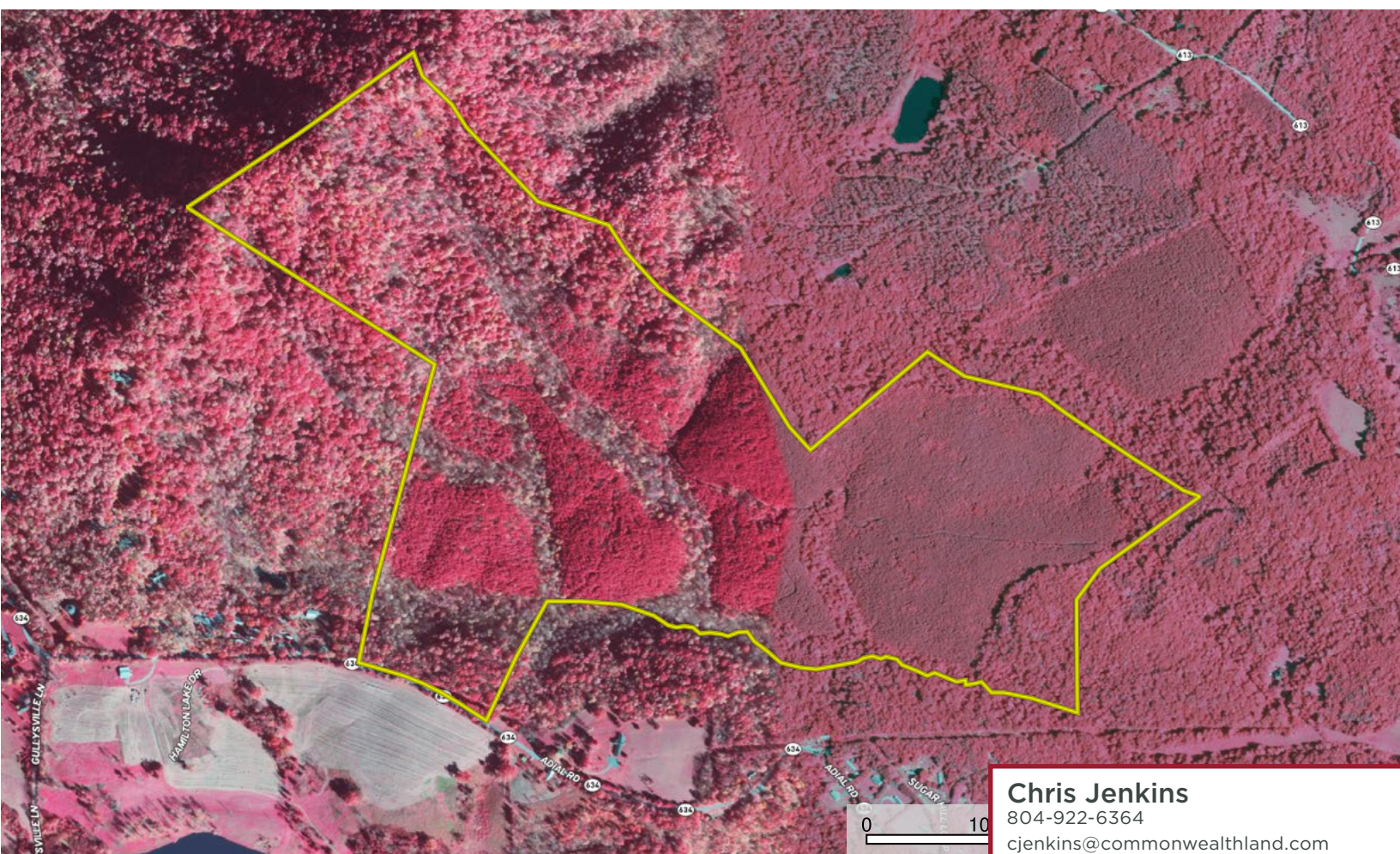
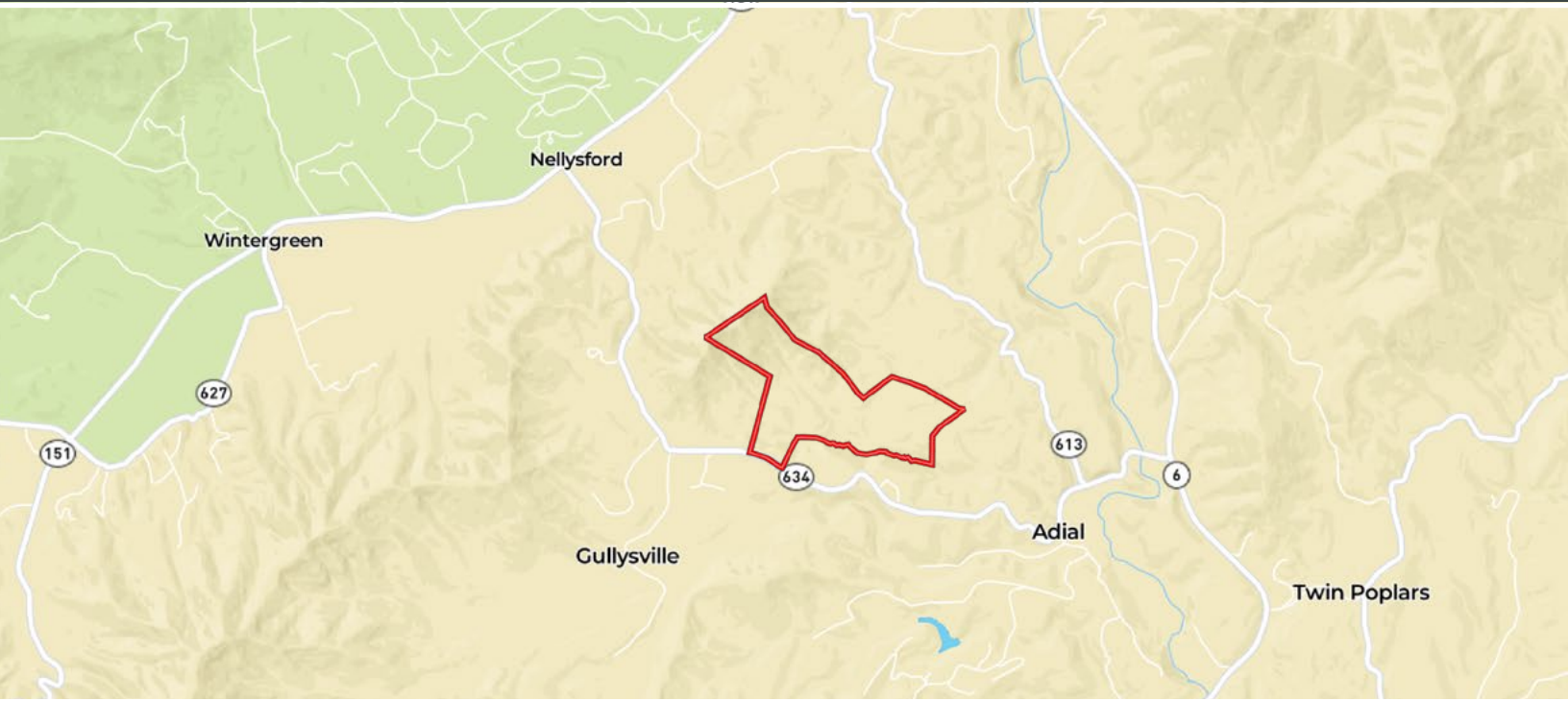
T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

**ADIAL ROAD
FABER, VA 22938**

**FOR SALE | 247± ACRES
NELSON COUNTY, VA
Price: \$617,500 (\$2,500/acre)**



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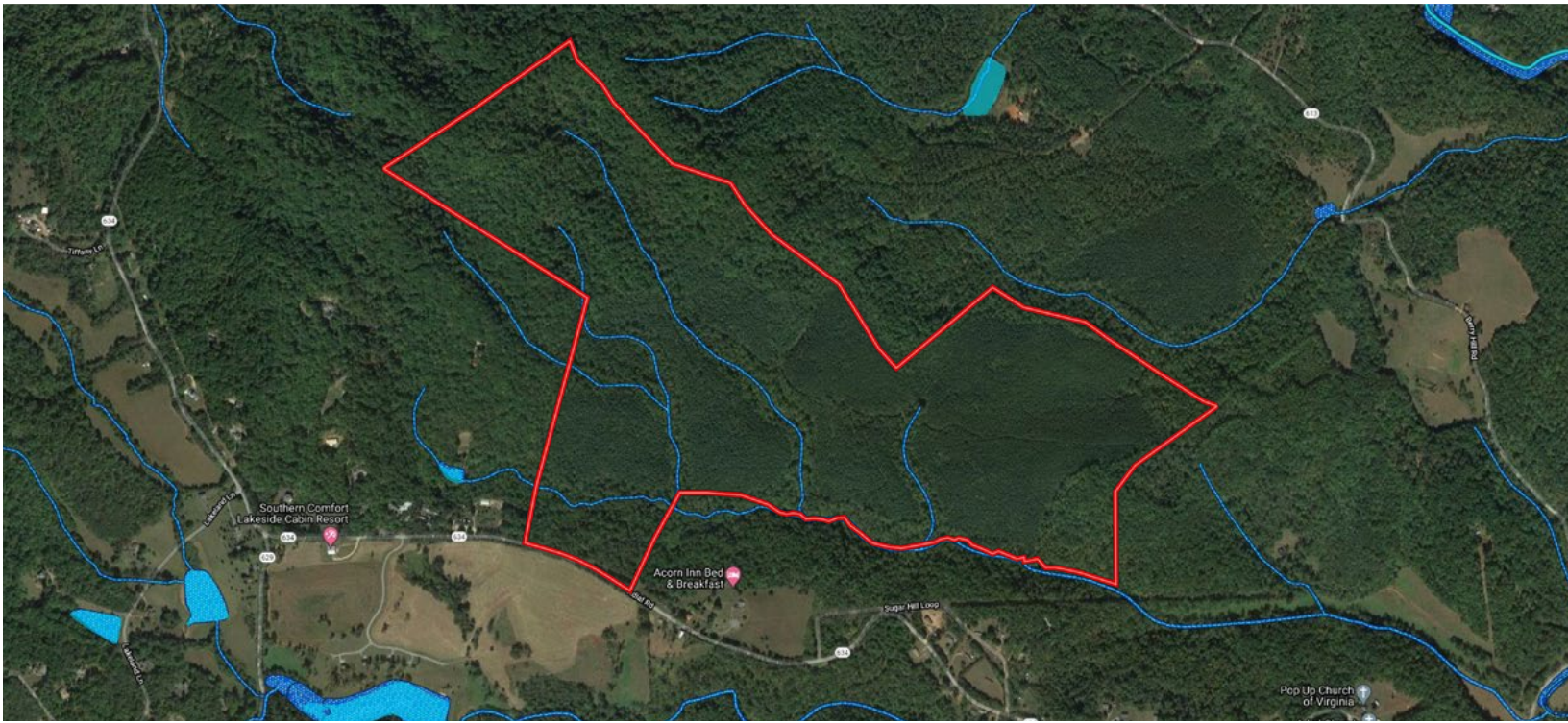
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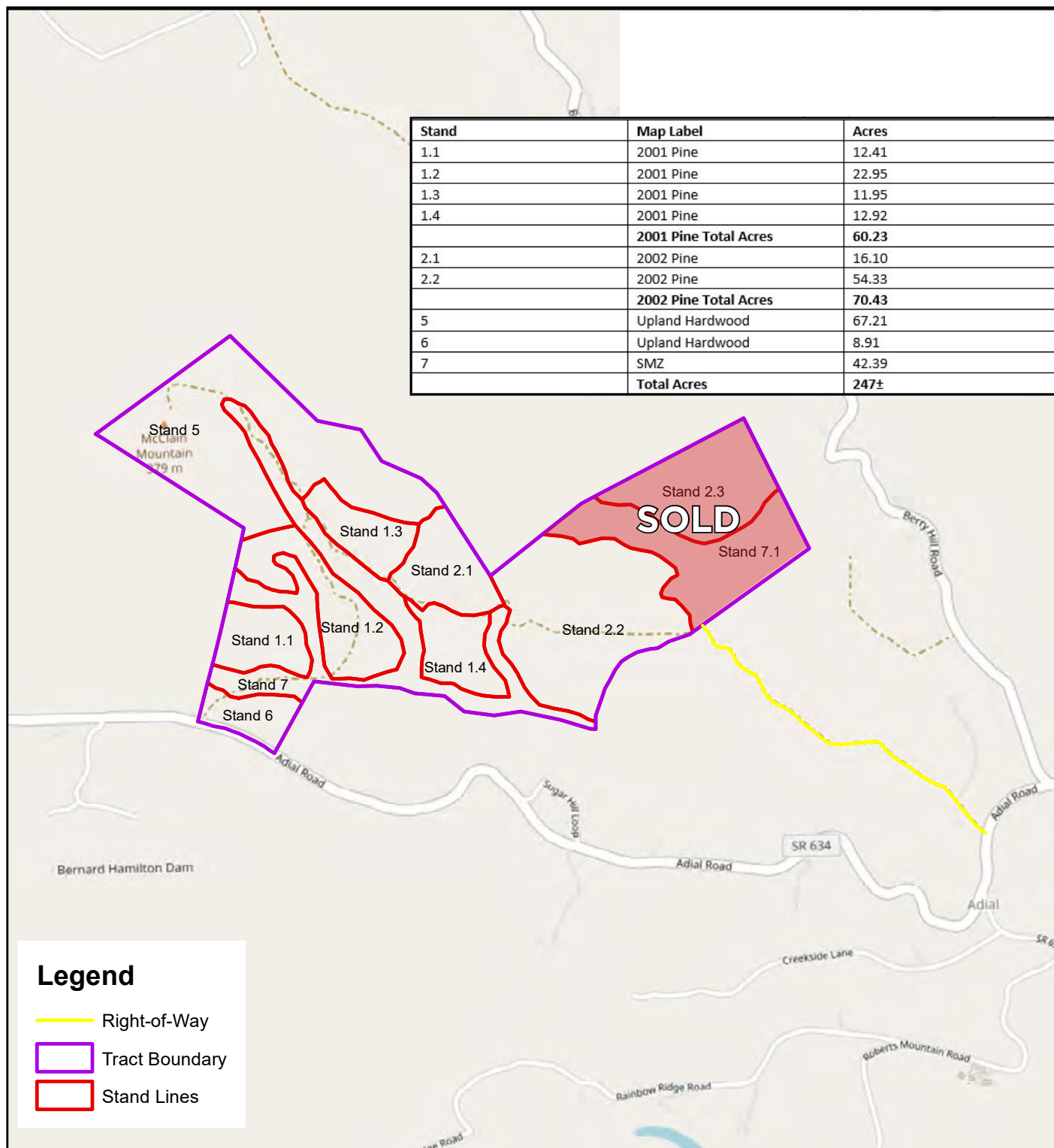
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