

Nutrient Banks and Historic Preservation: A Victory for Conservation

Located near Gordonsville, Virginia, the property on Old Barboursville Road stands as a testament to the power of preservation. This 136-acre site, once threatened by the prospect of becoming an open-pit shale mine, was saved through the dedication of local landowners and conservationists.

This land is now protected in perpetuity

After the effort to build the shale mine was overturned by the Virginia Supreme Court, the landowners used the power of a conservation easement to protect it forever. The Land Trust of Virginia holds the restrictive easement but guarantees not one, but two, building sites within their easement! While that totally protects your privacy and opportunity to build, the County required four parcels on the road frontage remain for a growing community. You could sell them, but why not rent? In fact, tiny houses are very popular for Airbnb rentals supporting guests of Montpelier, Woodberry Forest School, Barboursville and Horton Wineries. As well, consider long-term rentals from singles in transition, the elderly, and recently moved.

But wait! What about the nutrient bank?

This affords another layer of privacy and security with trees. After the conservation easement, the landowners enrolled 55 acres in a program run by The VA Department of Environmental Quality. The newly planted 30,000 trees would filter groundwater runoff preventing nutrient “pollution” (fertilizer) from entering Blue Run, an ecological bonus.

You can become a part of the solution ... and an heir to future rewards, too!

This is today’s conservation in action. Just think, you are 4 miles from Madison’s ancestral home, 3 miles from the popular Barboursville Winery, 2 miles from Somerset Plantation and, in the path of a growing community! Fortunately, you can have the privacy, security, natural beauty, and significant rental revenue by investing in this attractive property. Your forever home can be your retirement plan, too!

Don’t miss this unique opportunity!

The sale of this property offers a rare chance to be a part of Virginia’s concerted efforts to protect the cradle of American history. By seeking to align with these efforts, you are more than a landowner. You are a *landlover* demonstrating your support for protecting Virginia! For more information, or to schedule a visit, please contact Laura Farrell (540) 395-1680, or Matthias John (434) 906-4630. Together, we can continue the legacy of preservation and responsible stewardship.

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