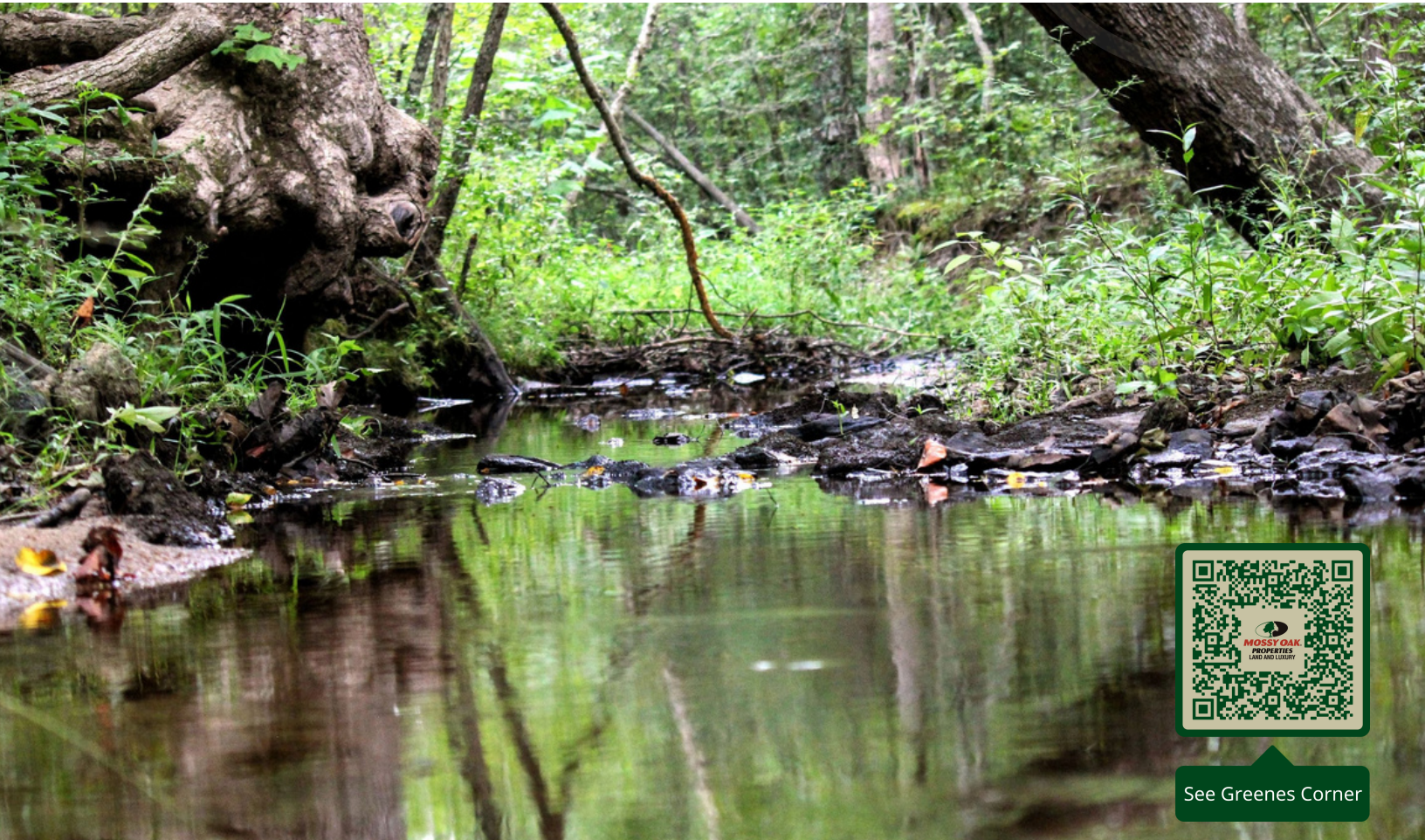


00 GREENES CORNER RD

BUMPASS, VIRGINIA



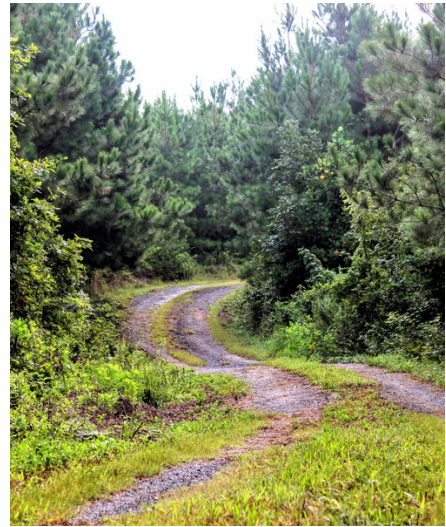
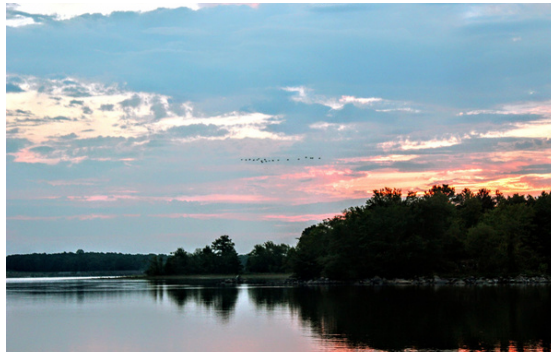
See Greenes Corner

SNELSON CREEK RESERVE

133.75+/- ACRES IN LOUISA COUNTY, VA

With approximately 1,700' of state-maintained road frontage, this property offers excellent access & substantial acreage for a variety of uses. Established trails wind through the land, creating opportunities for hunting, hiking, horseback riding, ATV riding, exploring, & simply getting away from it all. Snelson Creek stretches along more than 2,800' of the property, adding character, wildlife habitat, & another inviting place to explore & enjoy the outdoors. Just minutes from Lake Anna, this property offers convenient access to boating, fishing, swimming, dining, & year-round lake recreation, while providing the privacy, space, & peaceful setting of a large rural tract. Ideally positioned within ~1 hour of Richmond, Fredericksburg, & Charlottesville, this property offers a peaceful rural setting without putting you far from Central Virginia's major destinations.

- ✓ CREEK FRONTAGE
- ✓ ESTABLISHED TRAILS
- ✓ MIN FROM LAKE ANNA
- ✓ INCOME POTENTIAL
- ✓ ROAD FRONTAGE



00 GREENES CORNER RD BUMPASS, VIRGINIA



The majority of the property's forested acreage consists of planted loblolly pine ~11 years old. These trees aren't just part of the scenery - they represent a growing investment. With time & proper management, this growing timber could offer an opportunity for a future harvest & a potential source of income down the road, adding another layer of value to this already versatile property. The property's acreage & extensive state-road frontage also provide potential for future subdivision or development, subject to Louisa County zoning, soil suitability, VDOT access requirements, & all applicable approvals. The property may also lend itself to a private family compound, recreational retreat, or multiple homesites, depending on county requirements & the buyer's vision.

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