8.158 acres of Residential and Recreational Land for Sale in Nelson County VA!
Off of Jones Overlook
Howardsville, VA 24562

$69,900
8.15± Acres
Albemarle County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

8.158 acres of Residential and Recreational Land for Sale in Nelson County VA!
Howardsville, VA / Albemarle County

SUMMARY

Address
Off of Jones Overlook

City, State Zip
Howardsville, VA 24562

County
Albemarle County

Type
Recreational Land, Undeveloped Land

Latitude / Longitude
37.68895 / -78.6477

Acreage
8.15

Price
$69,900

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

PROPERTY DESCRIPTION

If you've been looking for land that offers natural beauty, homesite potential, and easy access to the James River, this 8.158 acre Nelson County property deserves a look!

Tucked away in a peaceful rural setting near the James River, this 8.158acre property offers a private feel surrounded by mature hardwoods, rolling terrain, and natural beauty. The front of the property features a gently sloping field area with natural overgrowth, offering an ideal homesite location.

The property's rolling topography creates a landscape that is both beautiful and functional. Beginning at the elevated homesite area near the front, the land descends into a wooded creek bottom before climbing to a central ridge that overlooks the surrounding forest. Beyond the ridge, the terrain slopes toward another creek drainage, creating a natural setting that feels larger and more private than its acreage suggests. Natural rock outcroppings, mature hardwoods, and the combination of creek bottoms and ridges add character throughout the property while providing opportunities for outdoor recreation and wildlife habitat.

Located just minutes from the James River, outdoor recreation is right at your fingertips. Enjoy kayaking, canoeing, tubing, and fishing along one of Virginia's most iconic rivers, with multiple public access points nearby.

Nearby Attractions & Area Highlights

- James River Access (public launches & outfitters) - ~5-15 minutes

Easy access to kayaking, canoeing, tubing, and fishing along the scenic James River corridor. https://dwr.virginia.gov/vbwt/sites/howardsville-boat-landing/

- Walton's Mountain Museum (Schuyler) - ~10 minutes

A local landmark celebrating the famous television series The Waltons, based on life in Nelson County.
https://nelsoncounty.com/explore/waltons-mountain-museum

- Quarry Gardens at Schuyler - ~10-15 minutes

A unique botanical garden set within historic soapstone quarries featuring walking trails and native plantings.
https://nelsoncounty.com/explore/quarry-gardens-at-schuyler

- Lovingston (Nelson County seat) - ~20-25 minutes

Small-town charm with local dining, shops, farmers markets, and access to the Nelson 151 craft beverage and outdoor recreation corridor

https://en.wikipedia.org/wiki/Lovingston,_Virginia

- Scottsville, VA (historic James River town) - ~25-30 minutes

A vibrant river town offering restaurants, breweries, outfitters, and some of the most popular James River floating trips in Virginia.
https://en.wikipedia.org/wiki/Scottsville,_Virginia

- Virginia Blue Ridge Railway Trail (Piney River) - ~25-35 minutes

Scenic rail trail for walking, biking, and horseback riding through wooded valleys and river landscapes.
https://dwr.virginia.gov/vbwt/sites/blue-ridge-rail-trail/

- Nelson 151 Craft Beverage Trail (wineries, breweries, cideries) - ~25-45 minutes

One of Virginia's most popular scenic drives featuring mountain views and local tasting rooms. https://www.nelson151.com/

- Wintergreen Resort - ~45-55 minutes

Four-season mountain destination offering skiing, golf, hiking, dining, and year-round recreation. https://www.wintergreenresort.com/

- Charlottesville, VA (University of Virginia, shopping, dining, airport) - ~45-60 minutes

Major regional hub with cultural attractions, healthcare, restaurants, and transportation access. https://www.charlottesville.gov/

- Lynchburg, VA (shopping, hospitals, airport, Liberty University, Riverwalk) - ~50-60 minutes

A growing regional city along the James River offering full medical services, retail, dining, entertainment, and Lynchburg Regional Airport access. https://www.lynchburgva.gov/

NELSON COUNTY PUBLIC SCHOOLS

https://www.nelson.k12.va.us/

Tye River Elementary

Nelson Middle School

Nelson County High School

Properties with this combination of mature hardwoods, creek features, rolling terrain, and proximity to the James River are becoming increasingly hard to find. Whether you're looking for a full-time residence or a weekend retreat, this property offers a rare opportunity to build in a truly natural setting while staying close to some of Central Virginia's best outdoor and cultural destinations.

To book a showing please call Danny Bunch at 434-305-0118 or John Perez at 252-325-4766 .

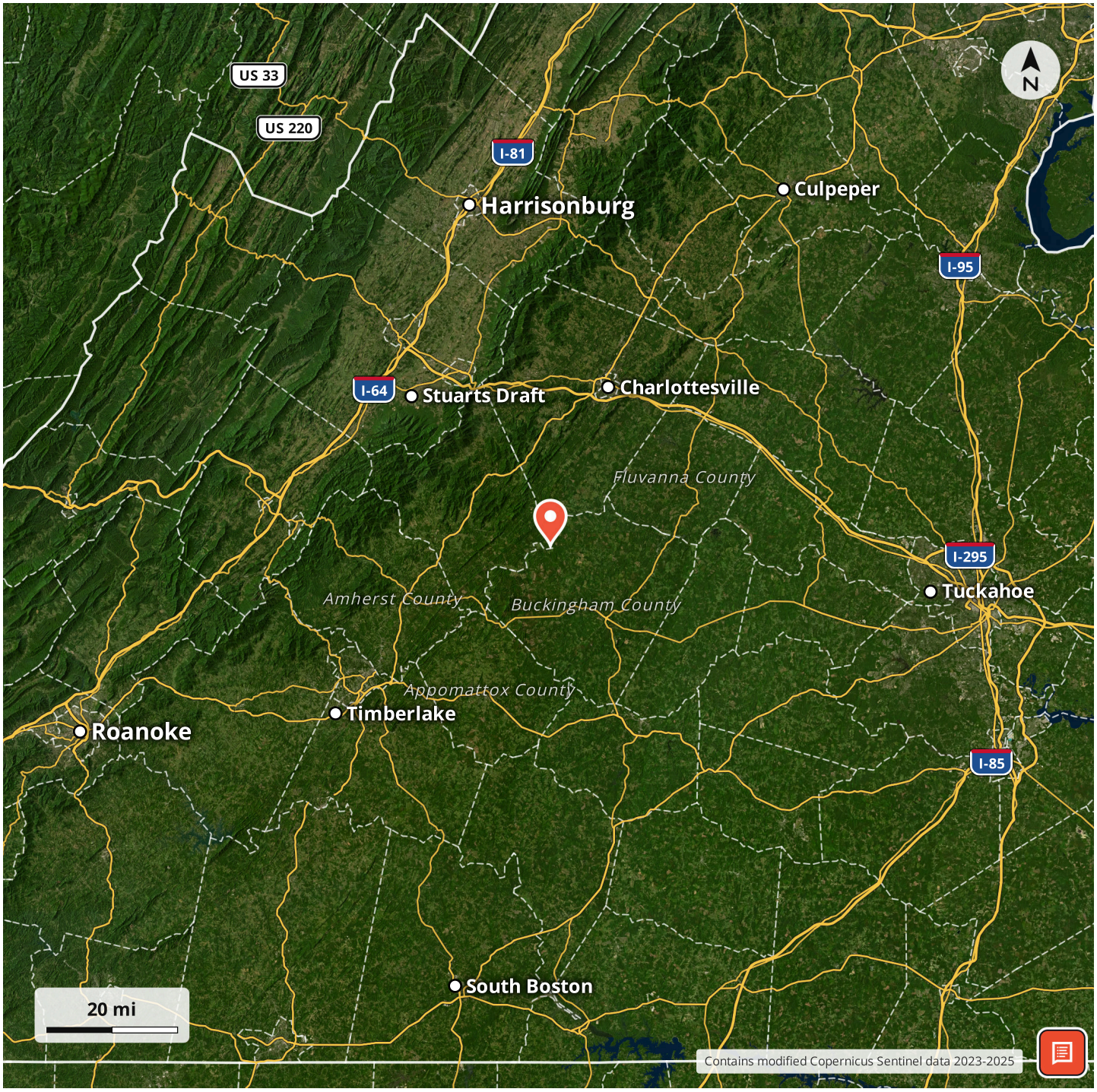
For more information on this and other land for sale in Nelson County, contact Danny Bunch at 434-303-5824 or by email at dbunch@mossyoakproperties.com, or visit landandfarmsrealty.com.



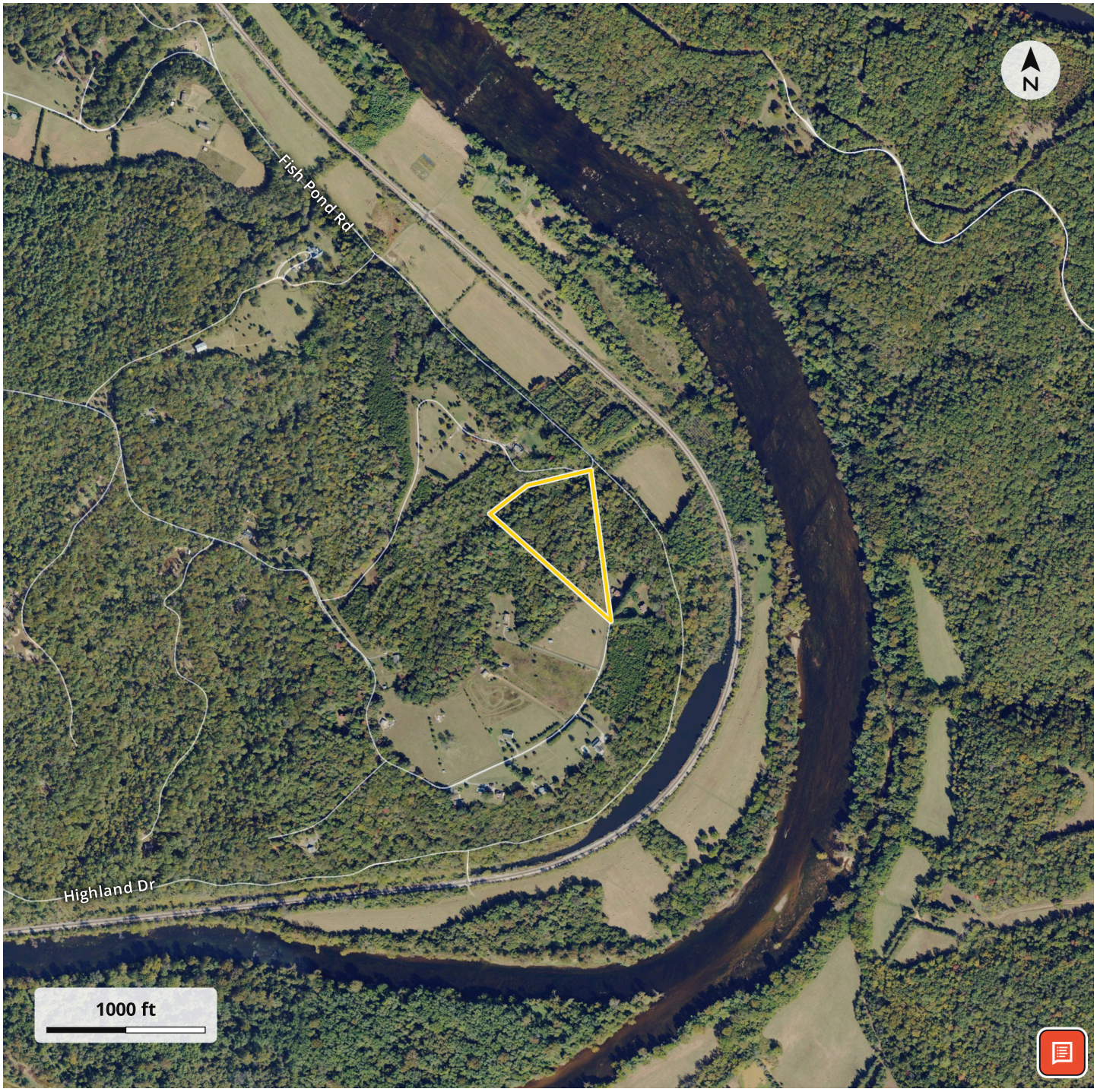




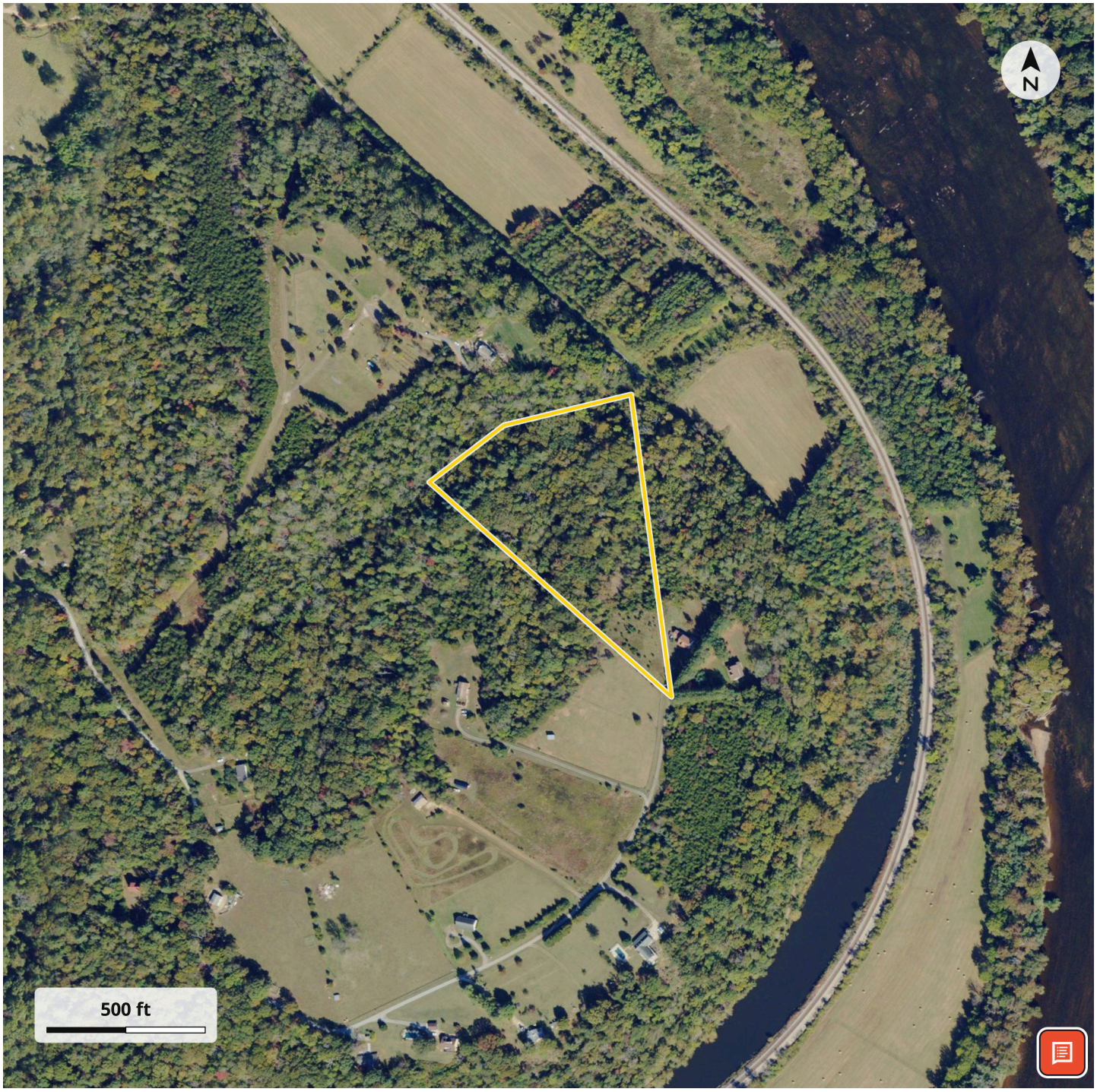

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Danny Bunch

Mobile
(434) 305-0118

Office
(844) 480-5263

Email
dbunch@mossyoakproperties.com

Address
601 N Mechanic Street Suite 310

City / State / Zip
Franklin, VA 23851

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
https://www.mossyoakproperties.com/