

# 66.84 ± ACRES

FOR SALE IN NELSON COUNTY  
below Wintergreen Resort

*A tract of land this size does  
not come on the market often.*

## Beautiful Mountain Land

Enjoy great views to the south and east. There is an extensive and well-maintained trail system throughout the property that is suitable for ATV travel. Some parts of the trail are suitable for travel by four wheel vehicles.

Little Stoney Creek runs thorough the property and the property adjoins Wintergreen Resort on a portion of its boundary.

There are multiple building sites. The property consists of seven tax parcels. Potentially, one could subdivide the property subject to Nelson County regulations.

The property sits between two well maintained roads (Old Stoney Creek Road and Rockfish Heights Road) and can be accessed from either road.



Realty & Auction Group

[www.countsauction.com](http://www.countsauction.com)

**(434) 525-2991**

**Sale Manager:**

Pete Ramsey (434) 258-6611

BOUNDARIES  
APPROXIMATE  
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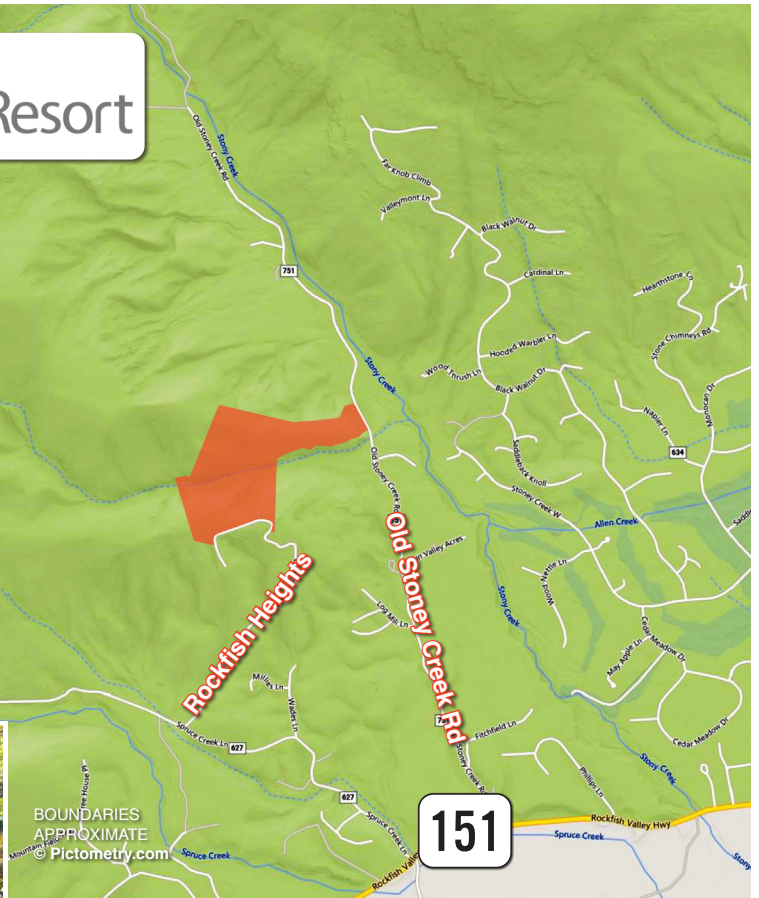






**Wintergreen Resort**

***A secluded retreat within minutes of Wintergreen Resort, Nellysford, and the restaurants along Rt 151***



## **A Unique Opportunity!**

### **From Nellysford, VA**

Go south on Rt 151 to Old Stoney Creek Rd (Rt 751). Travel 1.0 miles on Old Stoney Creek Rd, where one of the access points to the property will be on the left. Drive another 0.3 miles south on Rt 151 to Spruce Creek Ln (Rt 627). Go 0.7 miles on Spruce Creek Ln to Rock ish Heights Rd. Turn right onto Rock ish Rd, and proceed 0.8 miles. The other access to the property will be on the right. Look for the signs.

### **Property Inspections**

By appointment only. Please call to schedule a showing.

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