

SOLD



## Fluvanna Recreation and Timber Tract

133.26 +/- Acres | Fluvanna County, VA



### ADDRESS

0 Stage Junction Rd  
Columbia, VA 23038

### LOCATION

From Columbia, turn on to stage junction rd, travel roughly 5.5 miles, property is on the right, a sign saying "The Lodge" is at the front of the driveway into the property

### PROPERTY SUMMARY

Beautiful recreational tract located in Fluvanna County, convenient to interstate 64 and route 6. This property is the ideal recreational tract and offers multiple uses. For hunting enthusiasts, this property offers A+ deer hunting, turkey hunting, bear hunting, rabbit hunting, and quail hunting. Other recreational uses for this property include miles of well-maintained trails for horseback riding, ATV riding, hiking, birdwatching, etc. A small cabin is located on the property for overnight stays. The property is currently under a conservation easement which allows for up to 3 dwellings. For those looking for a timber investment opportunity, this property offers +/- 7 yr old planted pine. Showings by appointment only, please contact the listing agent to schedule.

[nationalland.com/listing/fluvanna-recreation-and-timber-tract](https://nationalland.com/listing/fluvanna-recreation-and-timber-tract)



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