



PRICE REDUCED

SPECIAL USE FOR SALE

1425 ARNOLDS VALLEY ROAD

NATURAL BRIDGE STATION, VA 24579



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PROPERTY OVERVIEW



OFFERING SUMMARY

Asking Price:	\$750,000
Lot Size:	99± Acres
Developed Acreage:	35± Acres
Wooded Acreage:	64± Acres
Buildings:	31 Structures
Zoning:	Conservation District, C-1

DISTANCE TO	MILES
Roanoke:	47 Miles
Lynchburg	35 Miles
Charlottesville	86 Miles

PROPERTY OVERVIEW

99 acre opportunity: 64+ acres of wooded land with 35 acres that are cleared with improvements. Improvements consist of 31 buildings, outbuildings and sheds. This property is ideal for a school, retreat facilities, recreational campgrounds, as well as many other potential uses.

Camp New Hope opened in the southeastern portion of the property in 1973 and consists of a 2,300 SF enclosed pavilion, kitchen, restrooms, recreation and eating area, plus 3 cabins.

Department of Historic Resources indicates that although there are no records of archaeological sites on the parcel, there is a high potential for undeveloped portions to contain intact archaeological sites. Buyers encouraged to consult DHR on potential reuse options

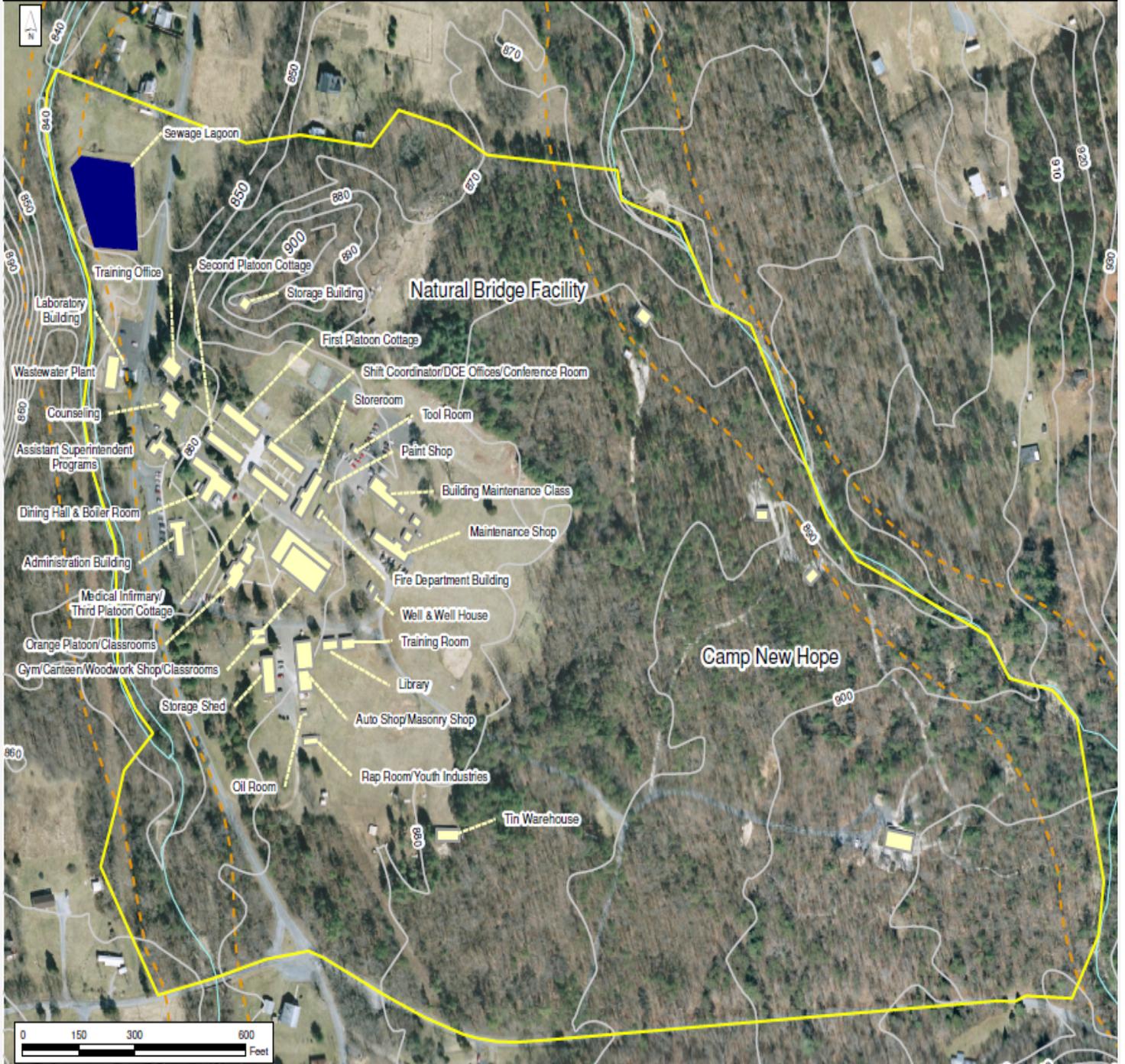
PROPERTY HIGHLIGHTS

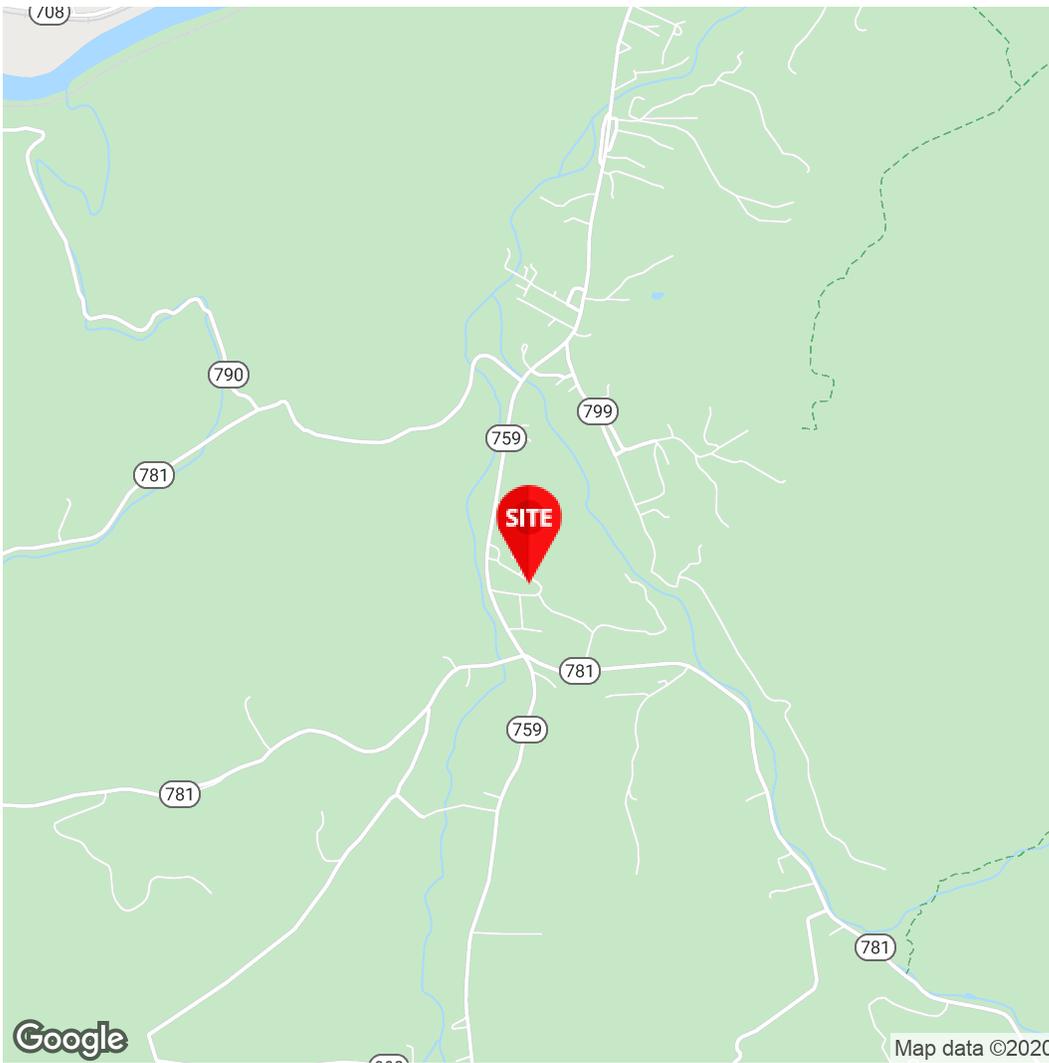
- 6 miles from Natural Bridge, and only 15 minutes to I-81
- Borders Jefferson National Forest
- Former U.S. Civilian Conservation Corp Camp.
- Property is eligible for listing as Virginia Landmarks Register and the National Register of Historic places

FOR SALE: 1425 ARNOLDS VALLEY ROAD

ROCKBRIDGE COUNTY, NATURAL BRIDGE STATION, VA 24579

ADDITIONAL PHOTOS





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