



LAKEVIEW FARM

On over **1600 acres** of fields and woods in Fluvanna, near Lake Monticello this property has a lake of it's own of approximately 10 acres with 2 ponds and numerous springs and streams. There are five cottages included four of which are currently rented, making this a perfect family compound. One of the homes dates back 200 years; another is a 100-year-old farmhouse.

A conservation easement protects 1200 acres, which has created a true wildlife sanctuary. A 60-acre portion outside the easement lies along both Rt. 53 and Rt. 618 at the main gate at Lake Monticello and may well have commercial possibilities. Another 350 acres are not under easement and feature some mature timber and some open hay fields.

This is an extraordinary opportunity to own a significant parcel of land with plenty of room to roam with miles and miles of trails through gently rolling countryside with unlimited recreational and significant utility. \$4,950,000

Directions: From Charlottesville Rte 53 south; main entrance to Lake View Farm is on right just past 2nd intersection of Rte 618 and Rte 53 (which is on the left and road to Lake Monticello); look for sign at entrance.



Favorite lake site.



Lakeview cottage.

