



Cutalong Farm

In the Greene Springs Magisterial District, Louisa County, Virginia



*Cutalong Farm provides 260 acres of
Natural beauty and wildlife...*

Dating back to the early 1800's, Cutalong Farm is unsurpassed in topography, protection and views. Of the 260 acres approximately 142 acres are open in lush meadows and well cared for pastures, with the balance in mature hardwoods and pine. Nason and Tatum silt loam are the predominant soil types found on this farm and are described as being deep and well drained and excellent soils for agriculture. Elevation of the land ranges from 300 feet to 400 feet.





Several spring-fed streams meander through the property before reaching the North Anna River. The farm also has 1,300 feet of frontage on the North Anna River, which is the main tributary to Lake Anna. There are numerous elevated building sites to enjoy the beautiful vistas of the exceptional parcel of land. This estate parcel is protected by a Virginia Outdoor Foundation Conservation Easement.

Legal Description: Tax Map 5-((1))-16
Tax Map 5-((3))-3
Tax Map 5-((3))-2

Frontage: The farm has over 1,300 feet of VDOT maintained road frontage on Rt. 639 (Mallory's Ford Road) and Rt. 620 (Vawter Corner Road)

Located: 13 miles southeast of Town of Orange
29 miles northeast of Charlottesville
71 miles northwest of Richmond
92 miles southwest of Washington, DC

Zoning: A-2; Agricultural

Taxes: 2008 - \$1068.88 (In Land Use)

Price: Upon Request



JUSTIN H. WILEY (434) 981-5528

FRANK HARDY, INC., REALTORS

PIEDMONT OFFICE

132A East Main Street, Orange, VA 22960
(540) 672-3903 Fax: (540) 672-3906

www.farmandestate.net

