

OCTONIA HIGHLAND FARM

81 acres in the esteemed South River Valley



Here, in one of Virginia's most scenic valleys, lies Octonia Highland Farm named for the nearby historic landmark, Octonia Rock, the terminus of a 24,000 acre land grant made by Virginia Governor Spotswood in 1722. Period homes and beautifully managed farms dominate this historic area, all enjoying the spectacular views and unspoiled countryside.



Octonia Highland Farm is comprised of 81.72 mostly open acres, well fenced for livestock with magnificent views of the Blue Ridge mountains, surrounding farms and vineyards. The farm is ideal for easy management of livestock and currently grazes horses and cows, rotating with fields for hay production. The topography is gently rolling and may be well suited for wine grapes like the adjacent award winning vineyard.



CHARLOTTESVILLE COUNTRY PROPERTIES

NEST REALTY



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Improvements consist of a c.1900, fully renovated, three bedroom farm house with two and one half baths, two fireplaces and cozy oil fired heat backing up a two zone heat pump system. The home exhibits the warmth and charm of an antique home while providing all the modern amenities and efficiencies of a new home. There are two wells on the property and a private septic system.



The location of Octonia Highland Farm is superb with Charlottesville just under 30 minutes to the south and Washington DC just 90 minutes north. The charming county seat of Stanardsville with antiques and groceries is just five minutes away as is Greene Hills Country Club with a beautiful 18 hole golf course, pools and tennis.