



**THALHIMER**

LAND FOR SALE

Grassy Ridge – ±382 Acres

Wintergreen | Nelson County, Virginia

RARE MOUNTAINTOP PROPERTY

BLUE RIDGE PARKWAY



Wintergreen Resort



Private Retreat or Residential Development | Priced at \$10,900,000

For more information, contact:

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**JOHN PRITZLAFF**  
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Thalhimer Center  
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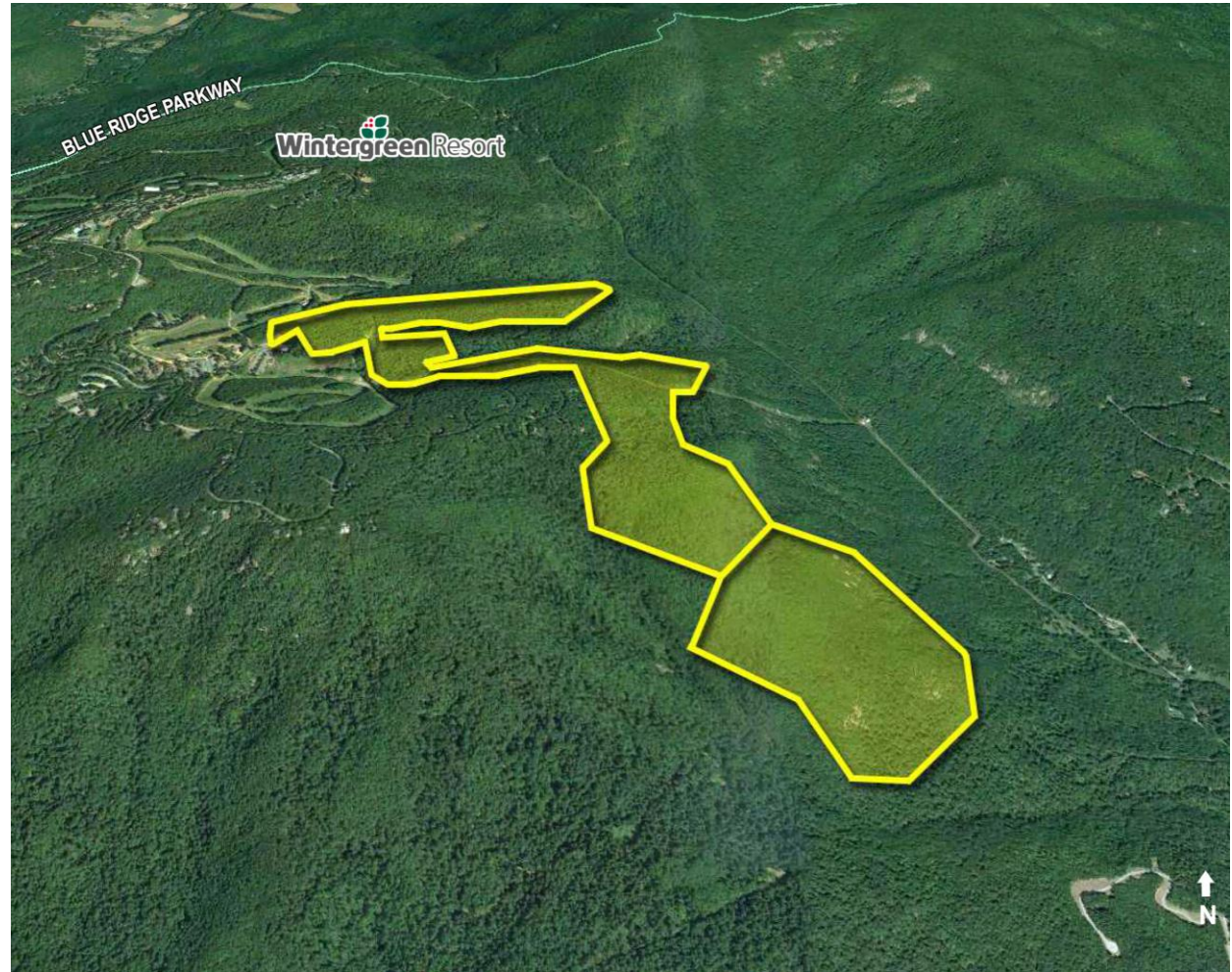
*Cushman & Wakefield | Thalhimer is pleased to offer a rare opportunity to own a mountain top in beautiful Nelson County, Virginia. Grassy Ridge parcels I & II are corporate surplus land containing ±382 acres. The property offers sweeping, panoramic views to the south and to the east. Grassy Ridge is ideal for a handful of estate lots, development as a single family residential project, or a mountain retreat.*

### *Adjacent to Wintergreen Resort*

Grassy Ridge is immediately adjacent to the 11,000 acre Wintergreen Resort. It is the last parcel available for development and was originally intended to be part of Wintergreen. The new owner can choose to take advantage of the resort's ski slopes which are adjacent to the property. In addition there are 45 holes of golf, fitness and tennis, as well as a variety of restaurants and other amenities.

### *Property Features*

- Public water and sewer to the property, provided by the Nelson County Service Authority.
- The property is not encumbered by a conservation easement.
- Access is provided through the Wintergreen Resort.
- There is no HOA obligation until the property is developed.



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### Location Features

- The Wintergreen Resort is located in the heart of the Blue Ridge Mountains, overlooking the Shenandoah Valley to the west, and the Rockfish Valley to the east. Wintergreen sits strategically on the crest of the Blue Ridge abutting the Blue Ridge Parkway, which begins about 15 miles north of the Grassy Ridge and Wintergreen properties. The parkway is famous for its stunning vistas as it winds through Virginia and into North Carolina.
- Grassy Ridge and Wintergreen, with their central Virginia location, are attractive destinations for visitors from the Washington, DC area, Richmond, and North Carolina. Interstate Highway access is provided by I-64 and I-81.
- Nelson County has become a must visit destination for residents of and visitors to Virginia. In the heart of the Virginia wine country, the area provides numerous opportunities to visit award winning wineries, craft breweries, hard cider producers and spirits distillers. In addition to beverages are many dining and lodging providers at the foot of the Blue Ridge.

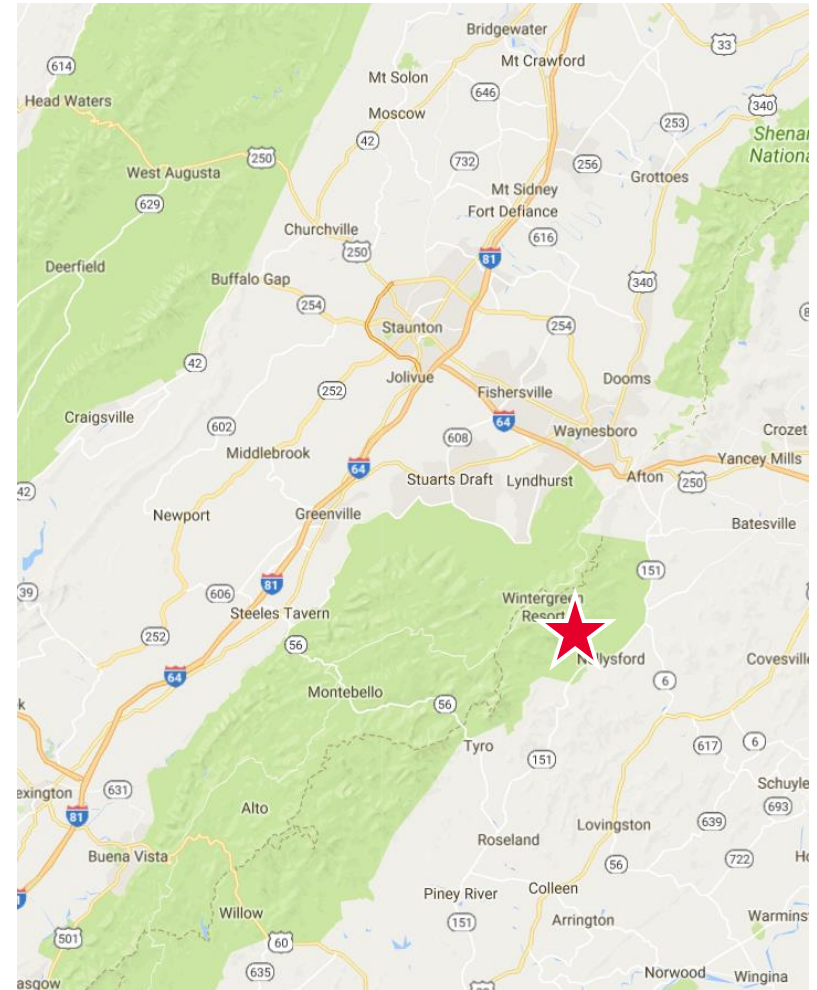


Spanning 11,000 acres on the eastern slopes of the Blue Ridge Mountains, our spacious condominiums and vacation homes are surrounded by winding trails, cascading streams and lush forests. The ultimate four-season vacation or conference spot, Wintergreen Resort is peaceful and refreshing, with an endless variety of activities.

The resort features four seasons of mountain recreation and amenities including 45 holes of championship golf on two courses; exhilarating winter skiing, snowboarding and snowtubing; an award-winning tennis program; a full-service, mountaintop spa; outdoor recreation such as hiking, fly fishing, and swimming; a variety of enticing dining options; and much more.

For those seeking a memorable family vacation, Wintergreen offers special packages, children's programs, and a host of special events and activities to keep everyone entertained.

Wintergreen Resort is also an ideal location for meetings, conferences and events. The resort features 40,000 square feet of indoor and outdoor function space, audiovisual services, an award-winning banquet department and experienced conference service professionals ready to help coordinate your unforgettable event in our spectacular setting.



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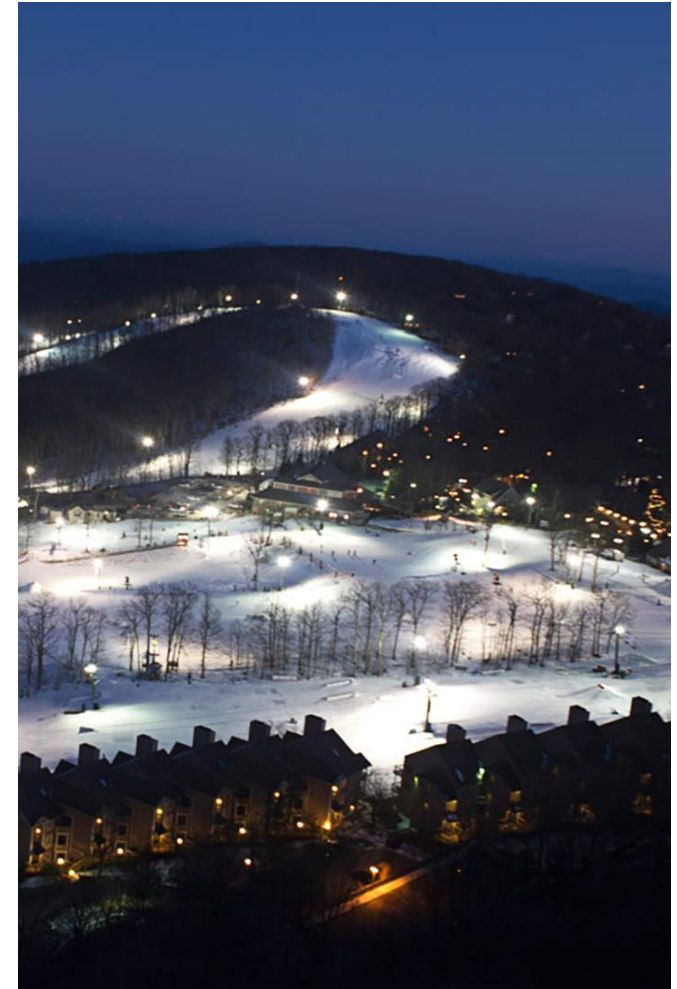


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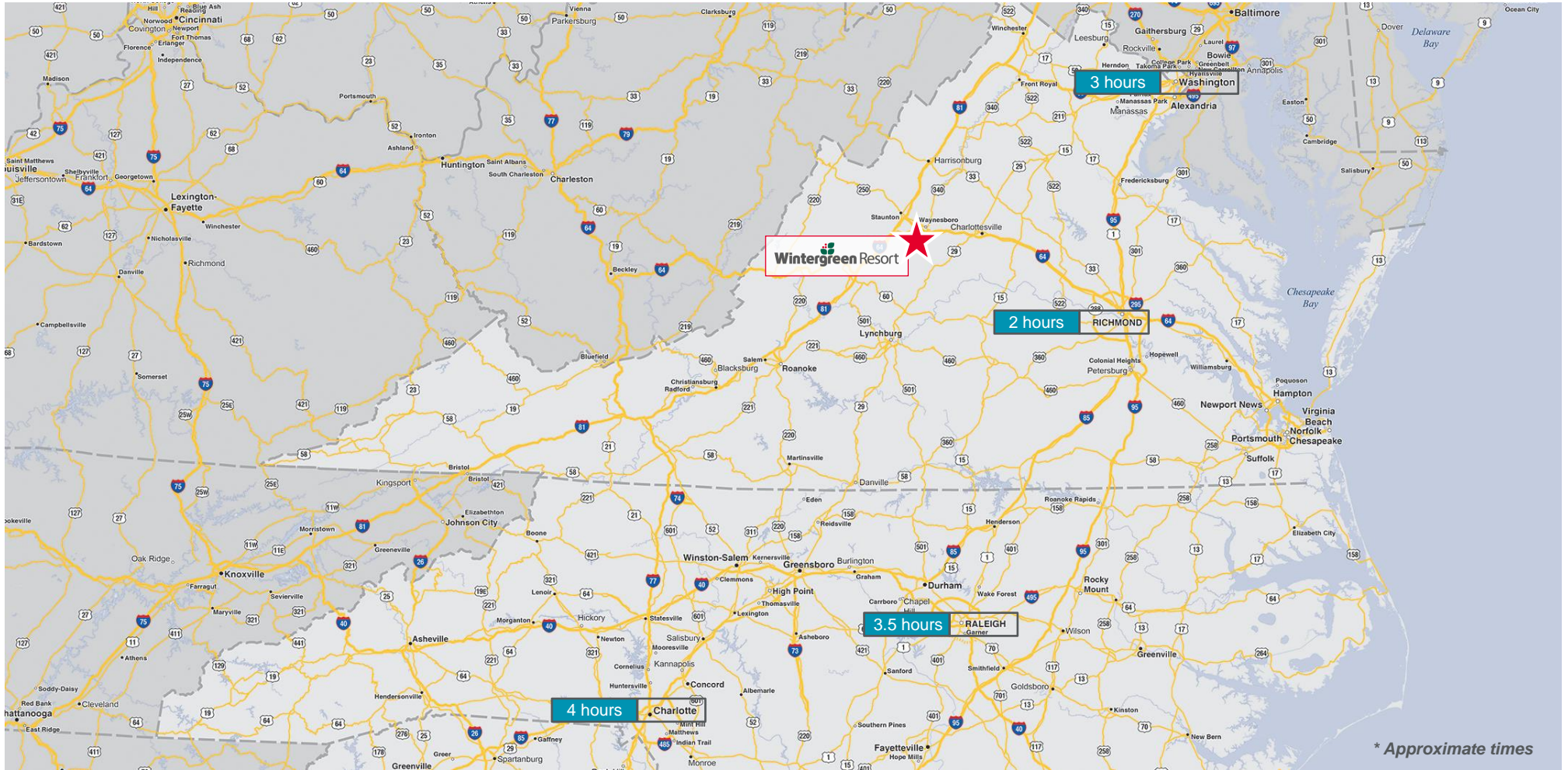
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