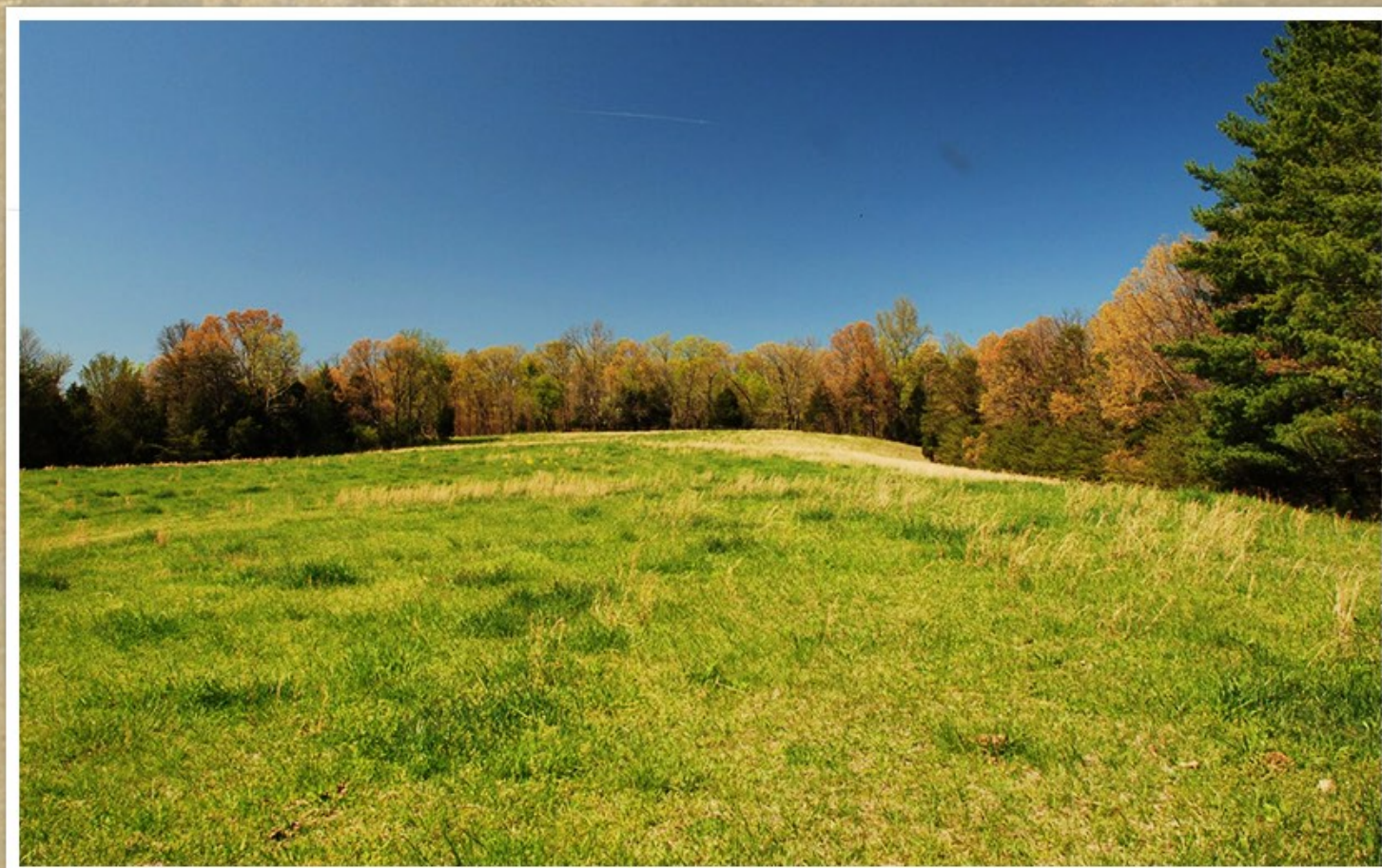




Blue Water Farm

Totally private 170 acres with over 1500 feet on the James River
and a 5 acre stocked lake just 20 miles from Charlottesville



Private Riverfront

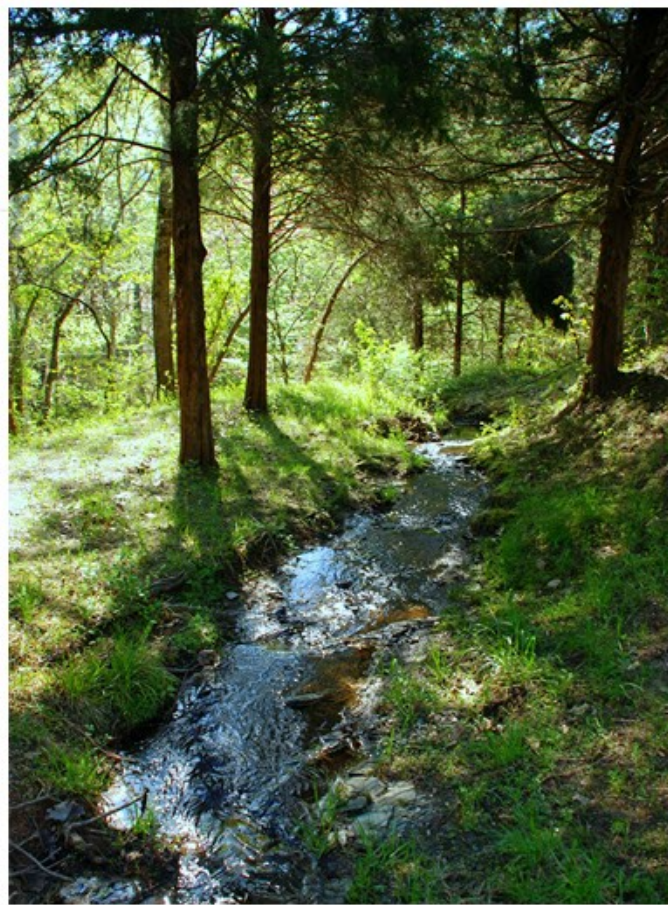
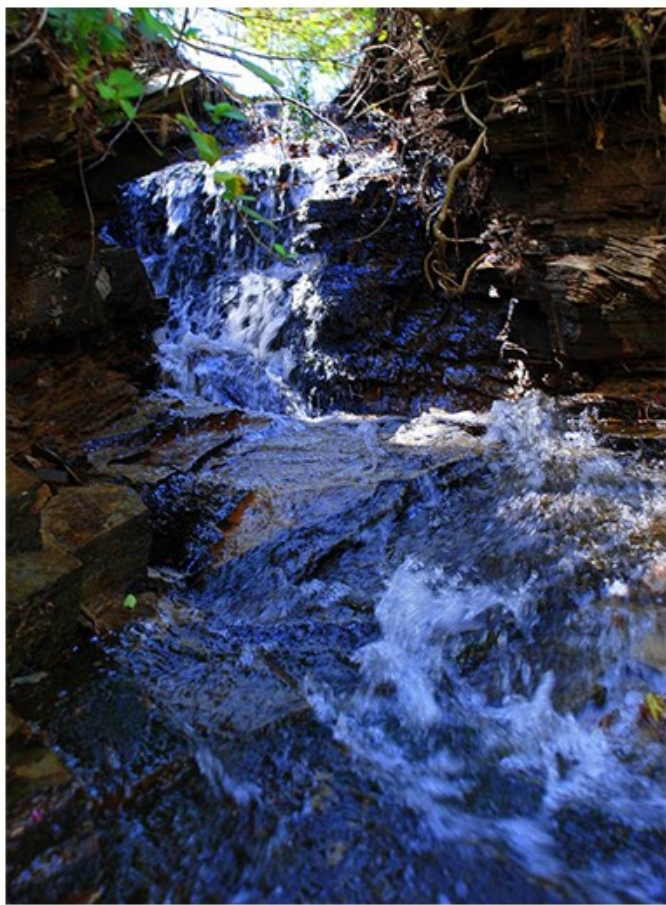
If your image of the perfect country life includes a totally private riverfront estate with a 5 acre stocked lake, green rolling meadows surrounded by mature hardwood forest, 20 miles to Charlottesville, then your dreams have come true.

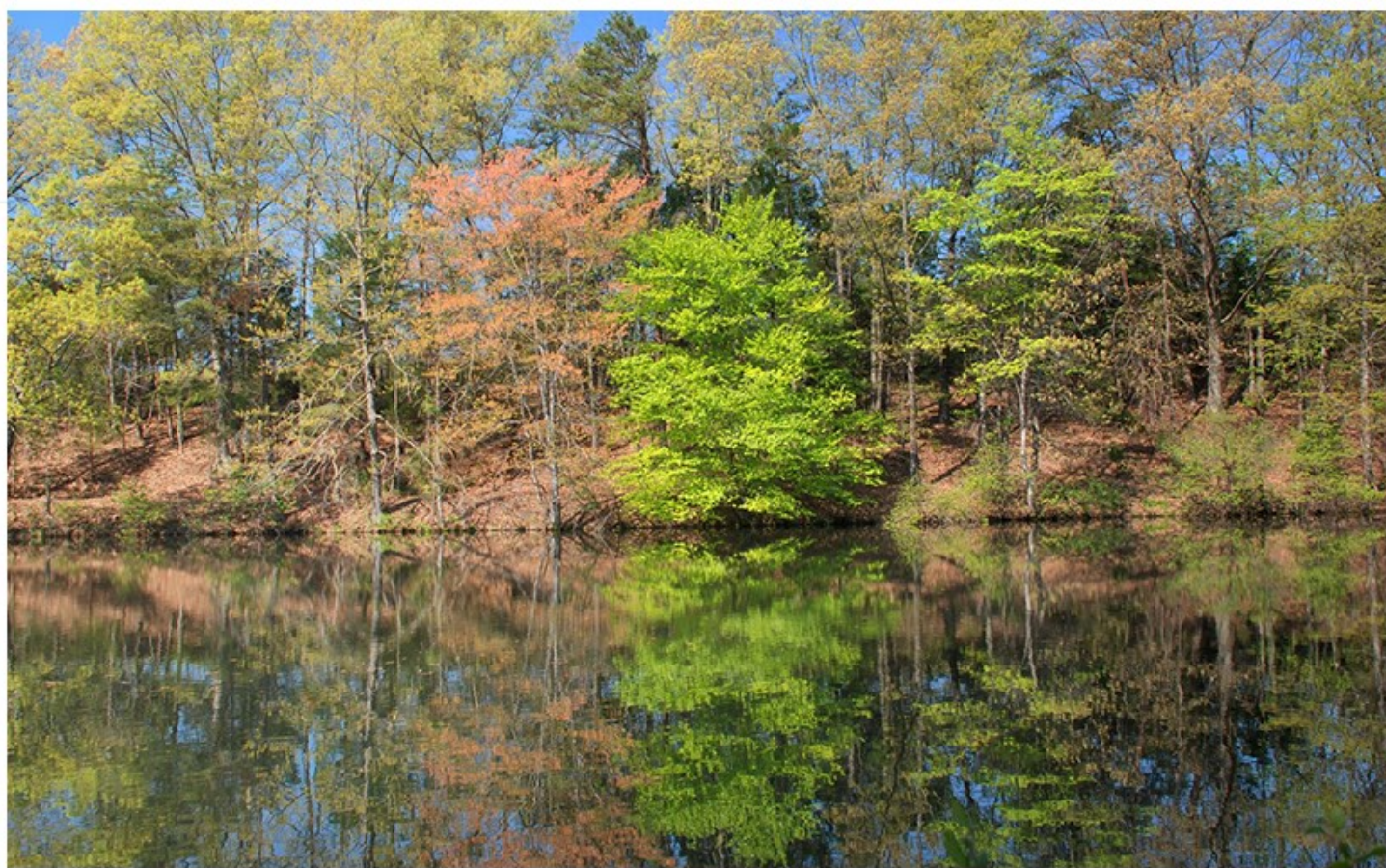














A River Paradise

Blue Water Farm with 170 acres has over 1500' of James River frontage, sandy beaches, high plateaus looking up and down the James River Valley, rich fields of river bottom land, high rolling pastures surrounding a long, clear 5 acre lake.



