

Nutrient Banks and Historic Preservation: A Victory for Conservation

Located near Gordonsville, Virginia, the property on Old Barboursville Road stands as a testament to the power of preservation. This 136-acre site, once threatened by the prospect of becoming an open-pit shale mine, was saved through the dedication of local landowners and conservationists. Today, it plays a vital role in Virginia's environmental efforts through its participation in the Virginia Department of Environmental Quality's nutrient trading program.

What is a Nutrient Bank?

A nutrient bank is a designated property that generates nutrient reduction credits by restoring or enhancing natural ecosystems. These credits can be purchased by developers to offset their environmental impact, supporting clean water initiatives and promoting ecological restoration. In this case, the restored forestland on Old Barboursville Road contributes to reducing nutrient pollution in Virginia's waterways, particularly benefitting the nearby Blue Run stream.

Conservation in Action

Historic Preservation: Adjacent to significant landmarks like James Madison's Montpelier, Somerset Plantation, and renowned wineries, this property ensures the continued protection of the region's scenic and cultural heritage.

Environmental Impact: By placing 125 acres under a conservation easement and restoring the land to forest, the property now serves as a nutrient bank, providing measurable environmental benefits.

Sustainability Leadership: Managed by Perdue Barboursville, LLC, under the leadership of Chandler Van Voorhis, a recognized leader in ecological restoration, the property reflects a commitment to sustainable practices.

How Can Nutrient Credits Offset the Purchase Price?

1. Monetizing Credits

The new owner can sell the available nutrient credits directly to developers or businesses requiring environmental offsets. The proceeds from these sales can be used to reduce the overall acquisition cost of the property.

2. Long-Term Revenue Stream

Rather than selling all credits at once, the buyer can release credits gradually, creating a reliable, long-term income stream.

3. Tax Benefits

Participation in conservation programs may offer tax deductions or credits, further enhancing the financial advantage of the nutrient bank.

A Unique Opportunity

The sale of this property offers a rare chance to own a piece of Virginia's preserved landscape while benefiting from its established nutrient credits. Buyers seeking to align with conservation efforts or participate in Virginia's nutrient trading market will find exceptional value in this offering, with the potential to negotiate the purchase of available credits directly from the seller.

For more information about nutrient banks or to schedule a visit, please contact Laura Farrell (540 395-1680) or Matthias John (434 906-4630). Together, we can continue the legacy of preservation and responsible stewardship.

Laura Farrell (TTR Sotheby's): 540 395-1680
Matthias John (Wiley Real Estate) 434 906-4630

This document is for informational purposes only. Please consult with a financial advisor or environmental specialist for personalized guidance.