

*FT Valley*



FT Valley Road

\$360,000

Cheri Woodard

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The heavily forested flanks of Browns Mountain rises on the southwest. Much of this mountain is protected by a conservation easement.



The property has 360 degrees of wonderful views.



The property has good rich and deep soil that is perfect for grazing, hay or grains.

The FT Valley Road from Sperryville to Madison is one of the most delightful drives in the USA as the road meanders through the fields and foothills at the foot of the fabled Blue Ridge Mountains. This is a magical land that soothes the senses with its gentle beauty and its unsurpassed scenery. It is home to large farms and wide expanses of protected land.

This rare 36 acre property is right in the heart of the FT Valley about 7 miles south of Sperryville. The land is mostly open with a few copses of shade trees. Near the center of the property a high, broad knoll offers a fine home site with awesome 360-degree views of the FT Valley and the Blue Ridge Mountains. This is a property worthy of almost anyone's dream home.

The property is excellent agricultural land that is currently being used for grain production. It is ideal for grazing, hay production, horses or viniculture and there is a good potential pond site.

This property and its location is as lovely as one can find anywhere and it is only about 2 hours from Washington, DC, and 1.5 hours to Dulles Airport. It is about 45 minutes to Charlottesville and 30 minutes to Culpeper and Warrenton for general shopping. It is only about 15 miles from the Castleton Festival, which brings in world-class concerts, operas and other performances much of the year. Nearby, the Shenandoah National Park offers an amazing array of waterfalls, canyons, trails and hikes. Rappahannock County has many fine restaurants and wineries and there is an amazing amount of art, theatre and social activities for those who want to become involved.

### At A Glance

Address:	FT Valley Road
Acres:	36 Acres +/-
Price:	\$360,000
MLS:	RP8552185