

Old Orchard Farm



FT Valley Road, Sperryville

\$230,000



The property has a number of excellent building sites. From one of the sites, there are outstanding views to the southwest of Hazel Mountain and the Shenandoah National Park.



The property has three streams and just like in the Three Bears, there is a Baby stream, a Mama stream and a Papa stream.

There are about 8-10 open acres that are currently used for hay production. Years ago much of the farm was fenced and cattle grazed the fields.

Old Orchard Farm is a magnificent 36 acre parcel with an outstanding location. It is about 2 miles from Sperryville and only minutes to the Shenandoah National park for hiking, fishing and exploring.

Old Orchard Farm has about 8 – 10 acres of lush pasture that is currently being used for hay production. The balance rises up the western flank of Poortown Mountain to the top of the ridge at almost 1,000 feet in elevation. At the top of the mountain there is a broad gentle plain which was once a peach orchard. The higher elevations kept the trees from budding too soon so there were less susceptible to late killing frosts.

On a gentle western knoll at a lower elevation, there was an apple orchard. Now the old orchard is grown up in brush and vines but there are still a few ancient apple trees. This area is an outstanding building site with 180 degree views across the FT Valley to the Shenandoah National Park.

The property is blessed with plenty of water. There are three streams that cross the property. The smallest one begins at springs at the foot of Poortown Mountain and flows northerly to join Beaver Dam Creek. As it crosses the open fields, there are several areas for a good sized pond. The second stream drains the northernmost part of the FT Valley and also joins Beaver Dam Creek. Beaver Dam Creek is the largest of the three streams and it is a strong-flowing substantial stream.

Because of its features, variety and location, Old Orchard Farm is the ideal property for you to start your own homestead or country retreat.

At A Glance

Address:	FT Valley Road
Acres:	36 Acres +/-
Price:	\$230,000
MLS:	RP8505971