

GRINDSTONE



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740
540.987.8500 • www.cheriwoodard.com

Grindstone Road, Boston
\$189,000



View from the Entrance



Gambrel Roofed Barn



Eastern Meadow

Hidden away in a quiet corner of Rappahannock County, The Farm on Grindstone Road has streams, mature forest, a series of rolling meadows and great views – in other words, this is the ideal small farm. Put it to work with livestock, hay and grapes or simply enjoy the quiet beauty of an awesome tract of land.

The property is 23.4 acres comprised of about 15 acres of pasture and 8 acres of mature hardwood forest. The wooded areas separate a series of fields so the property feels much larger than its actual size. A central knoll features several excellent building sites under stately old oaks or build at the edge of the forest for fine views of the Blue Ridge.

At the rear of the property a series of springs contribute to a steady stream that gains strength as it flows through the woods on the northern boundary. This area is the ideal environment for wildlife, birds and wild flowers.

A small but sturdy barn provides good storage and a home for farm equipment, hay and garden tools. It possibly could be retrofitted for animals.

The property fronts on Grindstone Road, a lovely little state-maintained country lane between Slate Mills and Boston. The road ends shortly past the farm so there is very little traffic. A new board fence along the road adds a settled feeling to the property.

This is a picturesque property, full of features, with a very attractive price.

At A Glance

Address:	Grindstone Road
Acres:	18.8 Acres +/-
Price:	\$189,000
MLS:	RP9856509



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