

# HAZEL RIDGE FARM



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740

540.987.8500 • [www.cheriwoodard.com](http://www.cheriwoodard.com)

12231 Steve's Trail, Boston

\$895,000





Hazel River



View of Old Rag



Caretaker's Cottage

Hazel Ridge Farm is simply a stunning property. Strategically located on the boundary between Culpeper and Rappahannock County with about a mile of Hazel River frontage and over a mile of frontage on Devil's Run. The two waterways are wrapped around a high open ridge with spectacular 360-degree views of the Blue Ridge and the gorgeous rolling Piedmont plateau. In all, it is 115 acres of spectacular Virginia countryside.

Swimming, fishing, hiking, canoeing, kayaking, hunting, cross country skiing, birding, exploring – Hazel Ridge Farm is an outdoors person's dream come true. The Hazel River is a broad deep stream here teeming with small mouth bass. At the confluence with Devil's Run on the northern end of the property, there is an impressive swimming hole. The plentiful water and nice mix of forest and open land is an ideal environment for birds, wild turkey, deer, bear and the occasional bald eagle. Trails meander throughout the property for exploring, hiking and snowshoeing or cross-country skiing.

High on the central ridge, there is a dramatic estate-worthy building site with breathtaking views from the edge of rocky cliffs above the Hazel River. With an almost vertical drop of over 100 feet to a big bend in the river, this building site incorporates the wild river with mountain views and spectacular rolling meadows of wildflowers and native grasses.

Included with Hazel Ridge Farm is a well-built and comfortable 2 bedroom, 2 bath caretakers cottage of about 1,500 square feet. It was built in 2,000 and is well cared for. The cottage has a covered porch and a large deck to take advantage of the fabulous views. There is also a 3 bay detached garage.

### At A Glance

Address:	12231 Steve's Trail
Acres:	115 Acres +/-
Price:	\$895,000
MLS:	1000414070



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