

Tranquil Vista: Where Serenity Mee...

Little Washington Rappahannock County, Washington, VA 22747

Presented by
Ray Sami



Price: \$1,579,500

Unique Investment Opportunity — 112.35 Acres in Highly Sought-After Harris Hollow.

An exceptional chance to acquire 112.35 acres of prime pasture, ranch land, and mature hardwood timber—with harvest-ready oak and walnut stands at a time when lumber prices have surged 178% over last quarter. This versatile property offers multiple outstanding building sites, ideal for your dream log cabin, mountain ranch, or private estate.

Rising to elevations of up to 1,680 feet, the land delivers fantastic, year-round sweeping views of Shenandoah National Park and the Blue Ridge Mountains. The terrain features beautiful rock outcrops, open pasture, and historic hardwood forests—making it one of the most distinctive and historically significant parcels in Rappahannock County.

Endless Potential Uses

Perfect for:

- A full-time home, ranch, or private estate
- A seasonal or weekend mountain cabin
- A vineyard or boutique winery
- A brewery destination
- Pasture, ranching, or equestrian uses
- Subdivision into multiple parcels for investment or family compounds

Prime Location

Located in the highly desirable Harris Hollow, just minutes from Washington, Virginia (Little

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747



A rare chance to secure 112.35 acres of premier, high-elevation property overlooking Shenandoah National Park—a landscape defined by scarcity, demand, and long-term value. With multiple buildable sites and elevations rising from 880 to 1,680 feet, this asset offers unmatched views, privacy, and development flexibility.

Rock outcrops, mature hardwoods, and abundant wildlife create a setting with strong appeal for luxury residential, hospitality, and destination-driven ventures.

Strategic Development Potential

Ideal for:

- A flagship private estate or compound
- A seasonal or weekend luxury retreat
- A boutique winery or vineyard
- A brewery or hospitality destination
- Ranching, pasture, or equestrian operations

Location Advantage

Just 66 miles from the U.S. Capital Beltway, the property delivers the rare combination of seclusion and accessibility—a key driver for high-end residential and experiential investment.

Investment opportunities for parcel development, or long-term investment.

Ray Sami

raysami48@gmail.com

(703) 915-2730

Ray Sami

Falls Church, VA 22041

An adjacent 21.5-acre parcel is also available, enabling expansion, multi-parcel planning, or diversified land positioning.

Less than 15 minutes drive from The Inn at Little Washington Virginia, the internationally acclaimed Relais & Châteaux property with Michelin stars and global recognition—further enhancing the area’s prestige and tourism draw; <https://www.theinnatlittlewashington.com/>

Tranquil Vista -112.35 acres High Elevation Land with Great Building Sites, view of Shenandoah, Adjacent Smaller 21.5 Acre Parcel also AVAILABLE

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Vista7



Tranquil Vista

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Entrance Passage



Other

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Entrance Gate

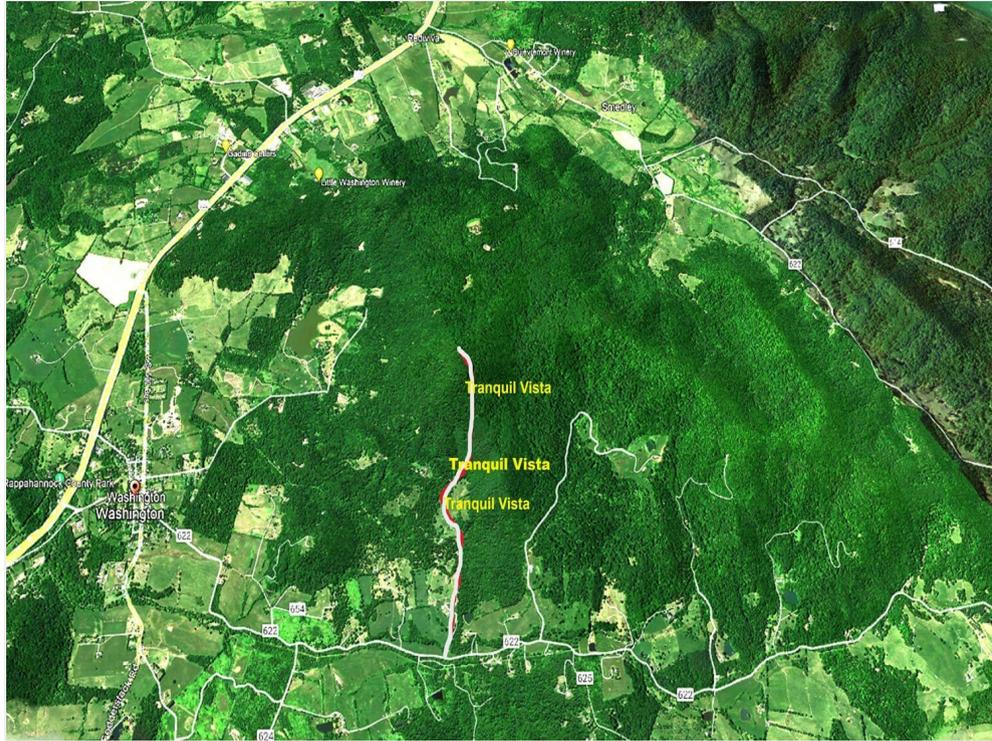


AerialsHighlighted

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Tranquil Vista



Other

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Shenandoah & Blue Ridge Mountain



Example of a Potential Structure Concept by the New Owner

Enviro

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



View of Shenandoah National Park

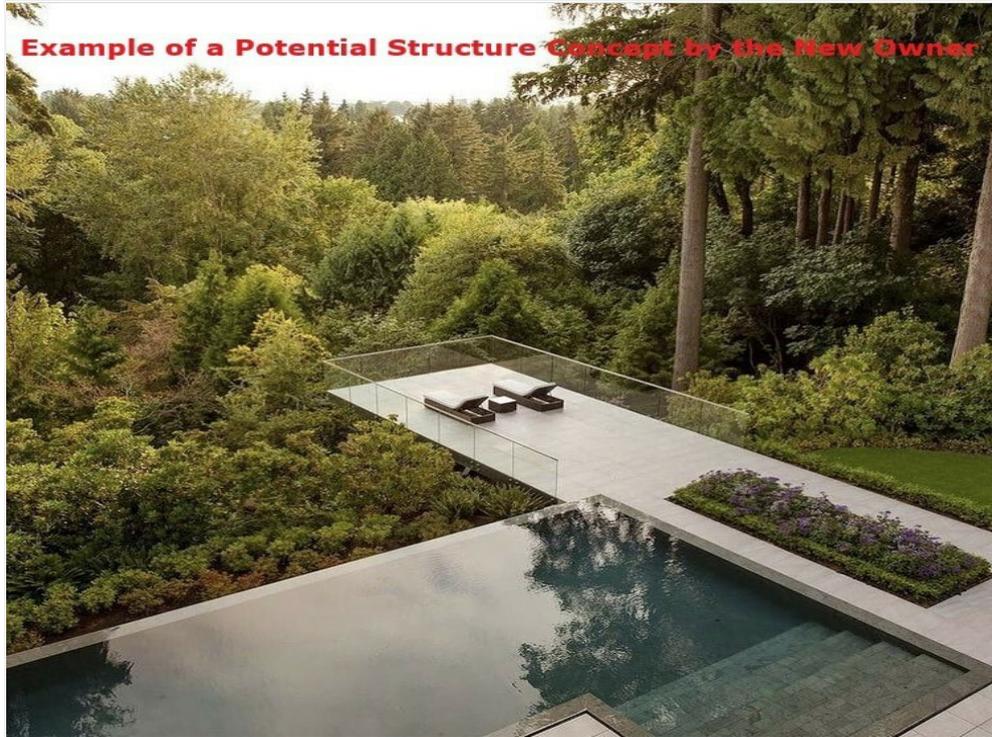


View of Shenandoah National Park

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Example of a Potential Structure Concept 1



Tranquil Concept

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Shenandoah in the background



View

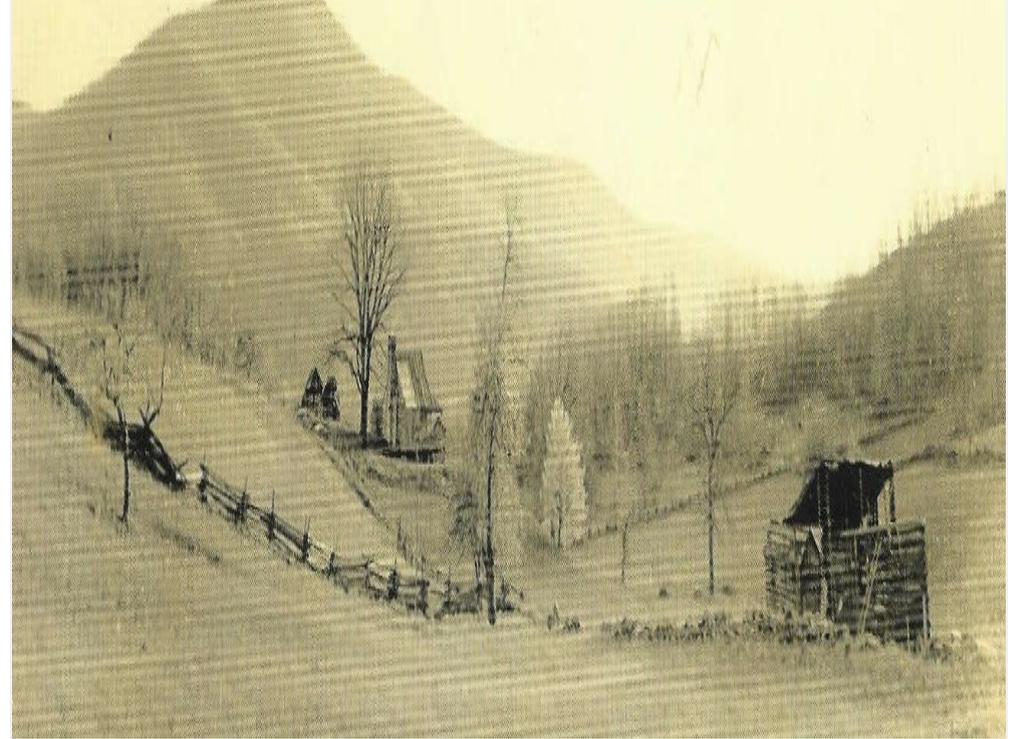
Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Majestic Walnut Trees

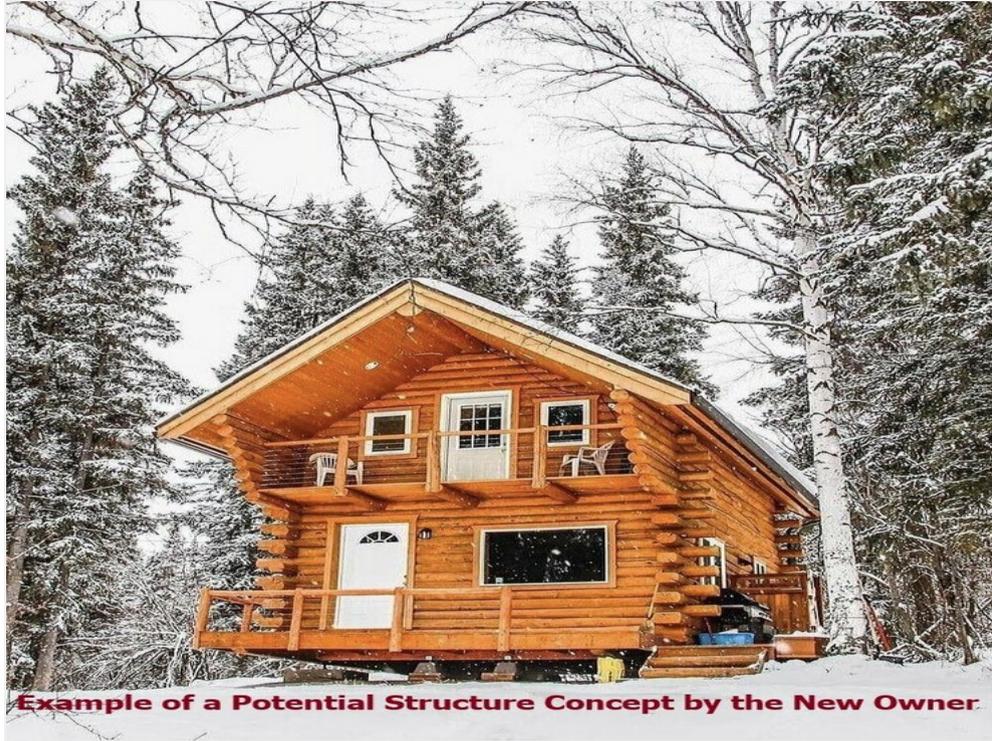


1950s Picture from the essay in Washington Post

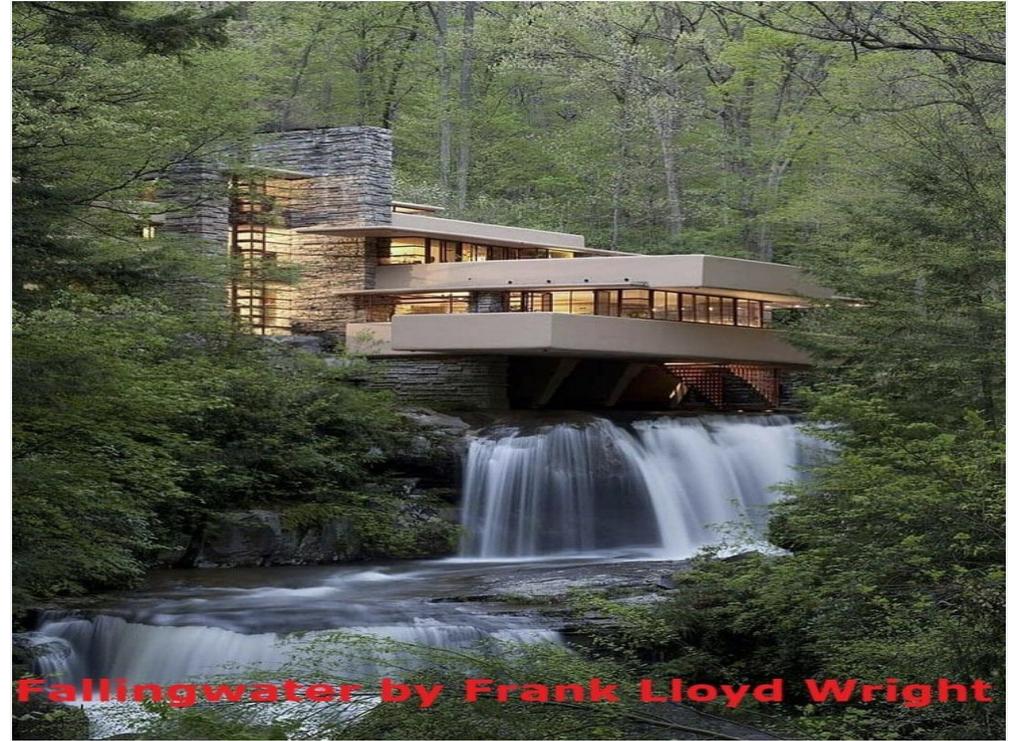
Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Example of a Potential Structure Concept 2



Fallingwater by Frank Lloyd Wright

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Potential Structure Concept 2



Potential Structure Concept 5

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Potential Structure Concept 6



Potential Structure Concept

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos

Example of a Potential Structure Concept by the New Owner



Potential Structure Concept 11

Example of Environmental Friendly Concept

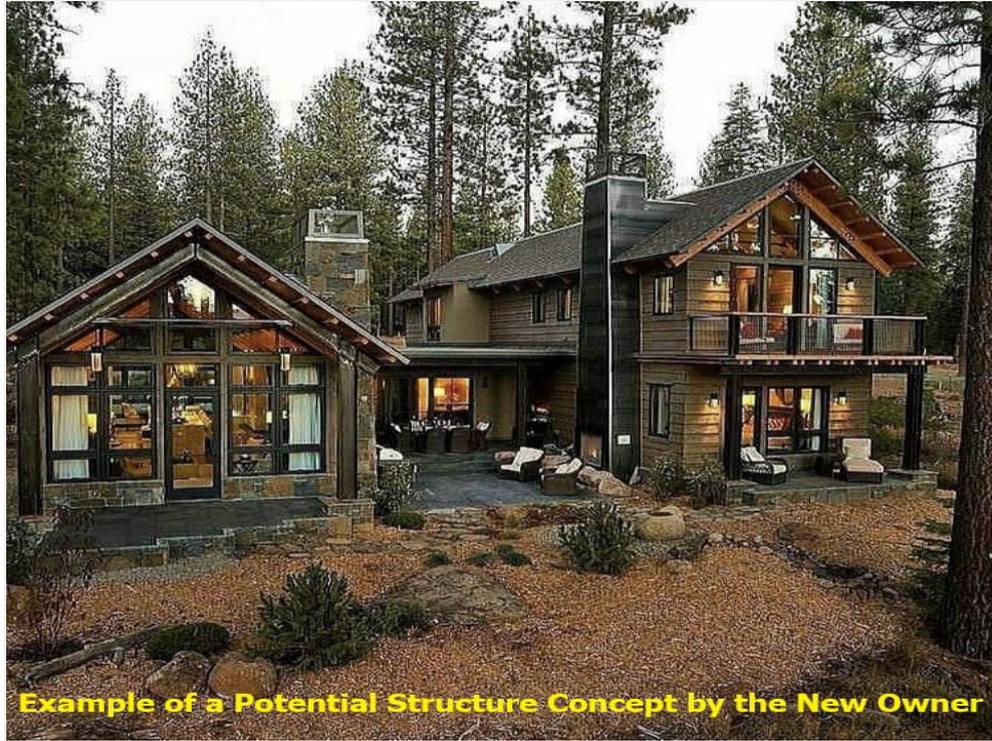


Potential Structure Concept 9

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Potential Structure Concept 12

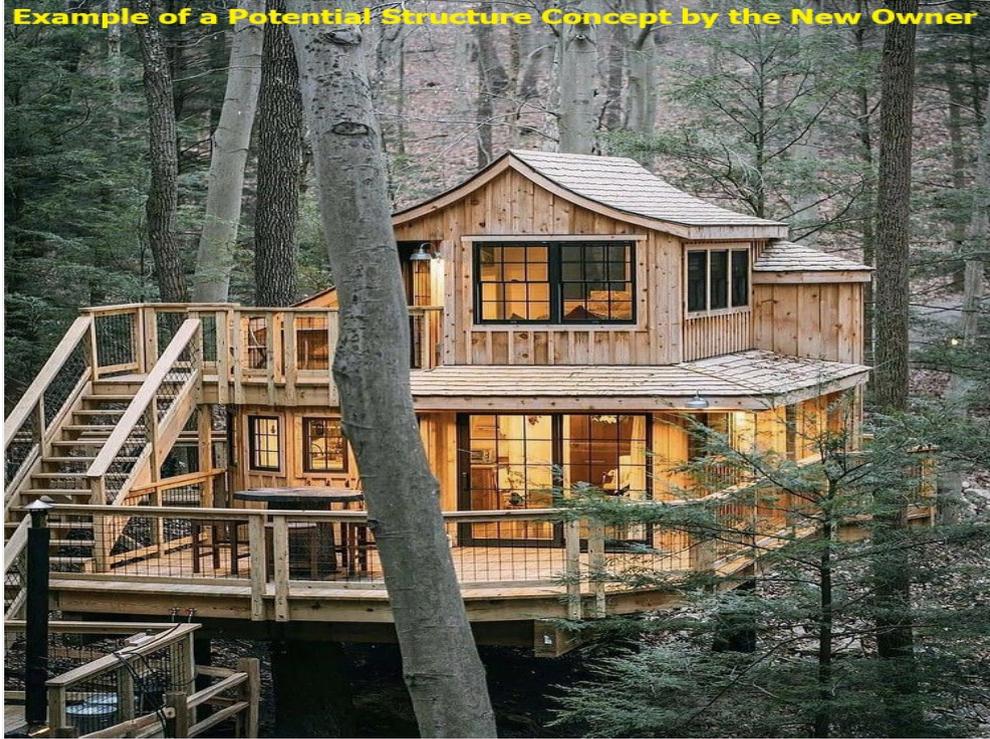


Potential Structure Concept 10

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Potential Structure Concept 8



Virginia Grouse Wildlife

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Wildlife



Flock of Wild Turkeys

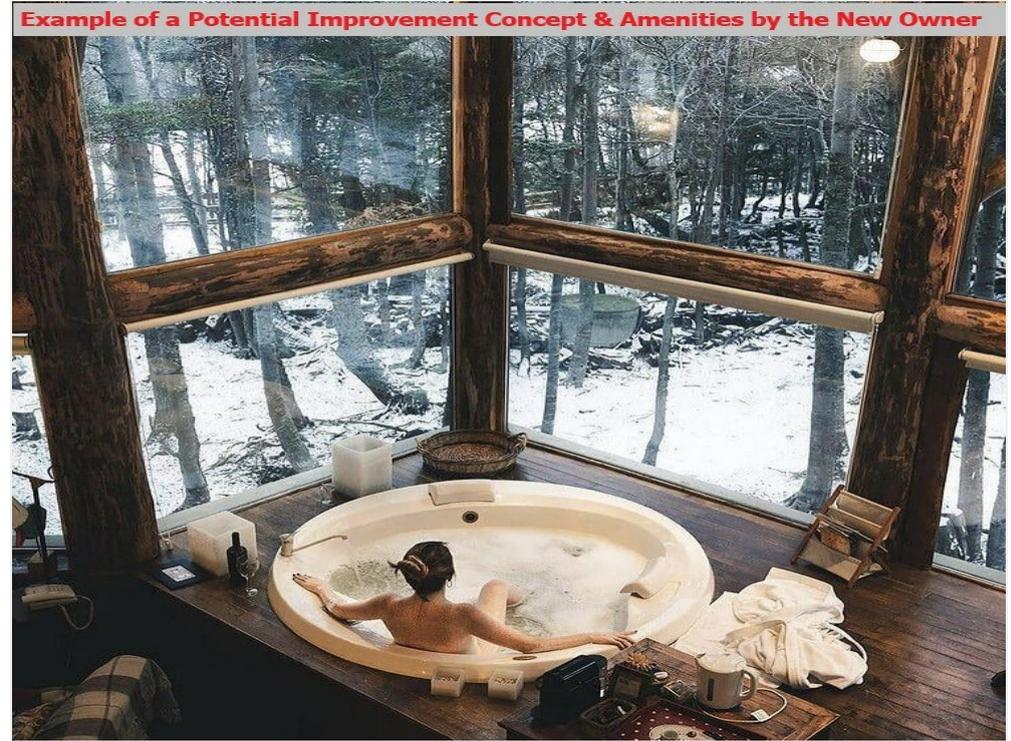
Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Whitetail Deer Wildlife



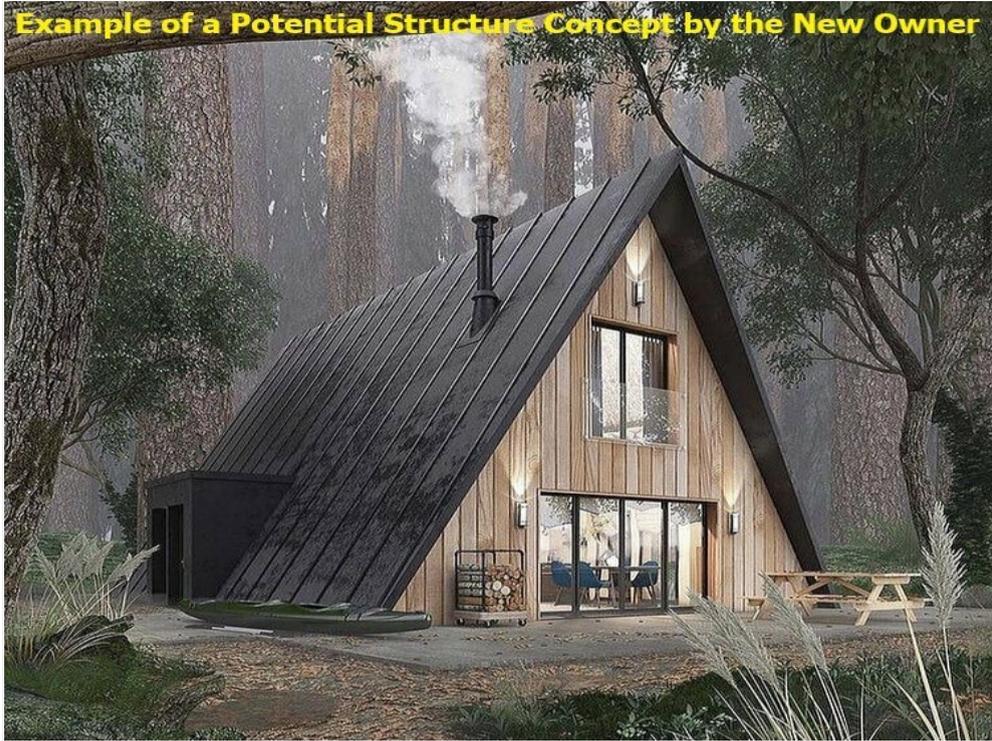
Example of a Potential Improvement Concept & Amenities by the New Owner

0 Jacuzzi in Woods with caption

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Example of a Potential Structure Concept 15



Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Potential Structure Concept 7



00 View of Shenandoah National Park3

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Tranquil Concepts



Tranquil Concept2

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



11new



10modern

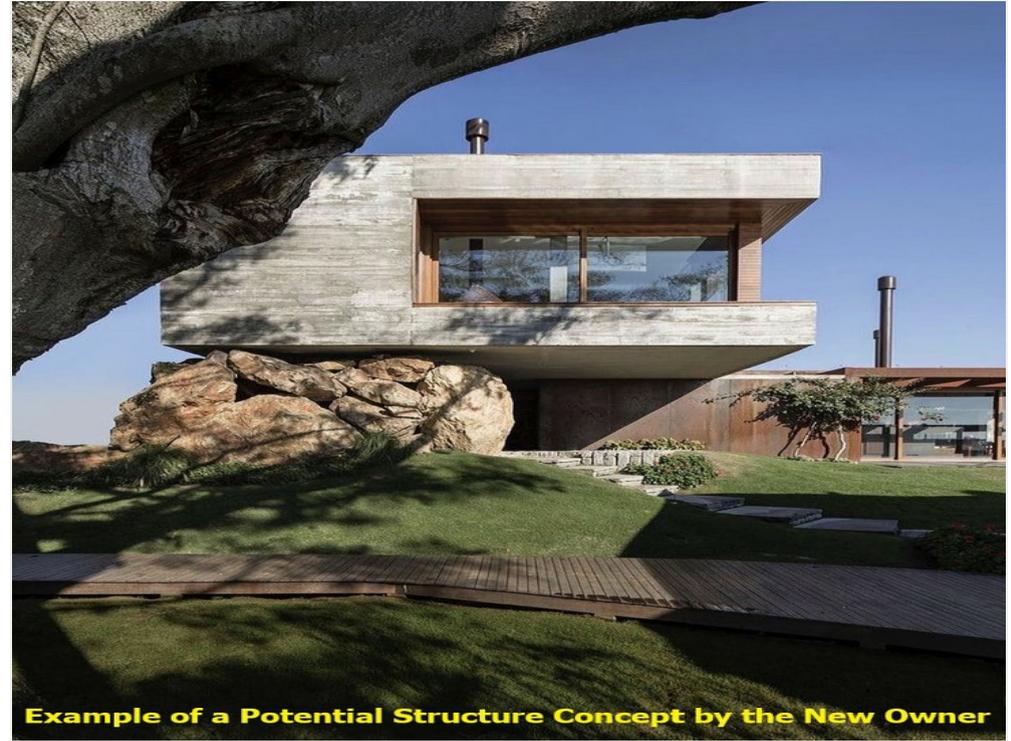
Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



0000000 IMG_E1376



000000 IMG_E1397

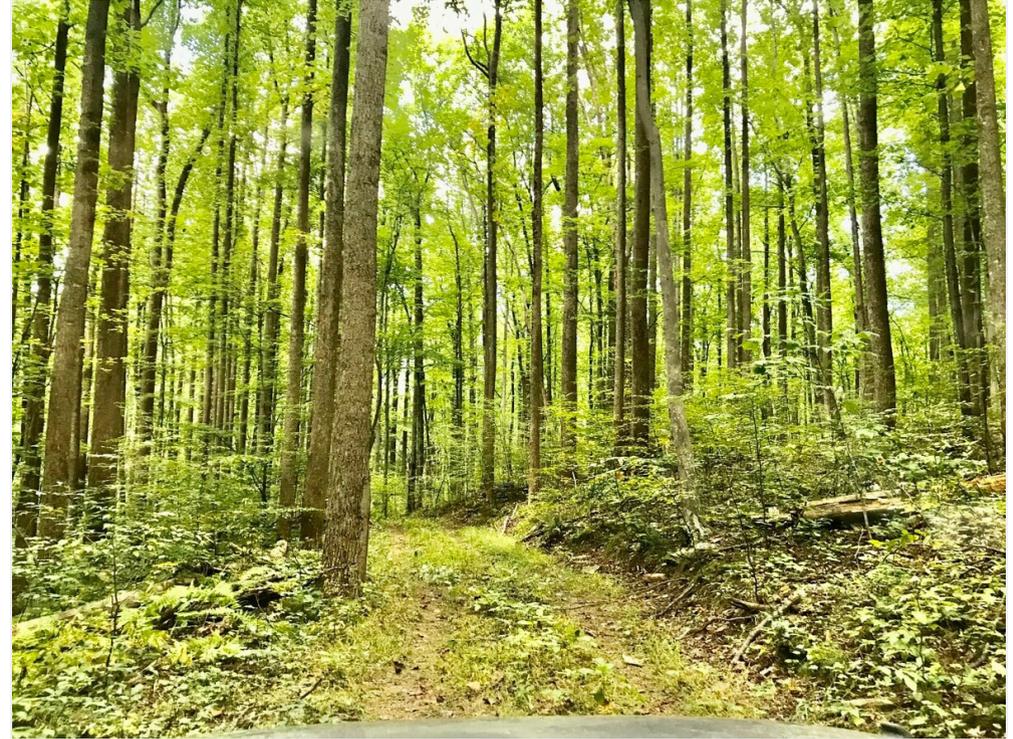
Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



000 IMG_E2363 (3)



000 IMG_E2363 (1)

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



000 IMG_E2350



000 IMG_E2384 (1)

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



000 IMG_E2384 (2)



00 Latitude Tranquil Vista

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Example of a Potential Structure Concept by the New Owner

Building Photo



Example of a Potential Structure Concept by the New Owner

Building Photo

Tranquil Vista: Where Serenity Meets Splendor

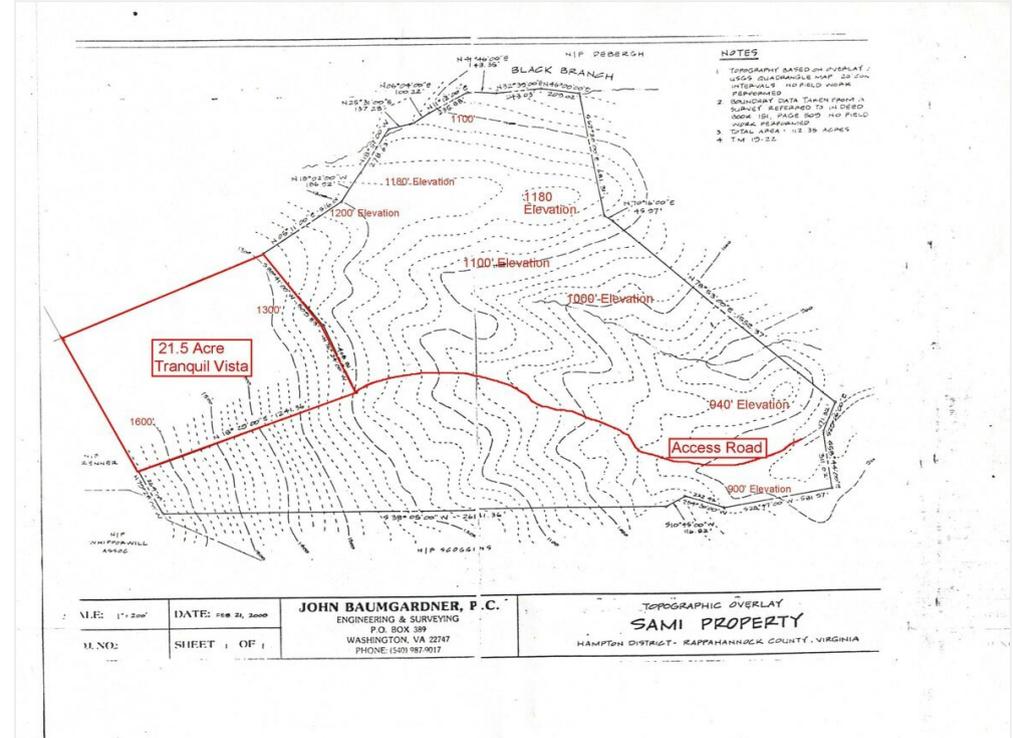
Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Example of a Potential Structure Concept by the New Owner

Building Photo



TOPO & Elevations 112 Acre ACCESS Road to 21.5 Acre

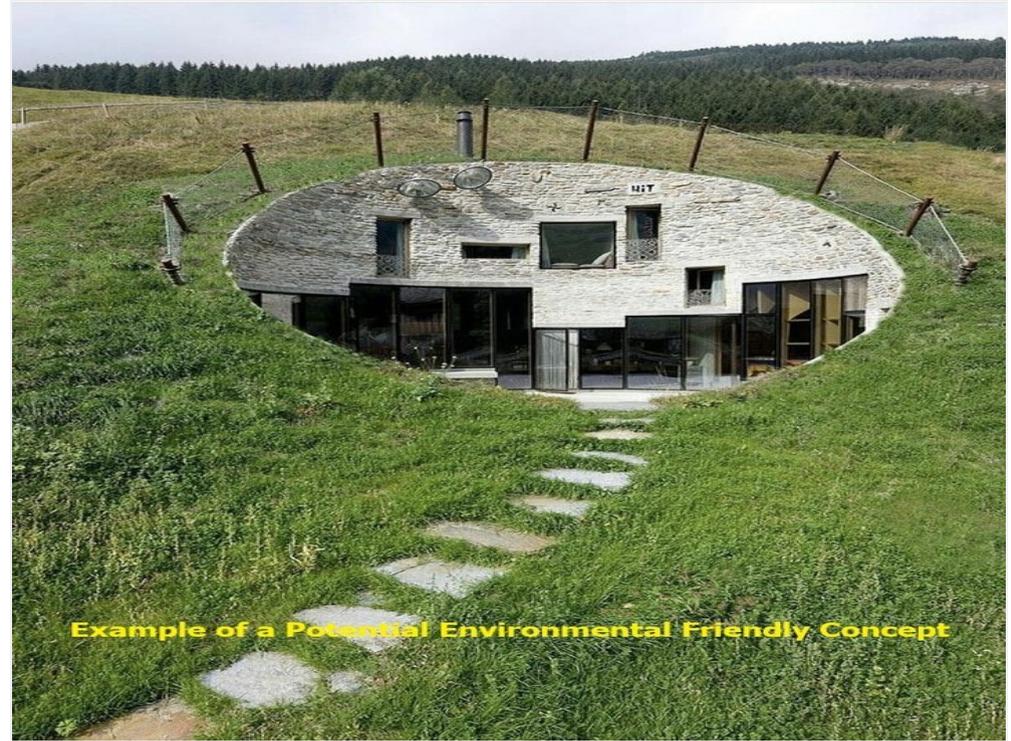
Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



0 attachment



Example of Environmental Friendly Concept

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo



Wildlife

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



000 IMG_E2363 (2)



000 IMG_E2363 (3)

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



0 IMG_E1492



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



DSCN1305



MOUNTAIN TOP

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Property Photos



Building Photo

Tranquil Vista: Where Serenity Meets Splendor

Little Washington Rappahannock County, Washington, VA 22747

Location

