

Tranquil Vista a Delightful Slice of ...

Little Washington Rappahannock County, Washington, VA 22747

Presented by
Ray Sami



Price: \$1,597,500

Unique INVESTMENT Opportunity (Price Negotiable) - 112.35 acres of Pasture/Ranch and Mature Hardwood Trees ready-for-harvest(Lumber prices have spiked 178% over last quarter numbers). Could be Subdivided into Several Parcels. Great building sites for your Dream Log Cabin, Ranch, or Private Estate. High Elevations with Fantastic sweeping view of the Shenandoah National Park/Blue Ridge Mountain. Perfect for full time home/estate/Ranch, seasonal or weekend cabin, Vineyard, Brewery, Pasture. One of the most historical parcels in Rappahannock County, Reaching up to 1700 ft elevation. Beautiful rock outcrops.

Adjacent Smaller 21.5 Acre Parcel also AVAILABLE for sale.

Minutes from Washington Virginia (Little Washington) in highly sought-after Harris Hollow. 60 miles from Washington DC Beltway.

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Unique Delightful INVESTMENT Opportunity - Several Great building sites on these parcels suitable for your Dream Home/Private Estate. Up to 1700' High Elevations with Fantastic year around sweeping view of the Shenandoah National Park. Perfect for year around private estate, seasonal or weekend retreat, Vineyard, Brewery, Ranch/Pasture. Starting from around 800 Ft. elevation from sea level, reaching up to 1700 Ft. elevation. Beautiful massive rock outcrops, Majestic Oak and Walnut Trees, Plenty of Wildlife. One of the most picturesque and sought after parcels in Virginia. Shenandoah National Park lies along the Blue Ridge Mountains. Only a short drive from our nations capital. Adjacent Smaller Tranquil 21.5 Acre Parcel also AVAILABLE for \$327,500.00

Only a 15 minute drive from The Inn at Little Washington, Relais and Chateaux, 5 star, 5 diamond property(The 2019 Michelin Guide awarded The Inn at Little Washington its highest accolade of three stars). <https://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

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Property Photos



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Example of a Potential Structure Concept by the New Owner

01Enviro

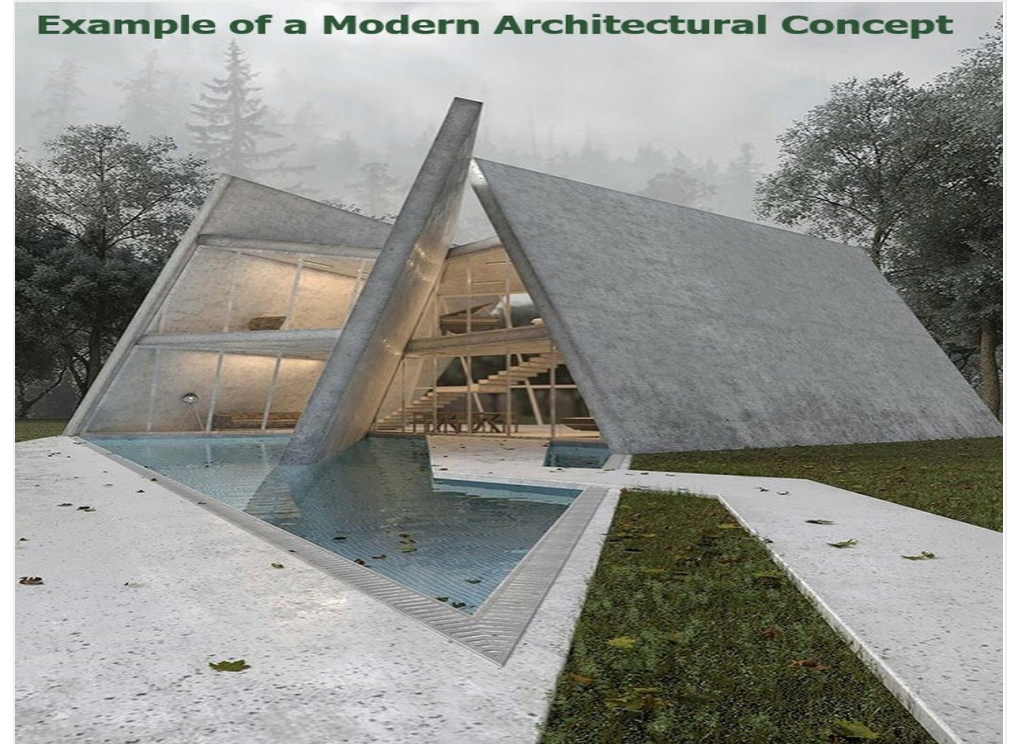
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Tranquil Vista



Modern Architectural Concept

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View of Shenandoah National Park

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Example of a Potential Structure Concept 1



View of the Shenandoah National Park

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Tranquil Concept



View of Shenandoah National Park

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Shenandoah in the background



View

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Majestic Walnut Trees

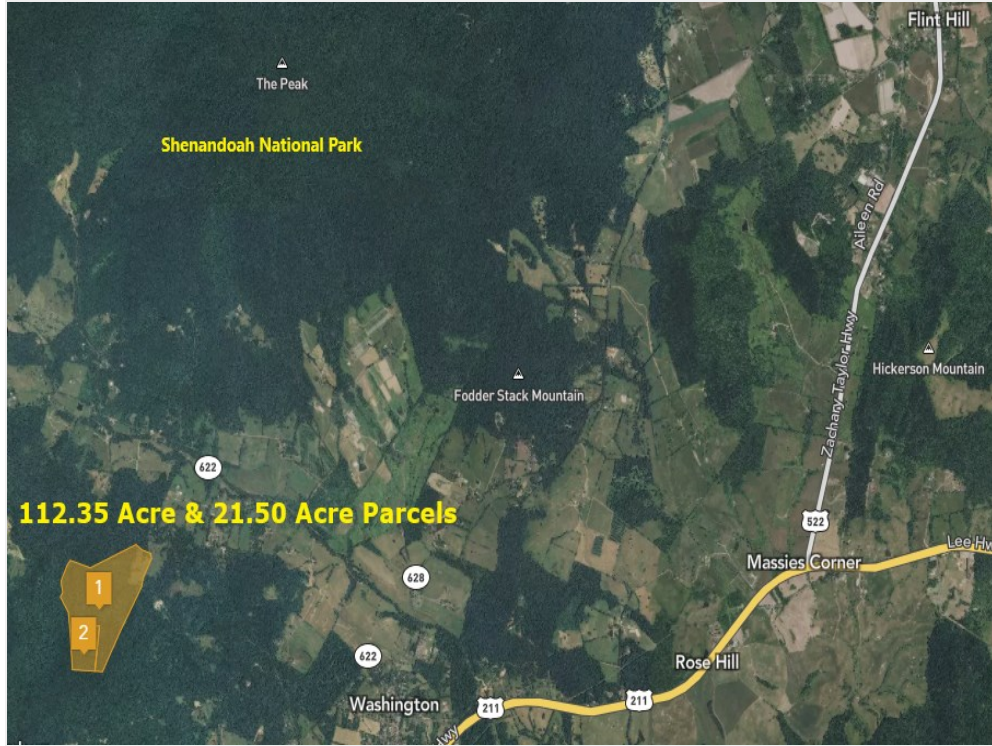


1950s Historic Pullen Farm Picture from The Washington Post

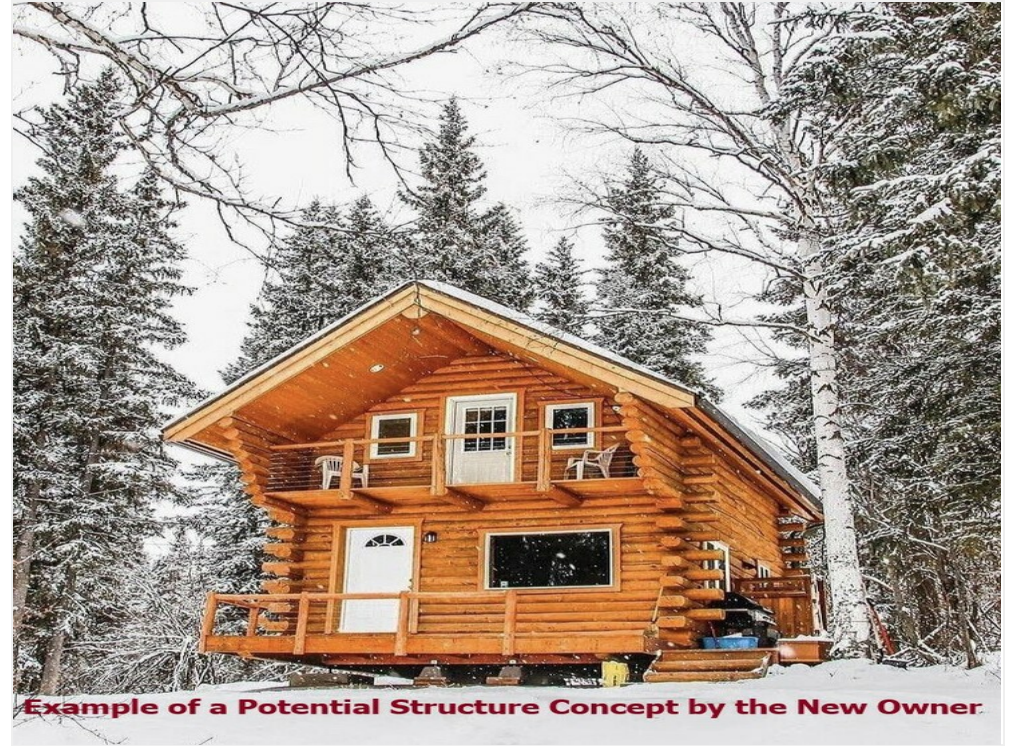
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Tranquil Vista Location & ShenandoahNP

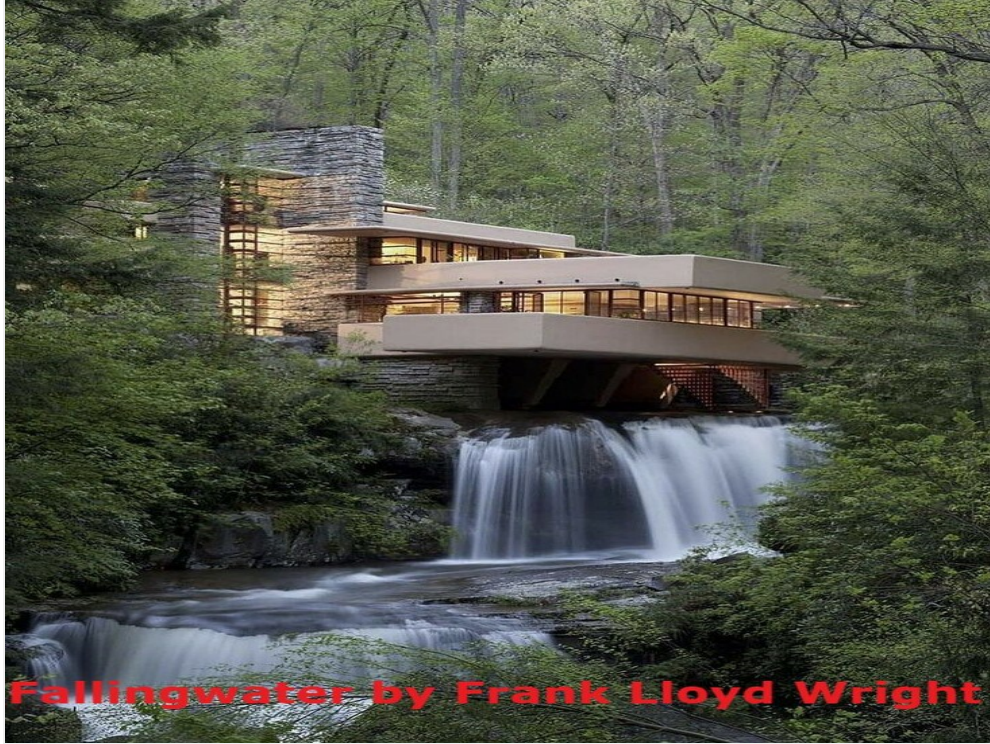


Example of a Potential Structure Concept 2

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Fallingwater by Frank Lloyd Wright

Fallingwater by Frank Lloyd Wright



Example of a Potential Structure Concept by the New Owner

Potential Structure Concept 2

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Example of a Potential Structure Concept by the New Owner



Potential Structure Concept 5



Example of a Potential Structure Concept by the New Owner

Potential Structure Concept 6

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Potential Structure Concept



Potential Structure Concept 11

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Potential Structure Concept 9



Potential Structure Concept 12

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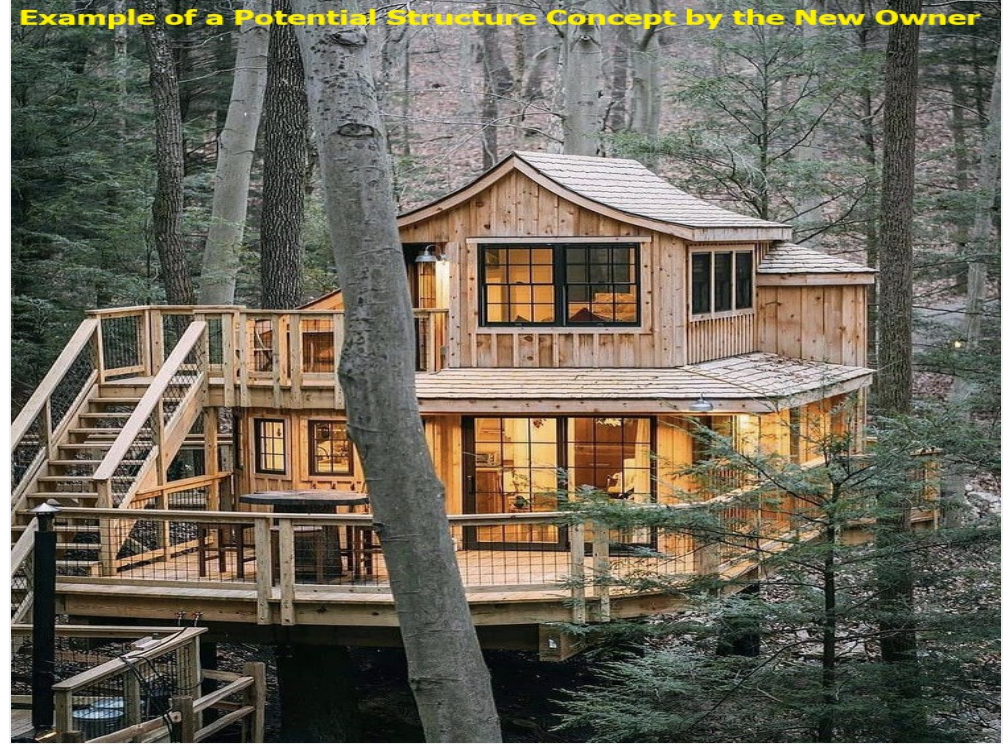
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Example of a Potential Structure Concept by the New Owner



Potential Structure Concept 10

Example of a Potential Structure Concept by the New Owner



Potential Structure Concept 8

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Example of a Potential Structure Concept 15



Virginia Grouse

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Flock of Wild Turkeys

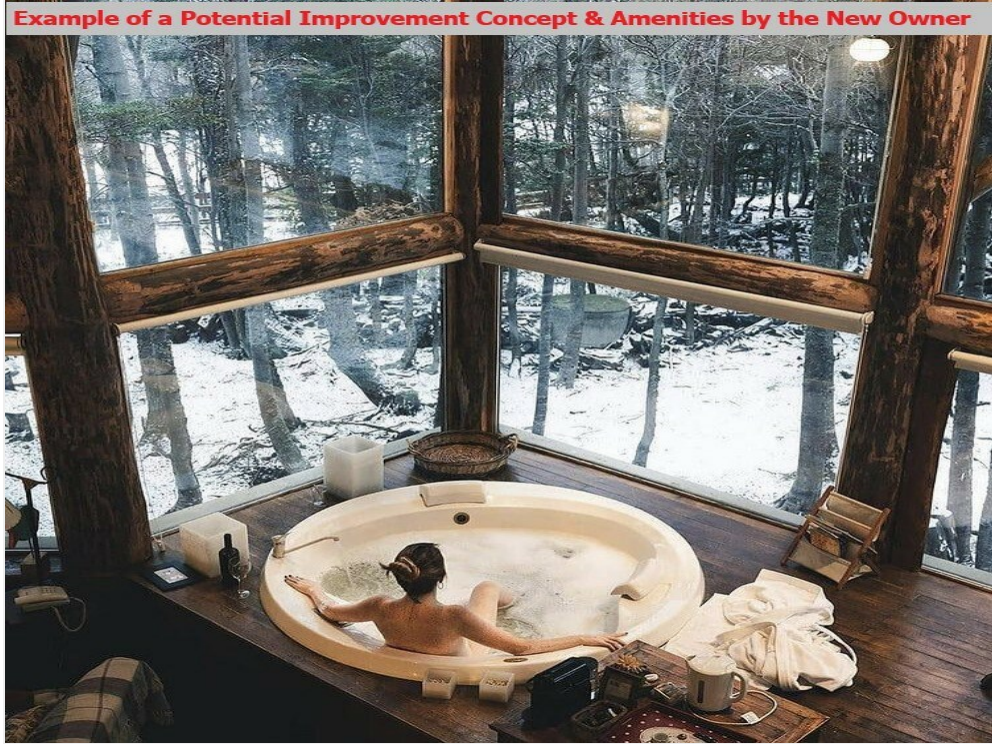


Whitetail Deer

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0 Jacuzzi in Woods with caption



Potential Structure Concept 7

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00 View of Shenandoah National Park3



Tranquil Concepts

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Tranquil Concept2



11new

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10modern

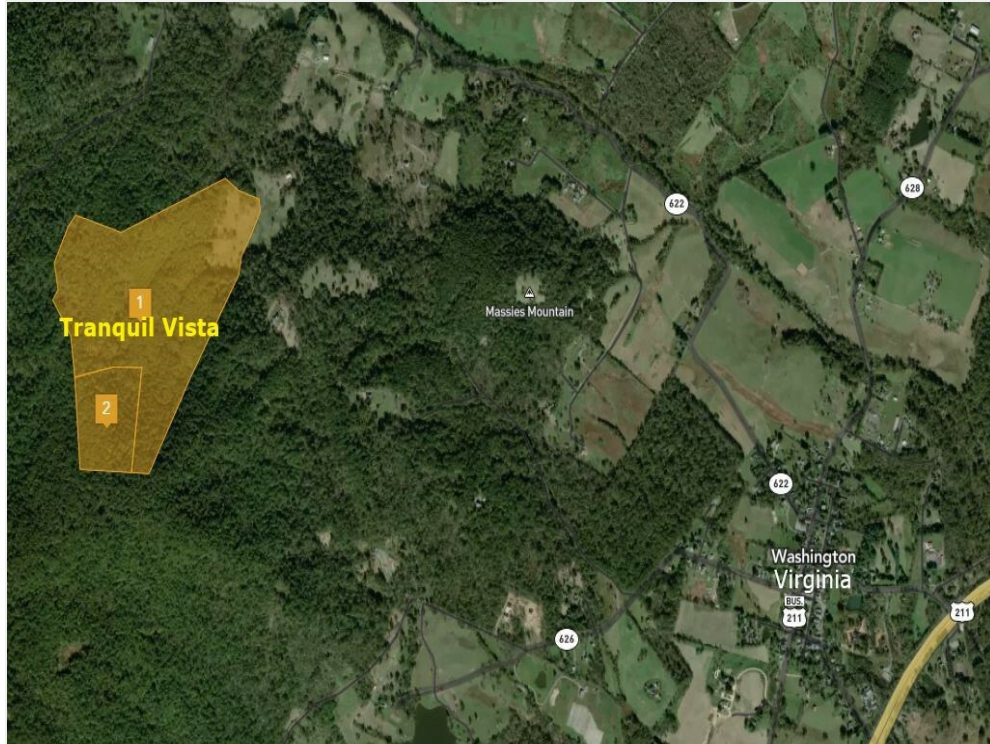


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0 Tranquil Vista - Washington Virginia



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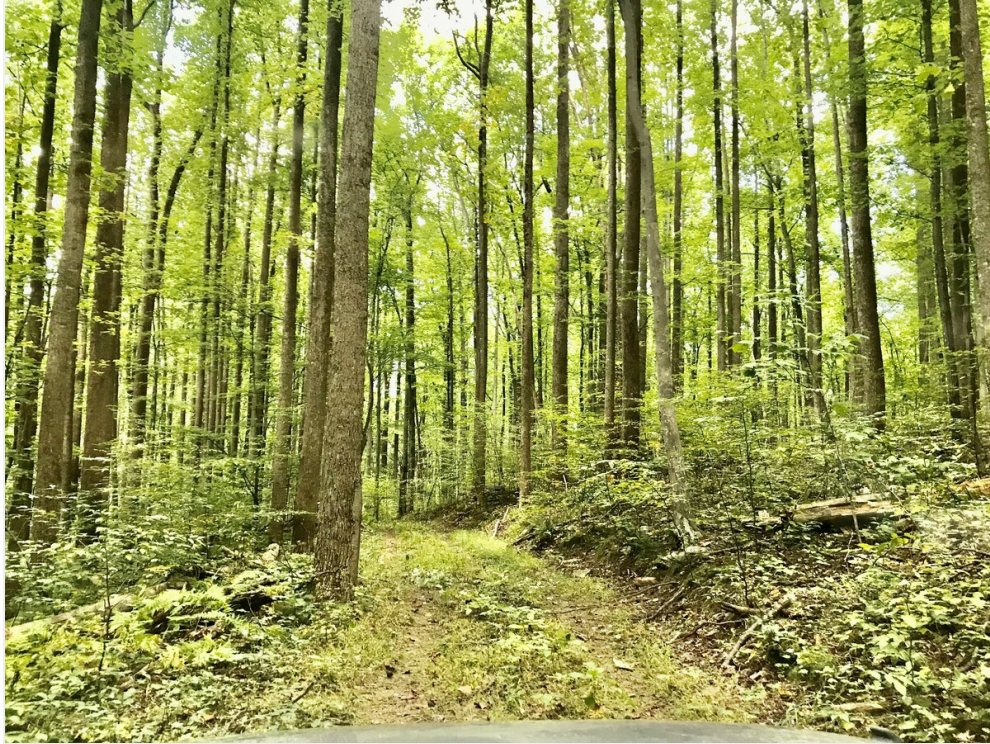


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Example of a Potential Structure Concept by the New Owner

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Example of a Potential Structure Concept by the New Owner

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Location

