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# 35 ACRE POTENTIAL FARM OR HOME SITE WITH SPECTACULAR VIEWS

0 Kemper Lane, Port Republic, VA 24471

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$874,500
Lot Size:	35.38 Acres
Zoning:	A1
Utilities:	No Well No Septic
Schools:	South River Elem Elkton Middle East Rockingham High
In Land Use:	Yes
MLS#:	657907



### PROPERTY OVERVIEW

Welcome to this beautiful 35 +/- acre tract of rare, mostly level Rockingham County farmland with spectacular views. The land very gently rolls from back to front and has been used for crops over the years (currently corn). It would be perfect for continued use as crop land or a beautiful homestead site near the river and with long mountain views. Ideally located close to all points north, south, east and west and just minutes to Harrisonburg & Staunton and more. Don't miss this opportunity to buy a very desirable and very tough to find large parcel of land in southeast Rockingham County!

For More Information:

Jeremy Litwiller

540.421.8293

jeremy.litwiller@cottonwood.com

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A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

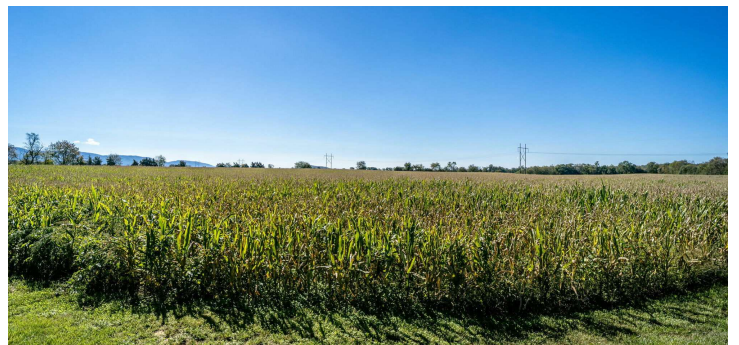
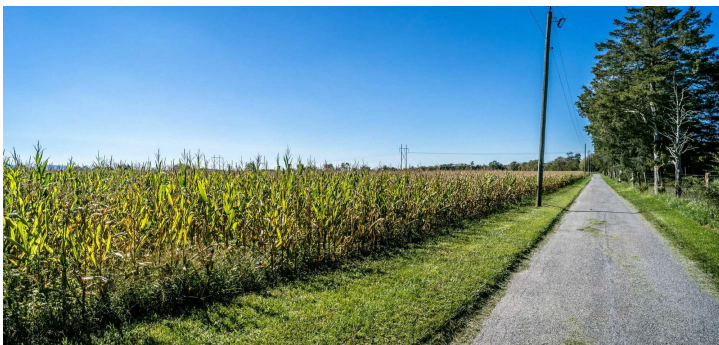
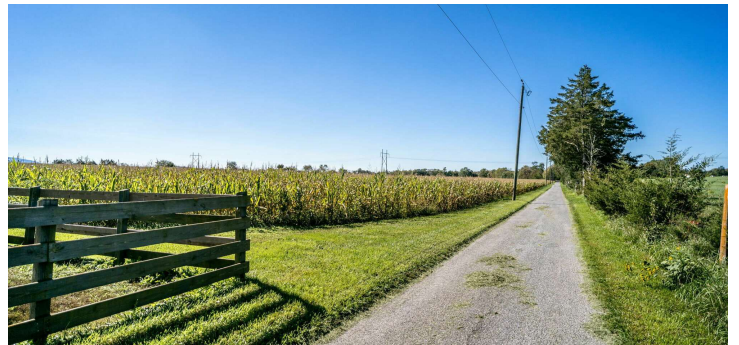
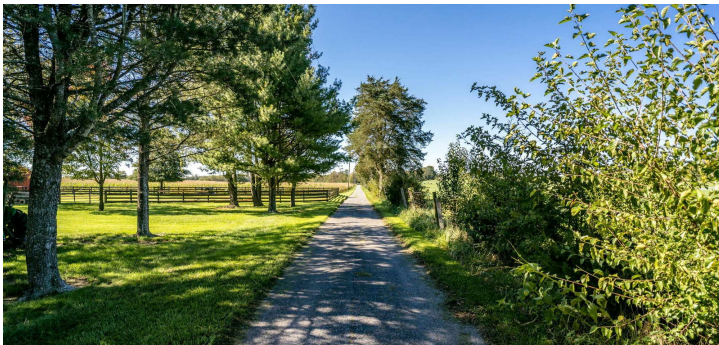
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## Additional Photos



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SCOTT  
152-A-28A  
785/316

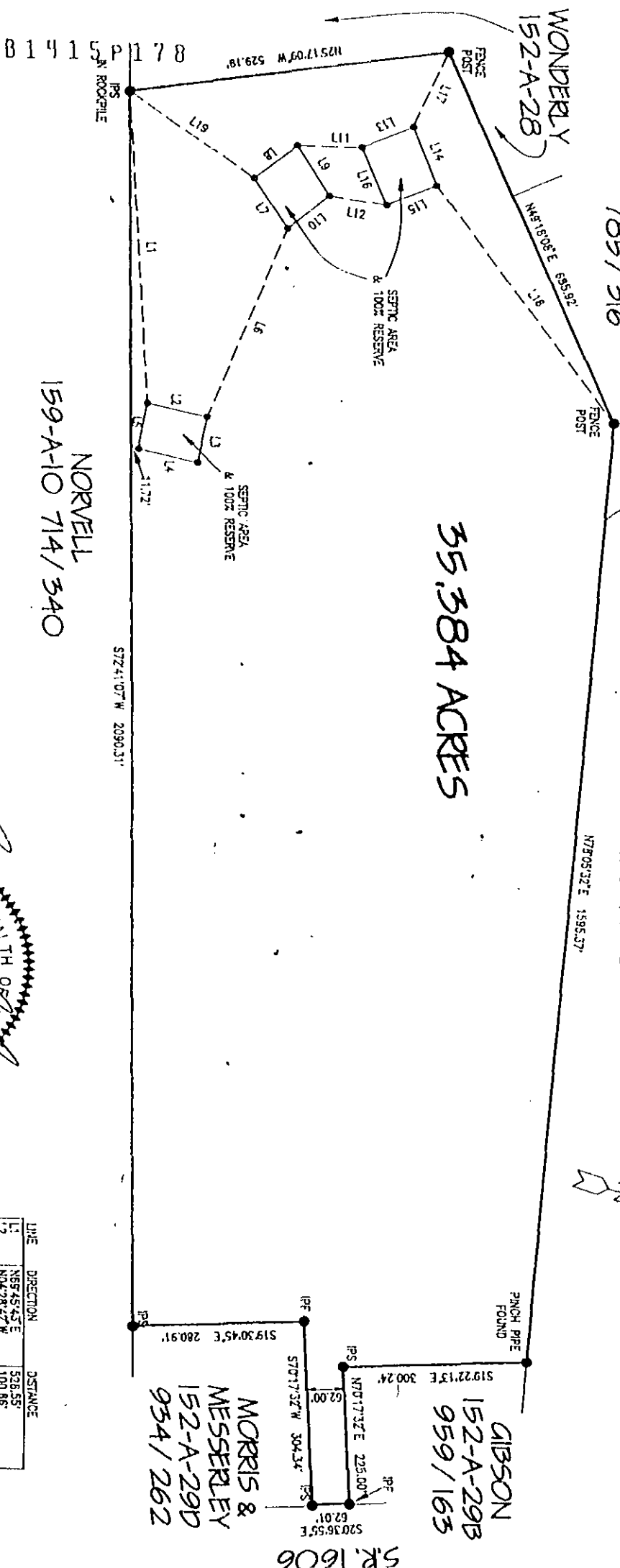
WONDERLY  
152-A-28

35.384 ACRES

GIBSON  
152-A-29B  
959/163

MORRIS &  
MESSERLEY  
152-A-29D  
934/262

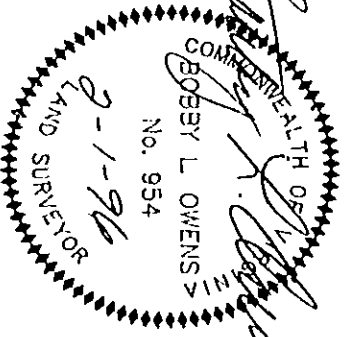
S.R. 1606



# SURVEY of 35.384 ACRES

STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA  
FEBRUARY 1, 1996 SCALE: 1" = 200' PROJECT 96-010  
PRESENT OWNER:  
JOHN H. & KATHLEEN P. BOWMAN  
TM #152-A-29  
DB 245, PG 209

NORVELL  
159-A-10 714/340



LINE	DIRECTION	DISTANCE
L1	N65°45'45"E	528.55'
L2	N04°28'42"W	100.86'
L3	N84°18'59"E	80.38'
L4	S04°33'47"E	99.83'
L5	S83°35'11"W	80.55'
L6	N84°47'22"W	248.08'
L7	S35°42'28"W	100.09'
L8	S55°02'29"W	85.80'
L9	N40°01'20"E	85.27'
L10	S55°10'08"E	95.93'
L11	N1°53'26"W	107.27'
L12	S08°23'00"E	94.47'
L13	N18°54'14"W	91.16'
L14	N57°49'25"E	105.19'
L15	S40°03'35"E	82.93'
L16	S50°23'25"W	105.44'
L17	N85°23'30"W	141.61'
L18	N85°39'39"E	495.88'
L19	S18°01'39"W	250.28'

NOTES:  
1. This plat is suitable for a septic certificate plot for Health Department purposes.  
2. All corners of the septic areas are iron pins set.

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## Location Map



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