

284 AC Private Wooded Retreat

Tour this Great 1031 Exchange Opportunity

PRICE REDUCTION PURCHASE OPTIONS:

\$555,600, \$1,112,000 and \$1,592,000

Attractive Seller Financing Considered for Qualified Buyers



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Landmark Commercial Real Estate

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Private Wooded Retreat **SALE OPPORTUNITY**

Recreational/Agricultural Land (92, 191.7 or 284 AC)

\$1,592,000 (\$5,600/AC)

with purchase of all 3 parcels

Attractive Seller Financing Considered for Qualified Buyers



922 Manor Rd, Boyce, VA 22620

- Escape the city to your own private retreat. Enjoy hiking, camping, hunting, mushrooming and more!
- Total of approximately 284.3 AC
- Septic and well staked out and home sites on all 3 parcels; existing power and trailer on parcel 42-A-4 (54.22 AC, labeled "A")
- Conservation easement - 1 home/lot
- Parcel "C" features high elevations and gorgeous views of the Shenandoah
- 1 hour east to Dulles, 30 minutes east to Middleburg & 30 minutes west to Winchester
- Winchester, VA offers white water rafting, fishing, hiking, biking, climbing and plenty of quality restaurants
- Rare opportunity to own 284 acres of wooded (~95%) retreat with oak, walnut, apple, pear, persimmon, paw paw, hickory, chestnut and poplar trees. Abundant wildlife including turkey, deer, bobcat, abundant songbirds, hawks and eagles
- 3 miles to the Shenandoah River.

PURCHASE OPTIONS

Property in full:

Parcels 42-A-4, 42-A-3, 38-A-43A **(A,B, and C)**
284.3 AC
\$1,592,000 (\$5,600/AC)

Individual Lot:

Parcel 38-A-43A **(C)**
92.6 AC
\$555,600 (\$6,000/AC)

Two Lots:

Parcels 42-A-4 & 42-A-3 **(A&B)**
191.72 AC
\$1,112,000 (\$5,800/AC)

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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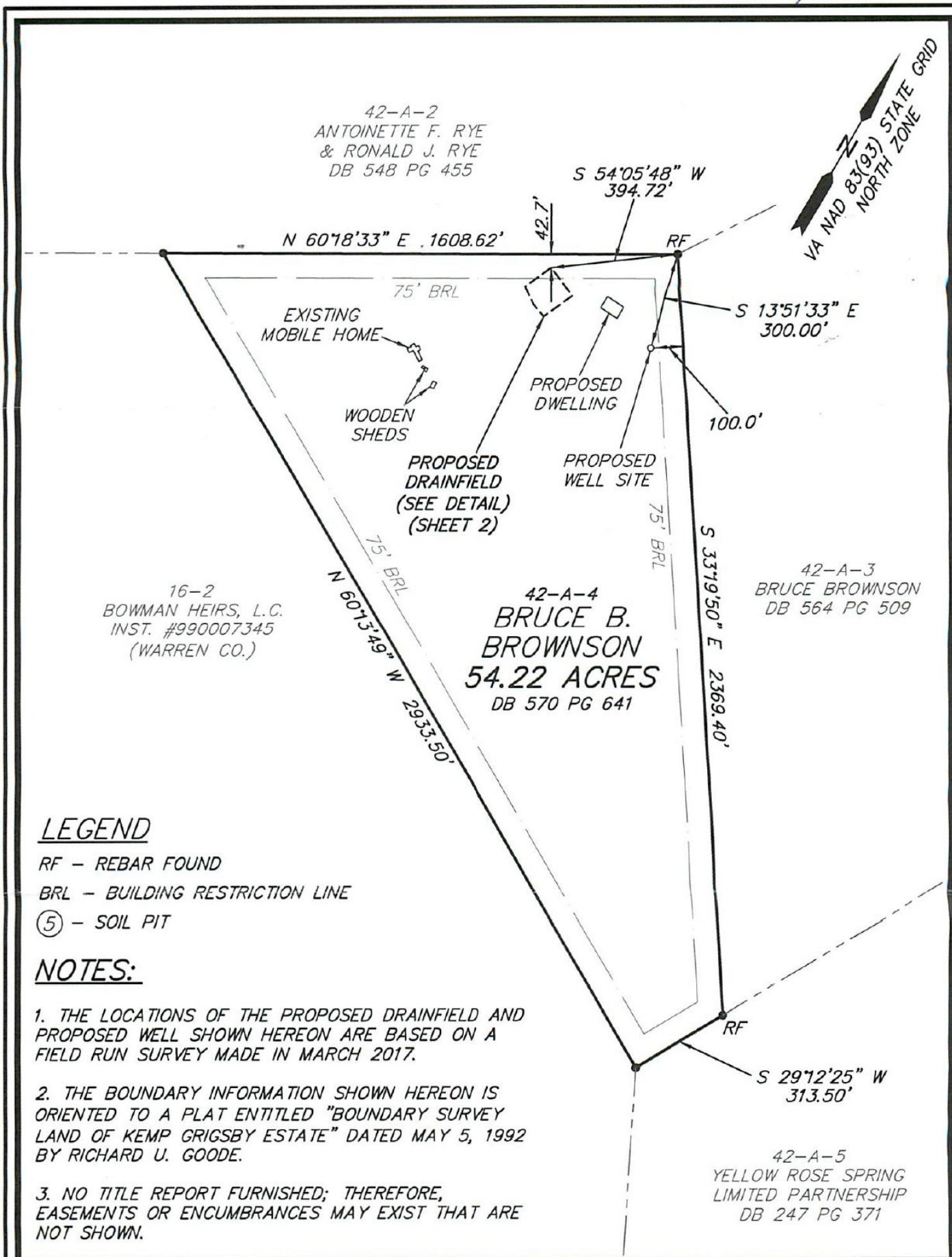
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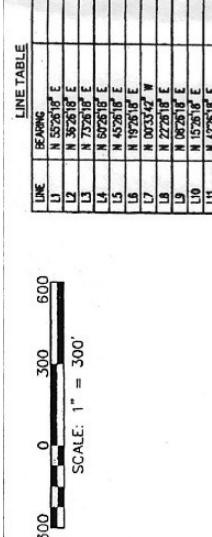
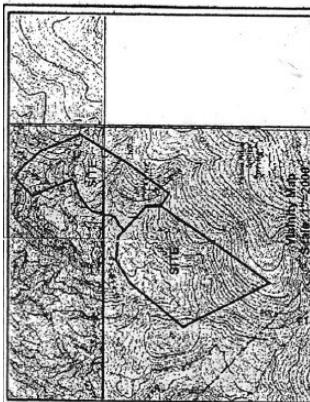
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PIN 42-A-2
RONALD J. & ANTOINETTE F. RYER
DB 280 PG 525

N 39°08'21" E 1654.86'

PIN 38-A-43
HARRY O. MINES, ET AL.
DB 259 PG 86

PIN 42-A-3
DB 316 PG 648
ORIGINAL AREA = 137.500 ACRES
ADJUSTED AREA = 137.258 ACRES
ZONED: FOC USE: AGRICULTURAL

CONVEYED IN DEED BOOK 316, PAGE 648

RECORDED IN DEED BOOK 317, PAGE 342

ON OCTOBER 5, 2000

BY CHARLES P. RAINWATER

RECORDED IN DEED BOOK 318, PAGE 318

ON AUGUST 28, 2000

BY CHARLES P. RAINWATER

RECORDED IN DEED BOOK 319, PAGE 319

ON AUGUST 28, 2000

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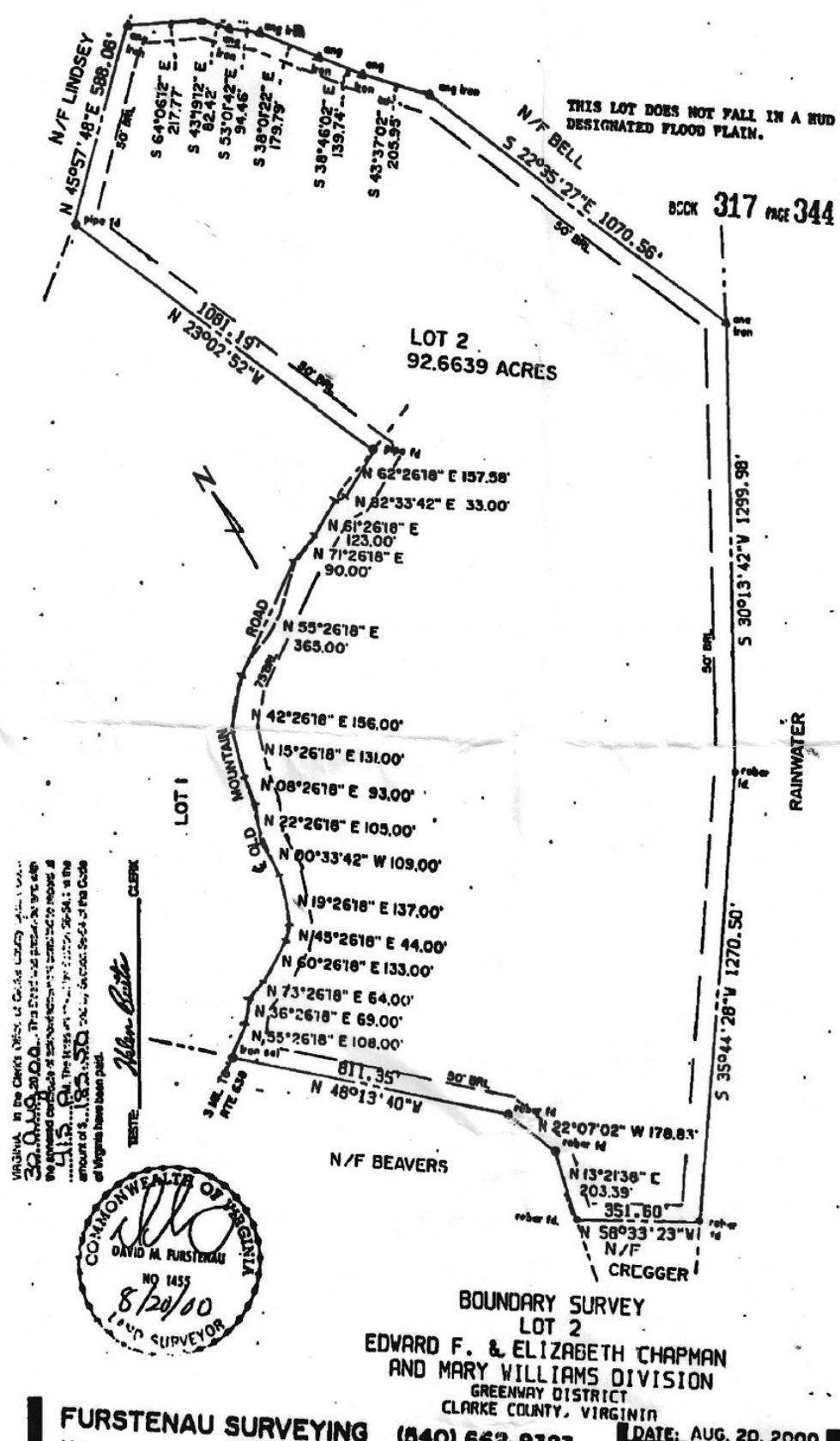
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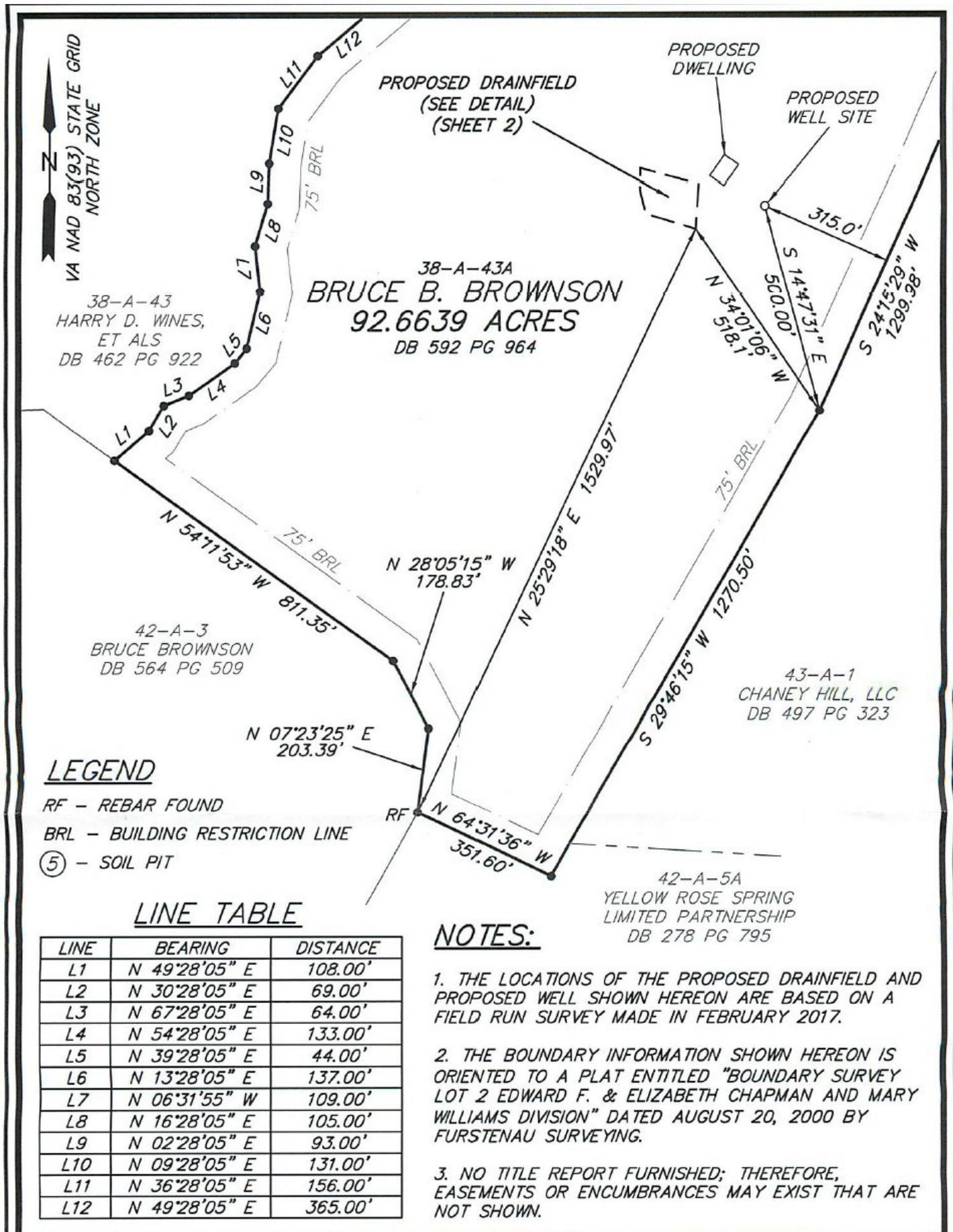
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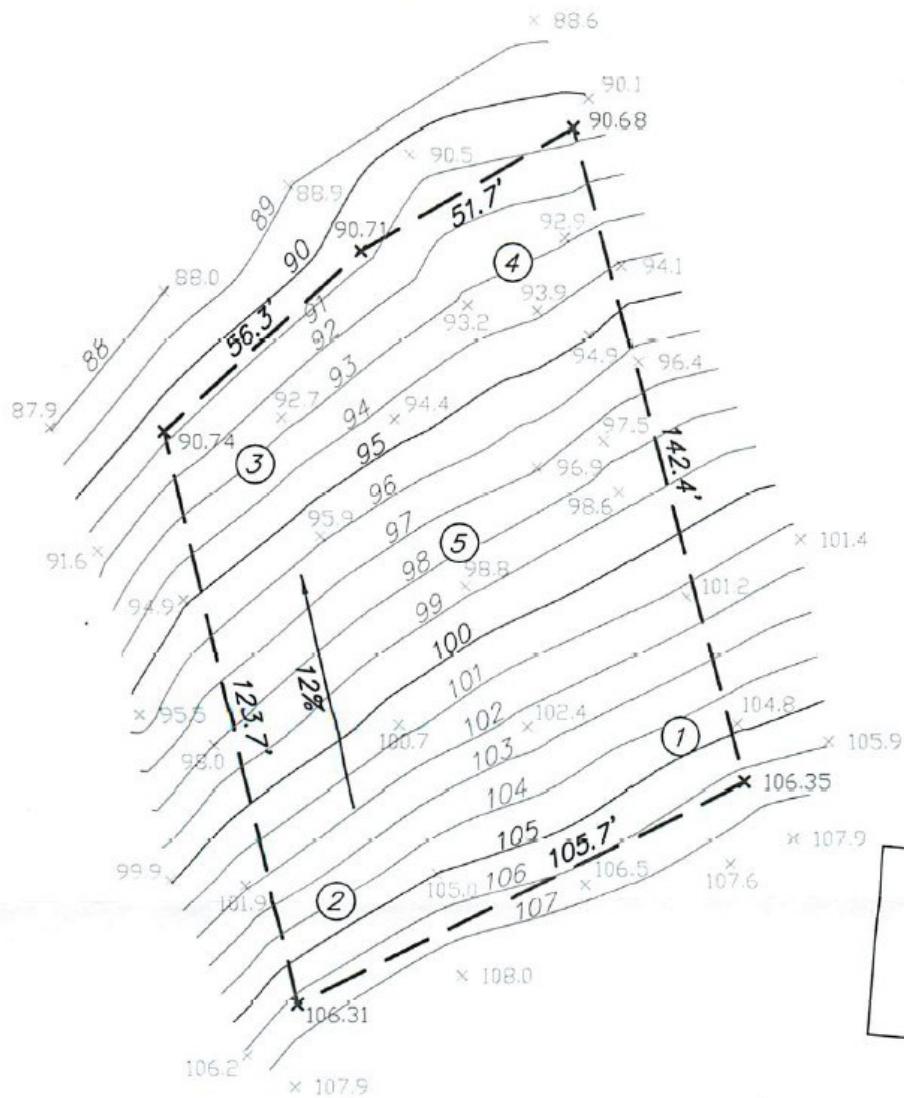
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DETAIL

PROPOSED DRAINFIELD SITE AND
PROPOSED RESERVE DRAINFIELD SITE
SCALE: 1"=40'



PROPOSED
DWELLING

LEGEND

(5) - SOIL PIT

NOTES:

1. ALL ELEVATIONS SHOWN ON THIS EXHIBIT
ARE BASED ON AN ASSUMED DATUM.