

284 AC Private Wooded Retreat

Tour this Great 1031 Exchange Opportunity

PRICE REDUCTION

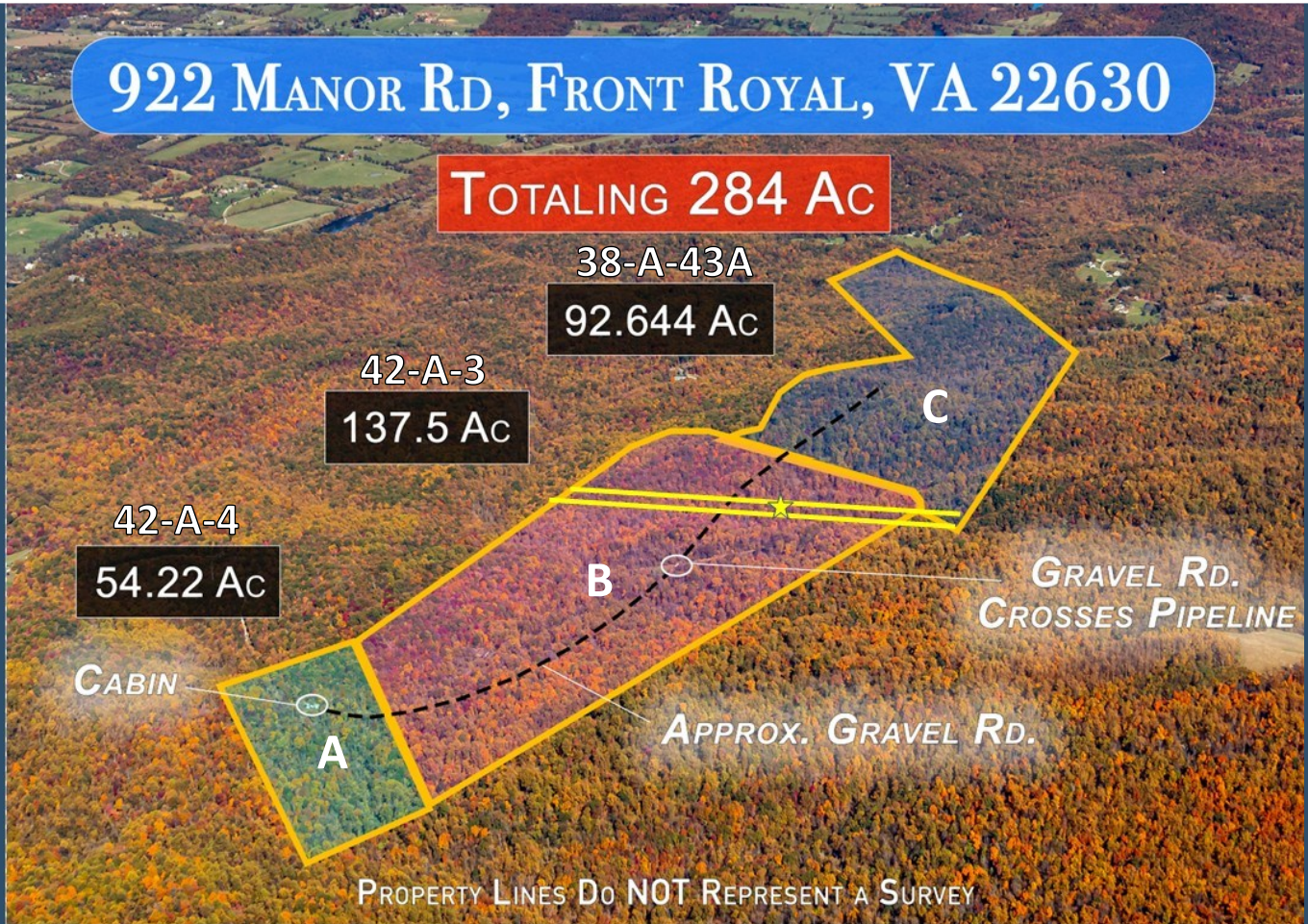
PURCHASE OPTIONS:

\$500,040, \$1,000,800 and \$1,432,800

Attractive Seller Financing Considered for Qualified Buyers

922 MANOR RD, FRONT ROYAL, VA 22630

TOTALING 284 AC



Existing Gasline Easement



Blair White, CCIM: 703-307-9711

blair@landmarkcre.com

Bryant White, Assoc. Broker:

703-447-3478

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Landmark Commercial Real Estate

LandmarkCRE.com



LANDMARK
COMMERCIAL REAL ESTATE

Private Wooded Retreat
SALE OPPORTUNITY
Recreational/Agricultural Land (92, 191.7 or 284 AC)

\$1,432,800 (\$5,040/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

\$1,432,800 (\$5,040/AC)

Individual Lot:

Parcel 38-A-43A (**C**)

92.6 AC

\$500,040 (\$5,400/AC)

Two Lots:

Parcels 42-A-4 & 42-A-3 (**A&B**)

191.72 AC

\$1,000,800 (\$5,220/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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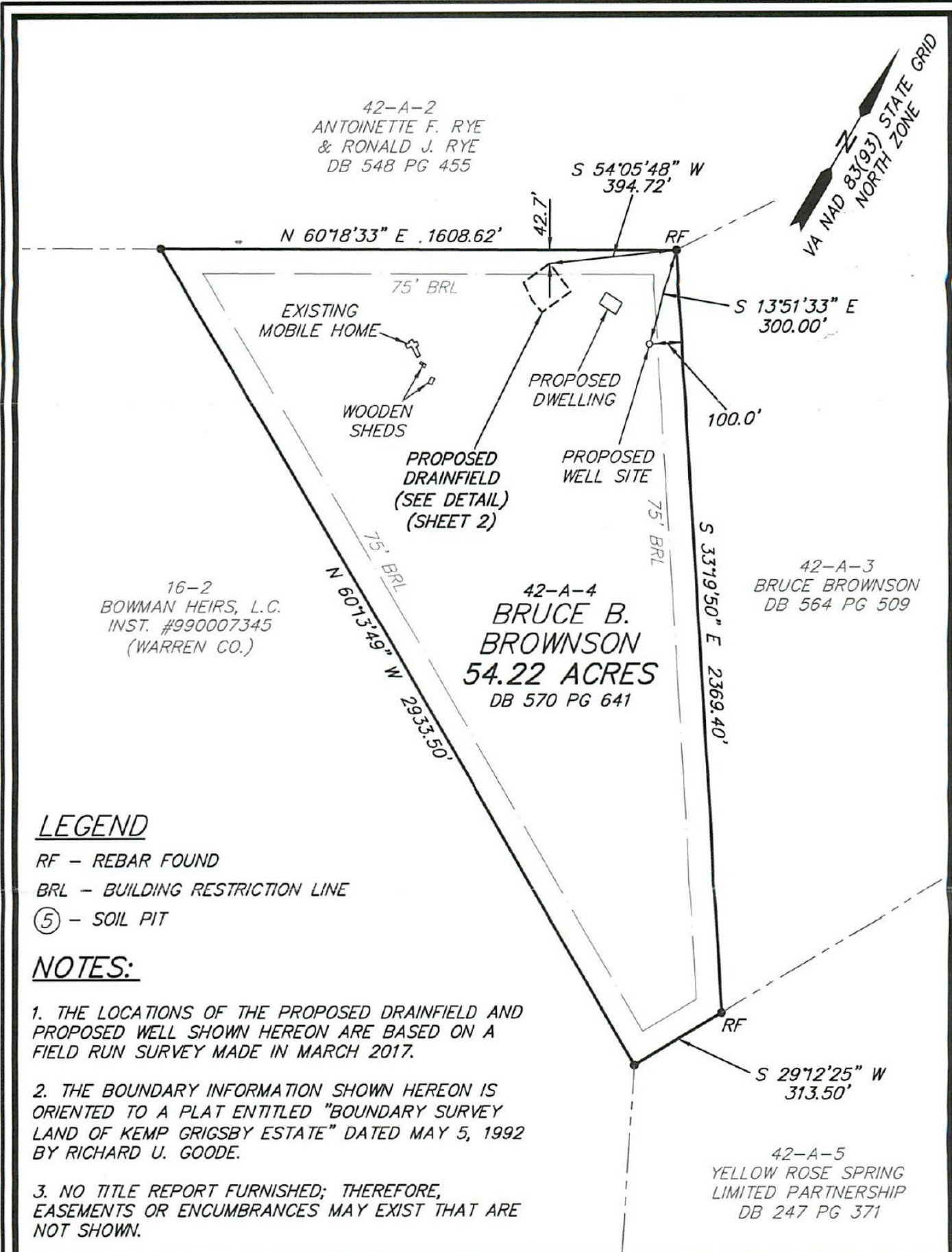
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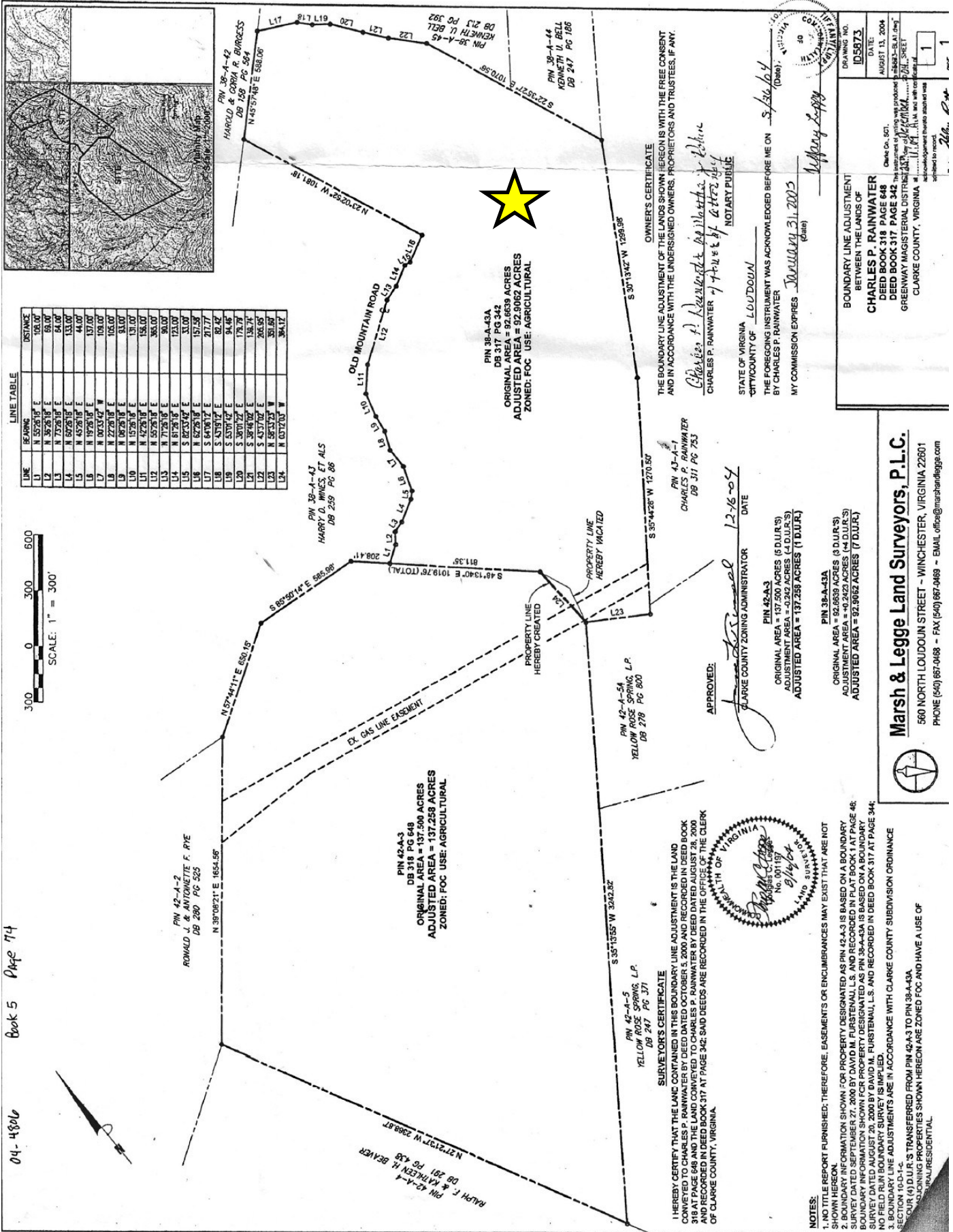


LEGEND

- RF - REBAR FOUND
- BRL - BUILDING RESTRICTION LINE
- ⑤ - SOIL PIT

NOTES:

1. THE LOCATIONS OF THE PROPOSED DRAINFIELD AND PROPOSED WELL SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY MADE IN MARCH 2017.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS ORIENTED TO A PLAT ENTITLED "BOUNDARY SURVEY LAND OF KEMP GRIGSBY ESTATE" DATED MAY 5, 1992 BY RICHARD U. GOODE.
3. NO TITLE REPORT FURNISHED; THEREFORE, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.



04-4896 Book 5 Page 74

OWNER'S CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT OF THE LANDS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.
 Charles P. Rainwater, et al. & Harry D. Winnick, et al.
 CHARLES P. RAINWATER / HARRY D. WINNICK, ET AL. / NOTARY PUBLIC

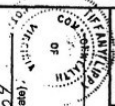
APPROVED:
 CLARKE COUNTY ZONING ADMINISTRATOR
 DATE: 12-16-04

NOTES:
 1. NO TITLE REPORT FURNISHED; THEREFORE, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
 2. BOUNDARY INFORMATION SHOWN FOR PROPERTY DESIGNATED AS PIN 42-A-3 IS BASED ON A BOUNDARY SURVEY DATED SEPTEMBER 27, 2000 BY DAVID M. FURSTENAU, L.S. AND RECORDED IN PLAT BOOK 1 AT PAGE 46.
 BOUNDARY INFORMATION SHOWN FOR PROPERTY DESIGNATED AS PIN 38-A-43A IS BASED ON A BOUNDARY SURVEY DATED AUGUST 20, 2000 BY DAVID M. FURSTENAU, L.S. AND RECORDED IN DEED BOOK 317 AT PAGE 344.
 NO FIELD RUN BOUNDARY SURVEYS ARE IN ACCORDANCE WITH CLARKE COUNTY SUBDIVISION ORDINANCE SECTION 10-0-1-5.
 FOUR (4) D.U.R.'S TRANSFERRED FROM PIN 42-A-3 TO PIN 38-A-43A.
 JOINING PROPERTIES SHOWN HEREON ARE ZONED FOC AND HAVE A USE OF RURAL RESIDENTIAL.

Marsh & Legge Land Surveyors, P.L.C.
 560 NORTH LOUDOUN STREET - WINCHESTER, VIRGINIA 22601
 PHONE (540) 967-0488 - FAX (540) 967-0489 - EMAIL: office@marshandlegge.com

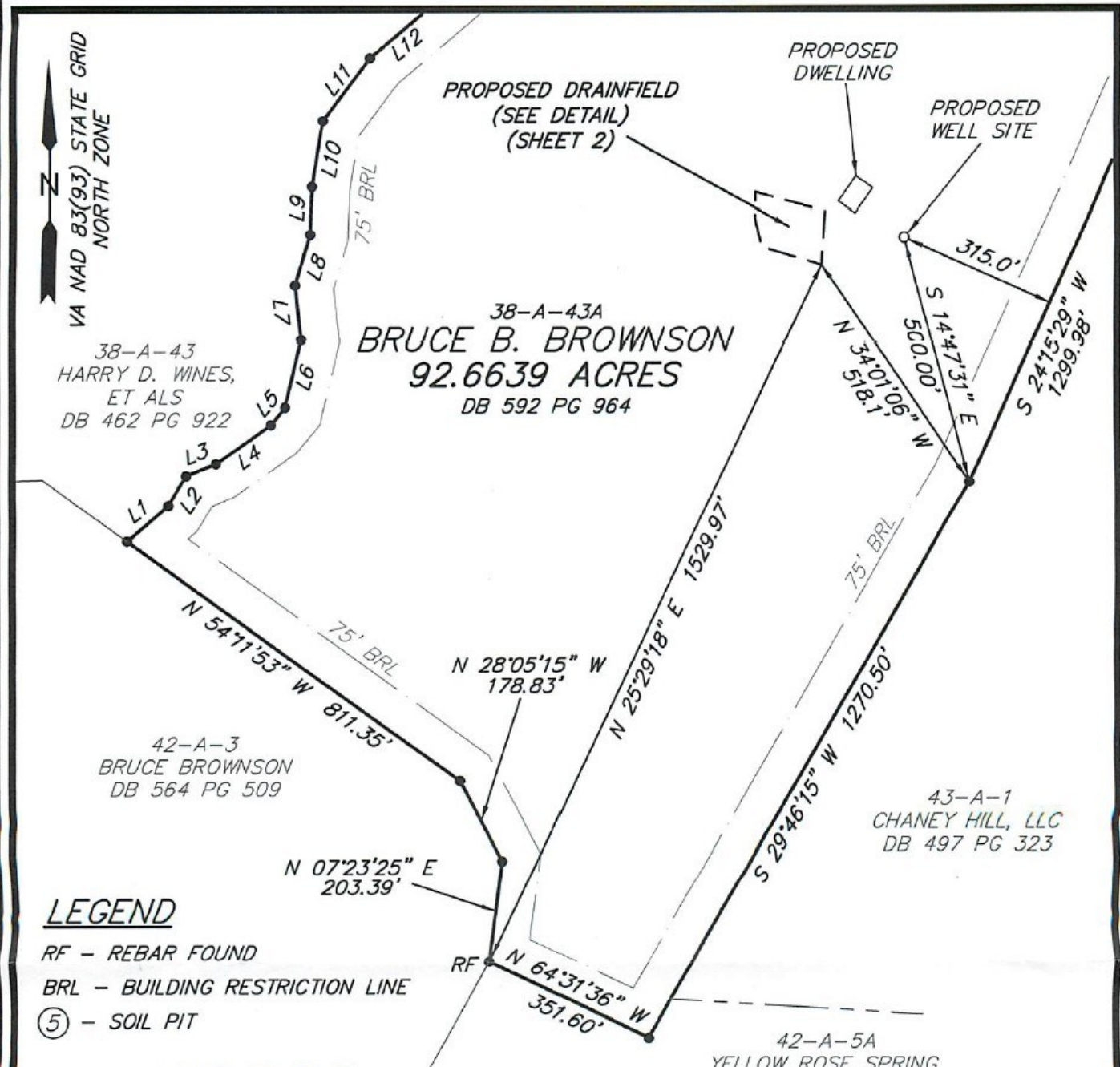
BOUNDARY LINE ADJUSTMENT
 BETWEEN THE LANDS OF
CHARLES P. RAINWATER
 DEED BOOK 318 PAGE 648
 GREENWAY MAGISTERIAL DISTRICT
 CLARKE COUNTY, VIRGINIA

DATE: AUGUST 13, 2004
 DRAWING NO: 105873



STATE OF VIRGINIA
 CITY/COUNTY OF LOUDOUN
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/16/04
 BY CHARLES P. RAINWATER
 MY COMMISSION EXPIRES 08/13/2007

Jeffrey Long
 Notary Public



LEGEND

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- BRL - BUILDING RESTRICTION LINE
- ⑤ - SOIL PIT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°28'05" E	108.00'
L2	N 30°28'05" E	69.00'
L3	N 67°28'05" E	64.00'
L4	N 54°28'05" E	133.00'
L5	N 39°28'05" E	44.00'
L6	N 13°28'05" E	137.00'
L7	N 06°31'55" W	109.00'
L8	N 16°28'05" E	105.00'
L9	N 02°28'05" E	93.00'
L10	N 09°28'05" E	131.00'
L11	N 36°28'05" E	156.00'
L12	N 49°28'05" E	365.00'

NOTES:

1. THE LOCATIONS OF THE PROPOSED DRAINFIELD AND PROPOSED WELL SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY MADE IN FEBRUARY 2017.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS ORIENTED TO A PLAT ENTITLED "BOUNDARY SURVEY LOT 2 EDWARD F. & ELIZABETH CHAPMAN AND MARY WILLIAMS DIVISION" DATED AUGUST 20, 2000 BY FURSTENAU SURVEYING.
3. NO TITLE REPORT FURNISHED; THEREFORE, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

