

# 284 AC Private Wooded Retreat

# FOR SALE

## \$2,100,000

922 MANOR RD, FRONT ROYAL, VA 22630

TOTALING 284 AC

92.644 Ac

137.5 Ac

54.22 Ac

CABIN

GRAVEL RD.  
CROSSES PIPELINE

APPROX. GRAVEL RD.

PROPERTY LINES DO NOT REPRESENT A SURVEY

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Landmark Commercial Real Estate

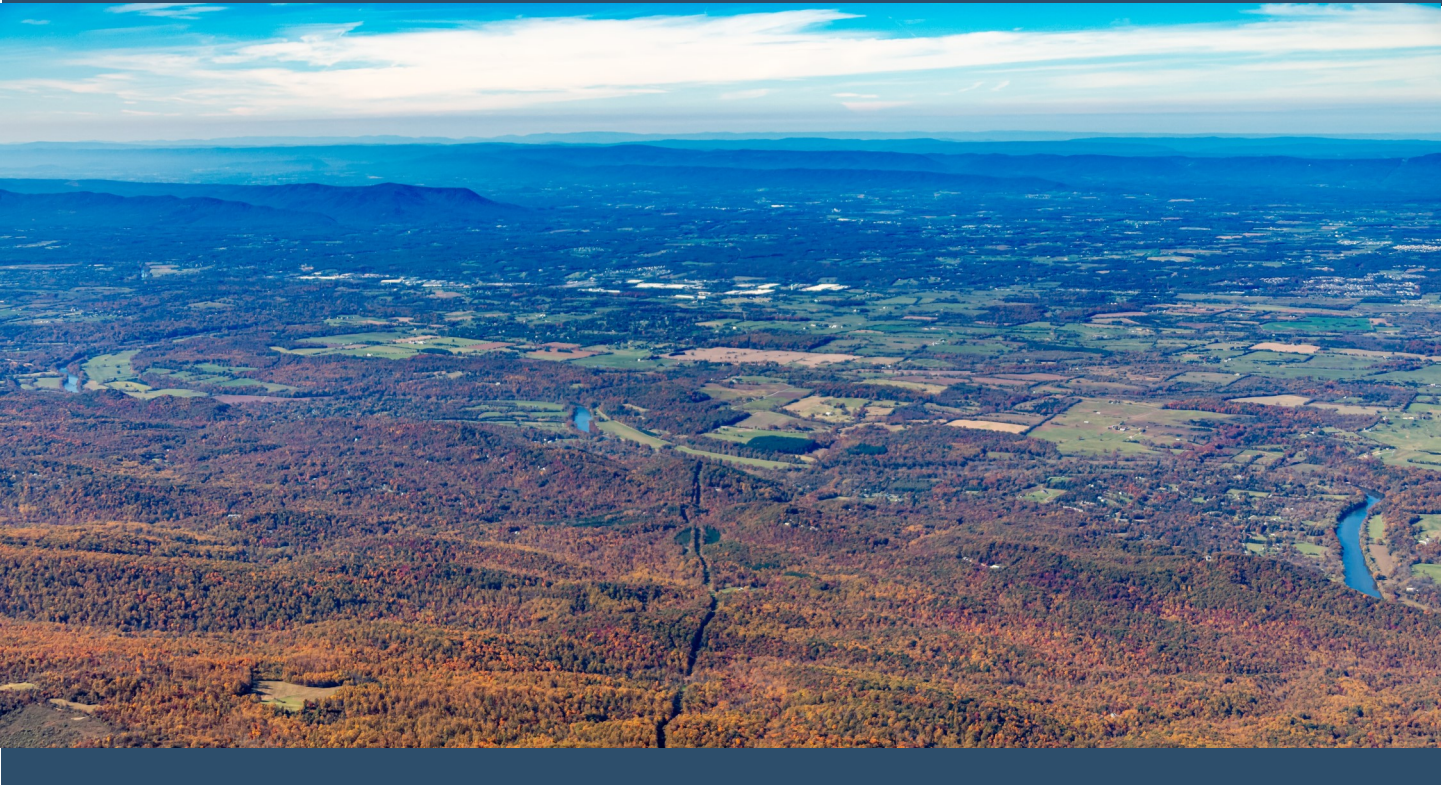
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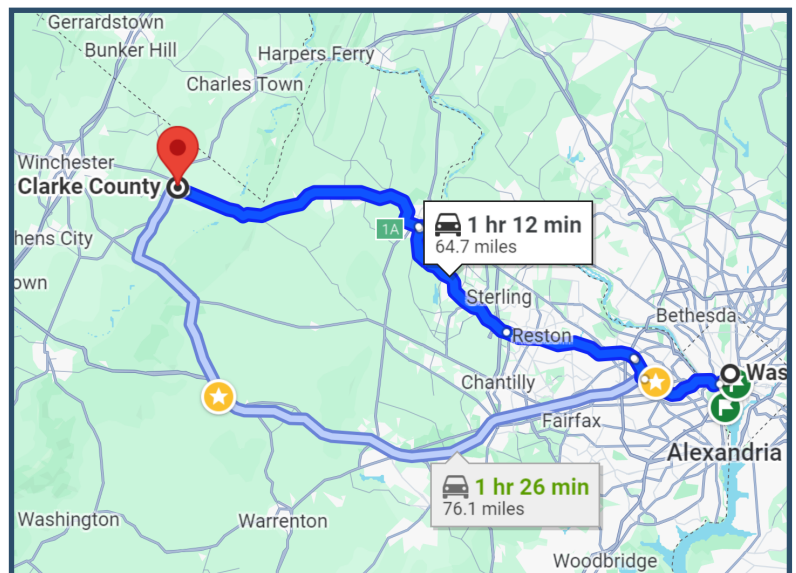
Private Wooded Retreat  
**SALE OPPORTUNITY**  
Recreational/Agricultural Land

**\$2,100,000 (\$7,500/AC)**



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)
- Conservation easement - 1 home/lot
- 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 great 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.



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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