



VALLEY VISION FARM PROPERTY

193 TERRAPIN LANE
WINCHESTER, VA 22602

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Property Summary



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	99.9 Acres
Zoning:	RA
Market:	Northern Virginia
Submarket:	Winchester
Price / SF:	\$0.14

PROPERTY OVERVIEW

Valley Vision Farm property consists of 99.9 acres, well suited for Livestock or Horse Farm. The property is just 5 minutes from Winchester Medical Center. Property has farmhouse (Needs total rehab), septic and well with potential for additional building sites with septic certification letters. "Valley Vision Farm" features a fishing pond with pier, fenced pasture land and wooded recreation areas for trail riding. Barn is in the process of being removed, but easily replaced with a pole barn for the horse enthusiast, livestock farmer or weekend retreat to just commune with nature. Great long term investment potential. This is a must see to understand the true value of this land opportunity.

PROPERTY HIGHLIGHTS

- 99.9 acres; 64.5 acre pasture land and 35.4 acres mostly wooded
- Location; close proximity to Winchester Medical Center
- Ease of access to major traffic corridor, Rt #50 and Rt #37
- Multiple uses; Farm, recreation, potential development opportunity
- Priced for immediate sale

Additional Photos



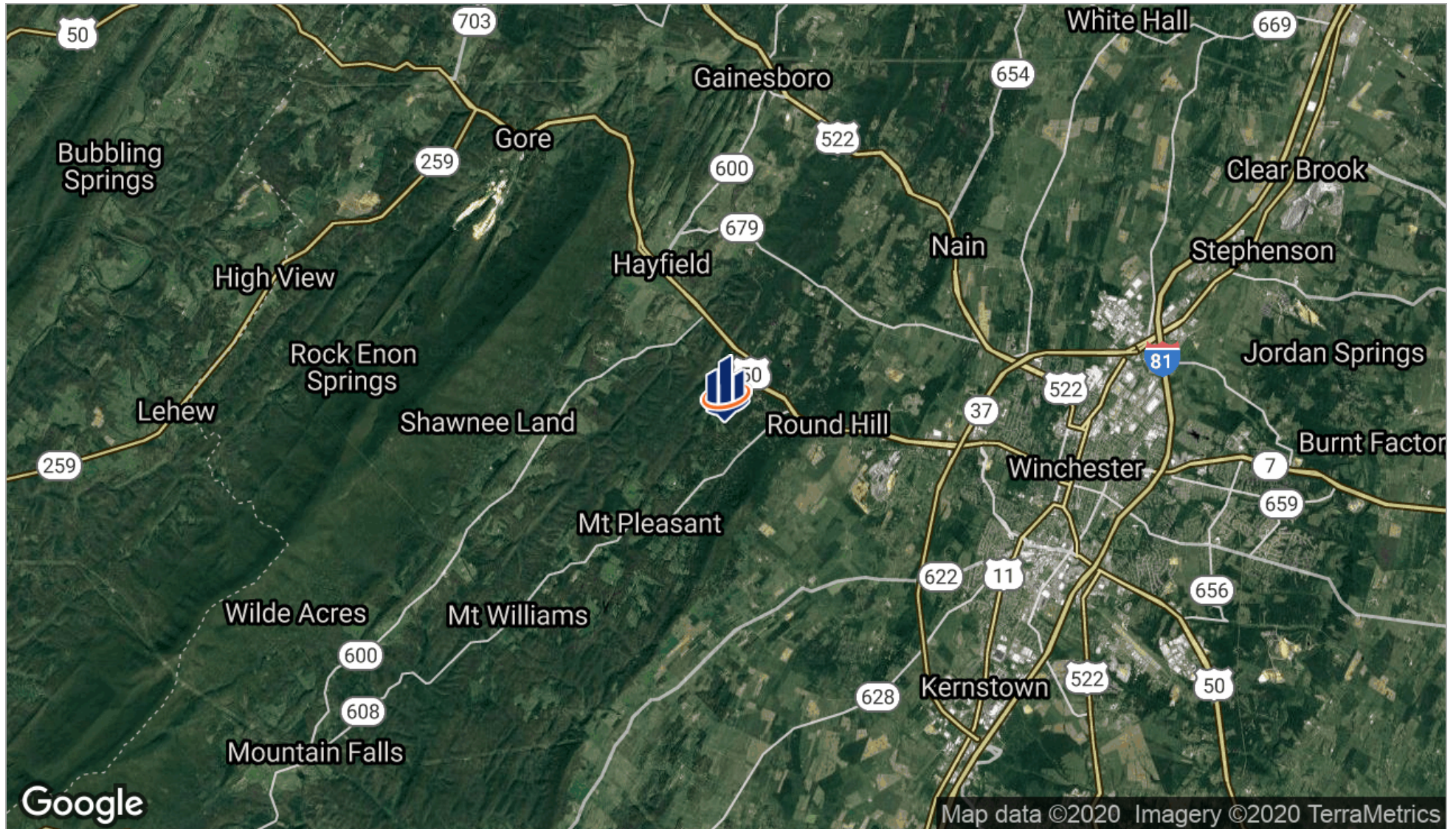
Additional Photos



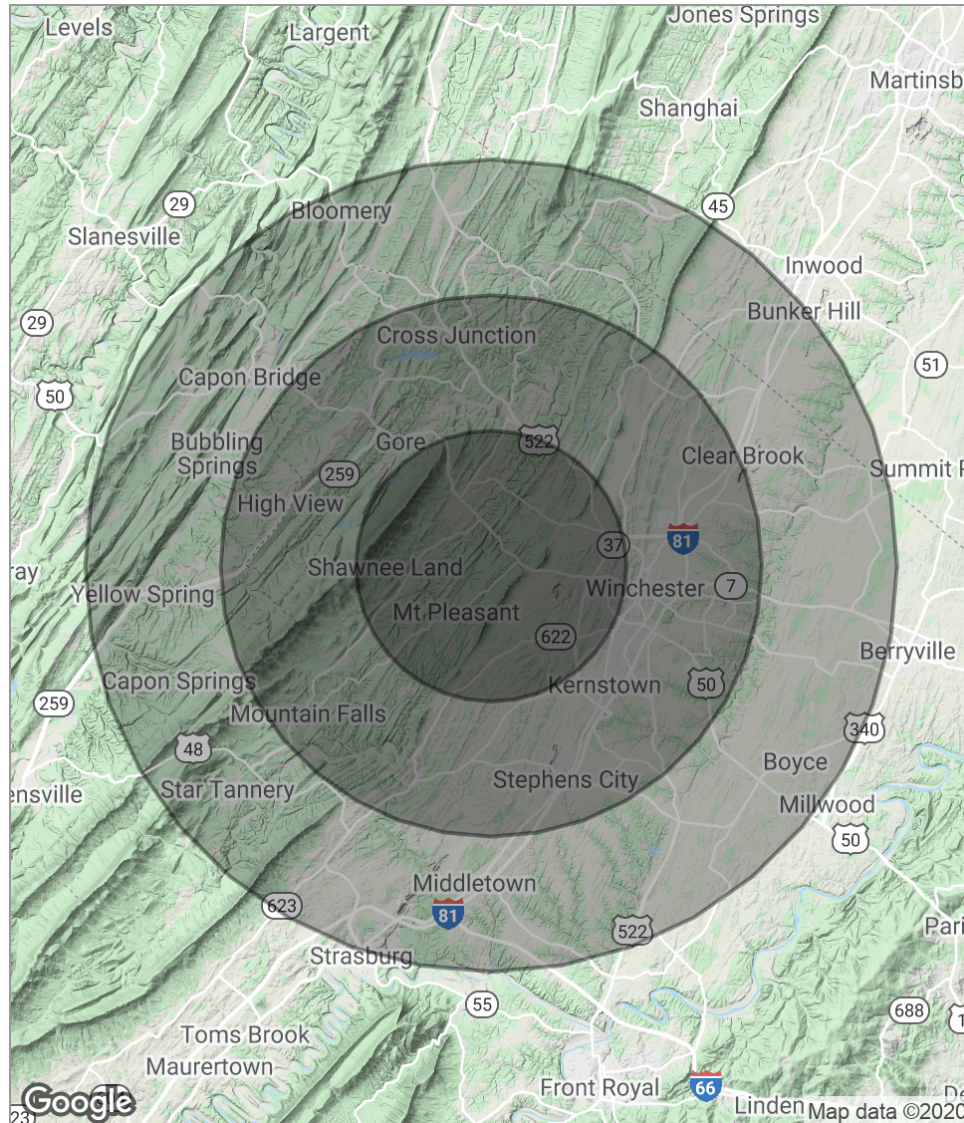
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	8,035	82,021	143,041
Median age	42.9	37.8	38.5
Median age [Male]	42.2	36.9	37.4
Median age [Female]	43.4	38.2	39.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,112	31,733	54,841
# of persons per HH	2.6	2.6	2.6
Average HH income	\$76,797	\$69,613	\$70,375
Average house value	\$327,192	\$307,749	\$289,987

** Demographic data derived from 2010 US Census*