



VALLEY VISION RECREATIONAL PRESERVATION LAND

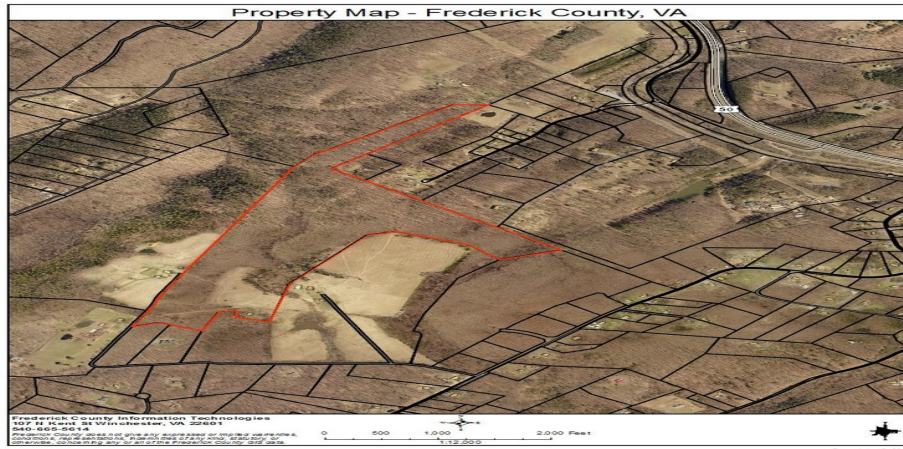
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Property Summary



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	77.5 Acres
Zoning:	RA
Market:	Northern Virginia
Submarket:	Winchester
Price / SF:	\$0.13

PROPERTY OVERVIEW

Wow! 77.5 acre recreational land has potential for a corporate or private family retreat or hunting camp or your dream home. Land is in a Preservation Easement, where wildlife run free. The property is improved with an income producing rental cabin that has been meticulously renovated. Well and septic, fenced pasture area, pond and it is a wooded wonderland for hunting, hiking, biking, or four wheeler trail riding. All this land plus another potential home site with a four bedroom septic certification letter. Location is only 5 minutes from Winchester Medical Center. Your recreational paradise awaits!

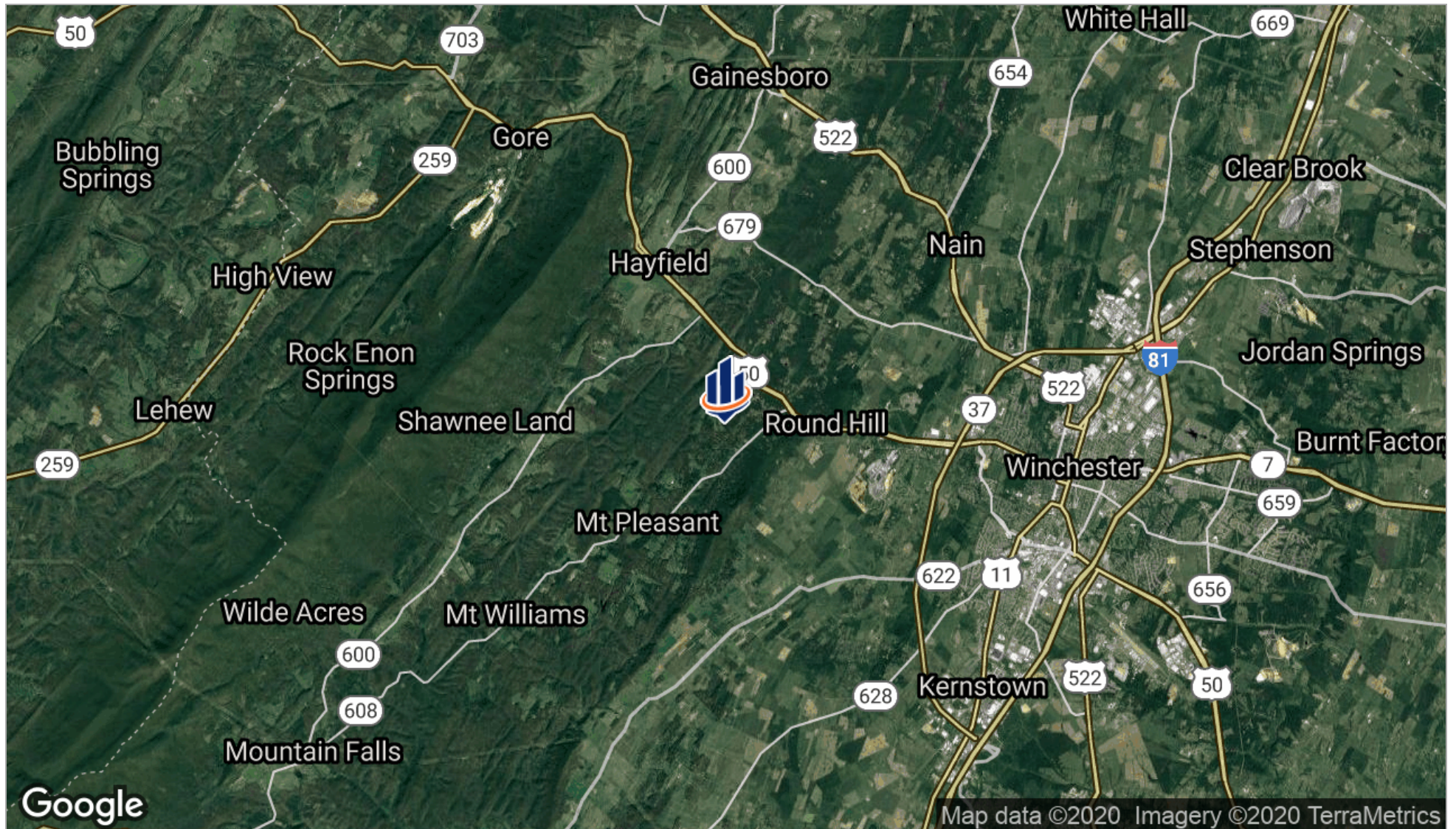
PROPERTY HIGHLIGHTS

- 77.5 acres of Preservation Land
- Current rental income, \$11,400
- Recreational possibilities are endless
- Seclusion, yet ease of access to Rte. #50 and Rte. #37
- Close proximity to Winchester Medical Center
- Priced for immediate sale

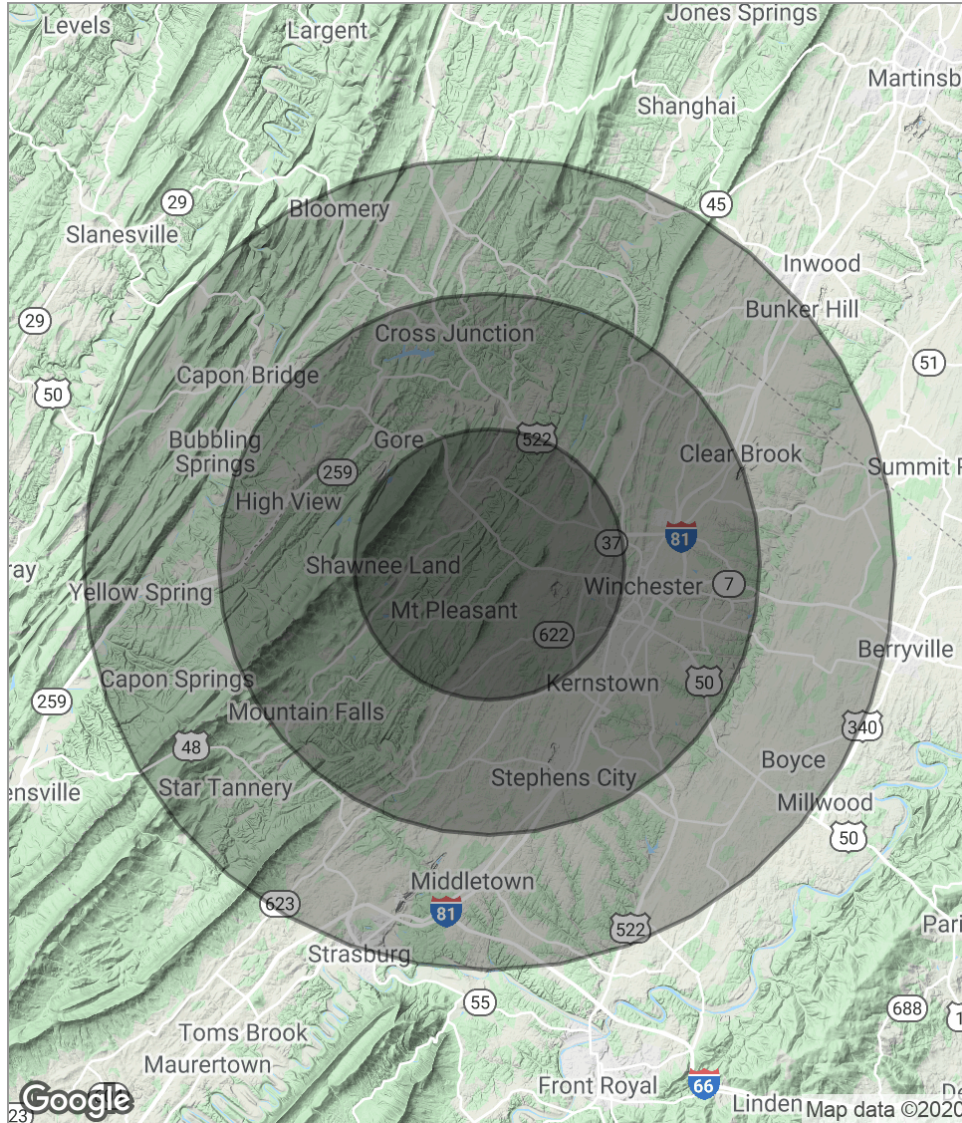
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	8,048	82,430	143,064
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	3,118	31,895	54,828
# of persons per HH	2.6	2.6	2.6
Average HH income	\$76,794	\$69,706	\$70,398
Average house value	\$327,131	\$307,754	\$289,379

* Demographic data derived from 2010 US Census