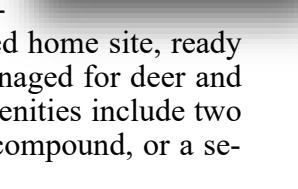


# 559-Acre Madison County Retreat



#7123-#70818-559±Acres-\$3,800,000.00 Welcome to Stoney Mountain Farm, a rare opportunity to own 559 acres of pristine Madison County land, available together for the first time in 200+ years resulting in reuniting eight individual tracts, creating a true private paradise. Tucked away at the end of House Hollow Ln, accessible via a 50' deeded right-of-way, this is one of the largest land offerings in Northern VA. With 4.37+ miles of trails, you'll have seamless access to every corner of the property, while 2.36 miles of meandering creeks provide a natural water source for abundant wildlife. The property is already equipped with electricity and a cleared home site, ready for your dream home or cabin. It features five established wildlife food plots, along with 20 hunting stands and blinds, heavily managed for deer and turkey. Nestled in a natural bowl, the land is naturally protected while offering stunning views of Old Rag Mountain. Additional amenities include two shipping containers for storage, an excavator and a loader, all conveying with the sale. Whether you're seeking a retreat, a family compound, or a secluded homestead, Stoney Mountain Farm is an unparalleled opportunity to own a slice of Virginia's Piedmont.

**United Country Virginia Realty**

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