

# Prime Land with Trails, Water, & Division Rights



#71650-#71196-196.48±Acres-\$1,900,000.00 Rare opportunity to own 196+ acres less than 20 miles from Warrenton, Manassas, & Stafford & 54 miles from Washington, D.C. This property offers seclusion, accessibility, & development potential. Perfect for those seeking a large acreage with flexibility, including 14 division rights ideal for subdivision, family compounds, or long-term investment. Access is secured via a 50' deeded right-of-way off Courtney School Rd & a 15' right-of-way from Eskridges Ln. Approx. 45 acres for hay, pasture, or row crops, offering income potential and supporting farming or livestock operations. The balance of the property features a mix of hardwoods, creek bottoms, and regrowth timber that provide outstanding wildlife habitat for deer & turkey — a true sportsman's paradise. Two year-round creeks, Furriss Run branches run through and along the property as well. Infrastructure is in place with electric service, a drilled well, and three pole buildings (72'x16', 60'x36', & 60'x12'). Over 3 miles of established trails make this property easily accessible. Whether you're looking to build your dream home, homestead, hunting property, farm, or investment, this property checks all the boxes.

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