

**WOODED HUNTING  
RECREATIONAL  
HOMESITE MARSHALL**

**55.87 +/- Acres  
Fauquier County, VA**

**\$450,000**

**PENDING**

**NATIONAL  
LAND  
REALTY®**

**Address:**

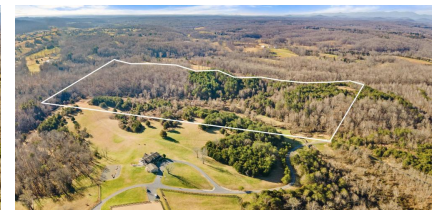
0 Jessica Ln  
Marshall, VA 20115

**Location:**

From I-66, Take exit 31 for VA-245 toward the Plains/Old Tavern turn onto US 17 S, go 5.7 miles, turn right onto Keith Rd, 1.1 miles, turn left onto Cannonball Gate Rd, in 2 miles turn right to stay on Cannonball Gate Rd, in .09 miles take a sharp right onto Wilson Rd, in 1.3 miles, take a slight right to stay on Wilson Rd, in 1.3 miles turn left onto Conde Rd, 1.3 miles, turn left onto Olinger Rd, 8 miles, turn left onto Jessica Ln. There is a sign on the land, it will be on the right just before the dead end.

**Property Highlights:**

A Secluded Retreat 12 miles from Warrenton and less than an hour from DC. Build your dream home or your escape from the hustle of fast-paced city life. There are 3 to 4 elevated homesites. With some clearing, there are views of the Cobbler Mountains and distant Blue Ridge. Over 55 beautiful acres of mixed hardwoods and a seasonal creek enhance the wildlife population. There are exceptional opportunities to hunt deer and turkey, with numerous deer beddings and tracts being found. Take a short drive to see the property for yourself, call to arrange a showing.



**View Full Listing Detail Here:**

[www.nationalland.com/viewlisting.php?listingid=1946259](http://www.nationalland.com/viewlisting.php?listingid=1946259)

**Taxes: \$87/year (2020)**

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