



Warrenton Countryside Acreage

196 +/- Acres | Fauquier County, VA | \$2,350,000



ADDRESS

0 Courtney School Road
Catlett, VA 20119

LOCATION

Head southeast on Elk Run Rd toward Fernridge Rd 6.0 mi, Turn left onto Bristersburg Rd, 2.0 mi, Turn right onto Courtney School Rd, Turn right onto Courtney School Rd. Legal access on North side of Courtney School Rd.

PROPERTY SUMMARY

Magnificent 196-acre property offers the ultimate balance of open pasture and mature hardwoods just 25 minutes from downtown Warrenton. Approximately 63 acres with gently rolling open meadows and panoramic views are ideal for livestock grazing or agricultural use. The other 133 acres of hardwood forest provide excellent timber value and abundant wildlife habitats. The stream Furr's Run borders the eastern perimeter of the property providing water to draw in wild game for hunting and possible fishing spots. Call for your private showing today!

Multiple potential home and barn sites exist across the acreage to accommodate equestrian facilities, farm structures, or subdivision lots. The partially open and wooded grounds create stunning Virginia scenery. This rare listing combines income potential and enjoyment of nearly 200 acres of Fauquier County countryside.

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