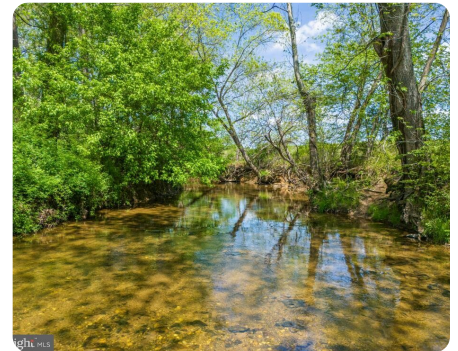




Thumb Run Rd, Orlean, VA

50.8 +/- Acres | Fauquier County, VA | \$700,000



ADDRESS

Thumb Run Rd
Orlean, VA 20128

LOCATION

From Marshall: continue right onto VA-647. Continue on VA-647 for approx 9.1 Miles: at the stop sign, make a left onto VA-688, continue for 1.5 miles. Make a right onto Thumb Run RD. Continue down thumb run for approx .9 miles. The land will be located on the right.

PROPERTY SUMMARY

Stunning rolling land with Spectacular views. This 50 +/- acre parcel which cannot be further subdivided and is protected by a conservation easement with the Virginia Outdoors Foundation. The complete easement can be found in the document section. This parcel is accessed by Thumb Run Rd with the northern boundary of the parcel following the curves of Thumb Run. This land is located in Prime Old Dominion Hunt territory. This is truly an exceptional property that encompasses beauty and privacy in every direction. The Easement with the VOF allows for the following. - 1 Main Dwelling -1 Dwelling in Barn Or garage -6,000 sq. ft. of enclosed living space -20,000 sq. ft. of impervious surface.

Utilities: Water Source: None; Sewer: No Septic Approved

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