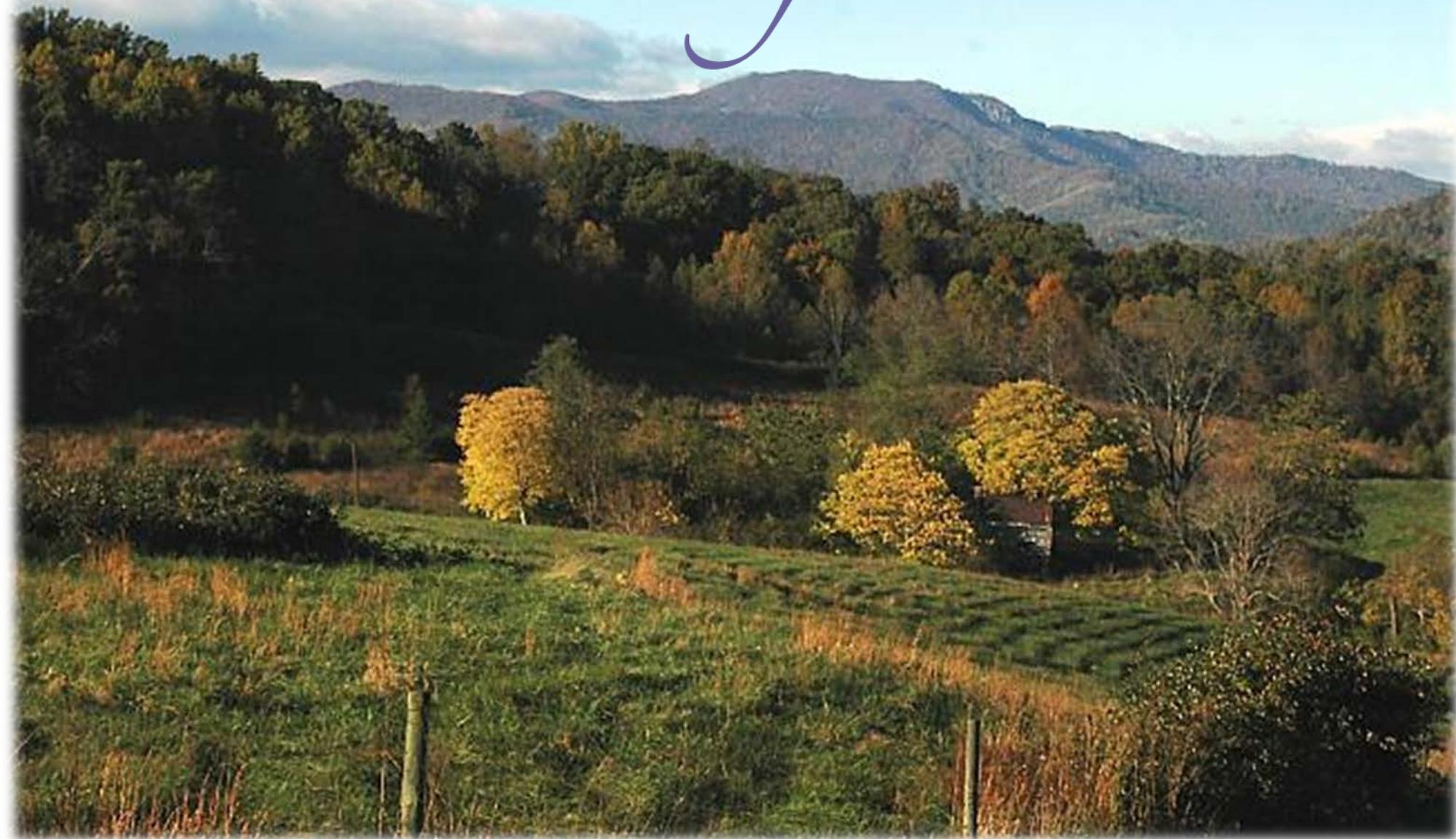


Big Bear Claw Farm



Horn Hollow Lane

\$540,000

Cheri Woodard REALTY

37C Main Street • PO Box 550 • Sperryville, VA 22740

540.987.8500 • www.cheriwoodard.com



Wide views of Old Rag Mountain and the Shenandoah National Park dominate the horizon.



Finks Run creates a small valley that adds to the interest of the property.



The front portion of the property includes several hayfields.

Big Bear Claw Farm is 50 acres of hidden treasure located in one of the most scenic hollows in Madison County. From a perfectly private location near the end of Horn Hollow Road, the property has an idyllic setting with achingly beautiful views of fields, forested foothills and the majestic Blue Ridge Mountains.

The property has about 35 open acres that are mostly gently rolling and suitable for hay production, grains, cattle or vines. The balance of the property is a heavily wooded, mature mountain forest of oaks and poplars. A small valley created by Finks Run, a strong mountain stream, almost exactly bisects the land.

On the south side, the land is a high rolling plateau of grasslands. There are numerous excellent building sites, all of which have outstanding views. There is a lightly wooded area above Finks Run with rocky cliffs that drop almost straight down to the stream.

On the northern side there are fallow fields that rise up to a steeply wooded mountainside. These fields provide excellent cover for grouse, pheasant, deer and bear. A couple of mowings with a heavy duty bush hog would reclaim these fields for productive grasslands.

High on a bluff above the stream are the remains of an old homestead. A large and solid red barn is the most substantial remainder of the farm. The original farmhouse burned down a number of years ago but two tall and straight stone chimneys mark the home site. Nearby there is an old log structure that could provide interesting reclaimed timbers for a new home.

At A Glance

Address: Horn Hollow Lane
Acres: 50 Acres +/-
Price: \$540,000
MLS: MA8495029