



6 ROCKY LN, HUNTLY, RAPPAHANNOCK

ACTIVE

6 ROCKY off BEAR WALLOW rises off the south face of USGS designated K3 Scattered Mountains looking out toward the incomparable beauty of Rappahannock County 6 Rocky is a 78 acre parcel at the end of one of Rappahannocks' most desirable roads and locations off of Bear Wallow Road. A bucolic and quiet entry leads to the wooded parcel where views unfold about midway up the mountain. A path has been semi-cleared to allow Buyers to walk the mid-section of the property to experience the terrain and consider possible homesites. Buyers are well advised to wear sturdy shoes as it is a bit steep. Agents should inquire about the use of ATV's to explore the property. Lots of wildlife typical to the region and a nice mix of hardwoods. Estimated standing timber value of approximately \$40,000 based on a local Foresters 2019 assessment. The land is ideal for a serious hunter, recreation, ATV adventuring or a private enclave as there are currently 2 building rights. A Buyers survey charting the topography and steep hillside will ultimately determine the number of buildable lots in consultation and approval by the County. NO VIEWING OF INTERIOR OF AS-IS HOUSE There is 1 AS-IS house on the property that uses 1 building right. At this time there is n

MORE DETAILS

Address:

6 ROCKY LN
HUNTLY, VA

Acreage: 79.0 acres

County: Rappahannock

GPS Location:

38.782052 x -78.143380

PRICE: \$625,000