



6 ROCKY LN, HUNTLY, RAPPAHANNOCK

ACTIVE

6 ROCKY LANE off BEAR WALLOW RD rises off the south face of US Geological Services designated K3 Scattered Mountains looking out toward the incomparable beauty of Rappahannock County. 6 Rocky Lane is a 78-acre parcel at the end of one of Rappahannock's most desirable roads and locations. A bucolic and quiet entry leads to the wooded parcel where views unfold about midway up the mountain. A path has been cleared to allow Buyers to hike the mid-section of the property to experience the terrain, steep at times, and consider possible homesites. 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 Buyer's survey charting the topography and steep hillside will ultimately determine the number of buildable lots in consultation and approval by the County. There is 1 AS-IS house on the property that uses 1 building right. The seller is currently cleaning land surrounding the white house and will tear down & remove the house in April. Upper ridgetop corners are marked with iron pipes. The aerial m

MORE DETAILS

Address:

6 ROCKY LN
HUNTLY, VA

Acreage: 79.0 acres

County: Rappahannock

GPS Location:

38.782000 x -78.143970

PRICE: \$625,000