



## UNDER CONTRACT!! 243 ACRES OF FARM AND RECREATIONAL LAND FOR SALE IN AUGUSTA COUNTY VA!

### PENDING

For immediate assistance with this listing call Chris Kincheloe at 540-292-6017.

**243 Acres of Farm/Recreational Land for Sale in Augusta County, VA! Property Features 360 Degrees of Mountain Views and Excellent Farming and Hunting Opportunities! Call Chris Kincheloe at 540-292-6017 to schedule a showing today!**

Located in Augusta County, Virginia, in the Highly sought after Middlebrook Area; is a 243 Acre Farm with Privacy and Peacefulness. Approximately 30% open fields and pasture. Rarely in this area does a farm ever come on the market. There is a building site with million dollar views or a beautiful meadow with all the privacy anyone could ever wish for. Mountain Views from many locations on this Farm. The Farm is not currently in an easement so there is a lot of income potential for the new owners.

This is a must see parcel that offers seclusion and the ability to self sustain. This area is scarcely populated so your neighbors are not in close proximity to the property. Property perimeter is fenced for cattle. There are springs located on the property. The property also offers great whitetail hunting and turkey hunting. Augusta County is a county in the Shenandoah Valley on the western edge of the Commonwealth of Virginia in the United States. The second-largest county of Virginia by total area, it completely surrounds the independent cities of Staunton and Waynesboro.-

### MORE DETAILS

**Address:**

Off Mt. Herman Rd  
Middlebrook, VA 24459

**Acreage:** 243.1 acres

**County:** Augusta

**MOPLS ID:** 53207

**GPS Location:**

38.009010 x -79.330480

**PRICE: \$1,397,650**

### CONTACT AGENT



**CHRIS KINCHELOE**

AGENT

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