



Somerset - Orange County 43+ Acres

Spectacular 270 degree views! Looking out over rolling fields, beautiful Virginia estates, and the Blue Run. Watch the sunrise from the east and the sunset over the Blue Ridge Mountains all from your own porch. The property consists of 43+ mostly open acres in the heart of Somerset. It is convenient to Charlottesville, and minutes from the towns of Orange and Gordonsville. Most of the land is in pasture with a corn field along the Blue Run. The fields are perfect for horses. Situated in the middle of riding country, there are permission trails all around and minutes from several of Keswick Hunt Clubs fixtures.



A cute cottage custom built in 2006 is designed to be a guest house or other dependency, Well and septic are already in place for a large primary residence. The proposed house site is situated to take in the dramatic views to the South, East, and West while maximizing privacy. The well built pole barn has a separate entrance and consists of a tack room/office. The rest of the barn is unfinished and one can design the interior as desired. There is some fencing around the barn. This property must be seen to be believed!!



Roy Wheeler Realty Co.





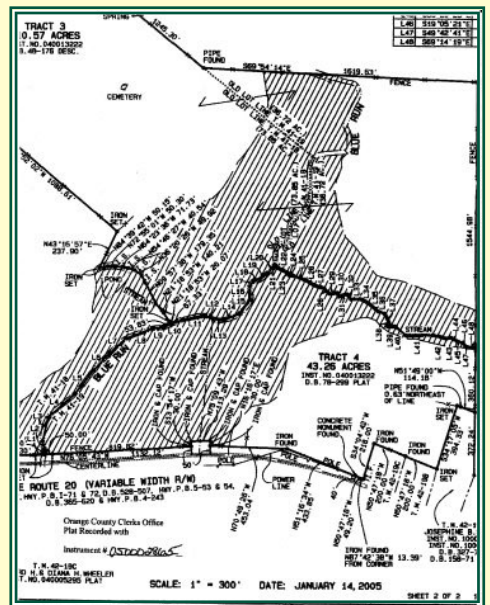
Barn



Barn Interior



Sunset



Plat

MLS# 459218



Jane Porter Fogleman

(434) 981-1274 Mobile
jane@foglemangroup.com

Claiborne Redd Fogleman

(434) 996-0387 Mobile
claiborne@foglemangroup.com

