

Sweetland Farm



4189 South FT Valley Road

\$749,000

Sweetland Farm

Madison County is renowned for its spectacular scenery and its myriad of outdoor opportunities and Sweetland Farm is the quintessential Madison County homestead. The farm is 176 acres of rich bottomland, wooded knolls and heavily forested mountain land with two good streams and commanding vistas. The property is essentially a broad hollow that is surrounded on three sides by steep ridges reaching 1,200 feet, thus it is well protected and very private. Despite its sense of seclusion, the property is easily accessible via a private drive off of the FT Valley Road.

With ample water and a combination of mature forest, dense woods and open fields, Sweetland Farm is the ideal environment for quail, grouse, turkey and big game like deer and bear. The property is also located within minutes of two trout streams, the Robinson River and the Hughes River. Needless to say, the sporting opportunities of Sweetland Farm are extensive.

The property also includes a modest 2 bedroom 1.5 bath cottage that is solid, cozy and comfortable but could use some updating. The delightful front porch has outstanding views of Old Rag Mountain and the Shenandoah National Park. The cottage would be great for weekend use and as a temporary dwelling while a new home was built. The property also includes an old barn and two workshop buildings.

At A Glance

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| Address: | 4189 South F.T. Valley Road |
| Acres: | 176 Acres +/- |
| Price: | \$749,000 |
| County: | Madison |
| MLS: | MRIS # MA8305746 |
| | CAAR # 527330 |



A strong stream that bubbles up on the side of the mountain bisects the property.



On a clear day with a pair of binoculars, you can see intrepid hikers summiting the ragged peak of Old Rag Mountain.



Several areas of bottom land have great grass for hay or grazing livestock..