

Information about Hawks Run Farm  
Owner – Jody McCabe

- 16.47 unrestricted acres, organically maintained farm. Owner owns all rights to land.
- 7.9 miles south on Ford Hill Rd. from Hwy 50 in Augusta, WV
- 40-45 minutes from Winchester, VA and I 81
- 2 hours from DC Metro area and Northern VA
- 9 ac currently in hay
- 4 ac hardwoods
- Small second year hop yard – approximately 175 plants on ¼ ac with an expected yield of \$3,500. Can be expanded to adjacent ¼ ac and to 9 ac currently used for hay. A full hop yard will hold approx 1200 hop rhizomes per acre with a hop yield of 2-3 lbs/plant. For organic hops, price can be anywhere from \$10-\$15/pound. Hardwoods in the 4 ac of woods can be cut and used for posts to hold trellis. Current posts are 16' above ground and 4' in ground.
- New equipment building constructed in 2011 – 20x21'. Lawn tractor, old farm tractor, some other equipment convey with farm.
- Underground power to all farm buildings – the old barn and new equipment building have own boxes.
- New well drilled in 2011, and located in front of equipment bldg with 3 faucets. One faucet at well, one located above fruit trees, and one located in hop field. Well is 180' deep at 40 gpm. Plenty of good water for irrigation or other needs.
- Border fenced and cross fenced with white split-rail in front along Ford Hill Rd.
- 4 Pear trees, 5 peach trees, 4 cherry trees, and 3 apple trees.
- Large maples around house – have been professionally trimmed.
- Spring fed pond never goes dry.

Farm House

- Complete power/electrical upgrade; new plumbing, new water heater; new 1.5 baths – full bath downstairs and ½ bath upstairs; new kitchen; all appliances new in 2009 & 2010; 2 new entry doors with new storm doors. Washer/dryer, refrigerator, stove, dishwasher all convey with farm.
- New double pane windows, new insulation in walls, new flooring in some rooms, roof over kitchen and entry-way room replaced, roof over front porch replaced.
- House is approximately 2100 sq ft. Two large bedrooms upstairs - converted 3<sup>rd</sup> upstairs bedroom into loft/art studio; downstairs office off of large family room with wood burning stove; large dining room with built-in shelves/cabinet; kitchen has stove, dishwasher, refrigerator with large dining area; entry way room has large cedar-lined armoire that stays with house (coat closet); screened front porch; room between front porch and family room has been renovated and is an extra room.
- Upgraded baseboard heating with modern thermostat controls.
- Septic system new in 2004 with new pump added in 2013. Septic system is fine – original subcontractor for the pump installed old pump, which is why it was replaced.
- House well new in 2009. Well is 180' deep.
- Complete security system with upstairs/downstairs smoke detectors.

Jody McCabe – Owner