



# *Carson Mountain*

60 Rattlesnake Hollow Lane

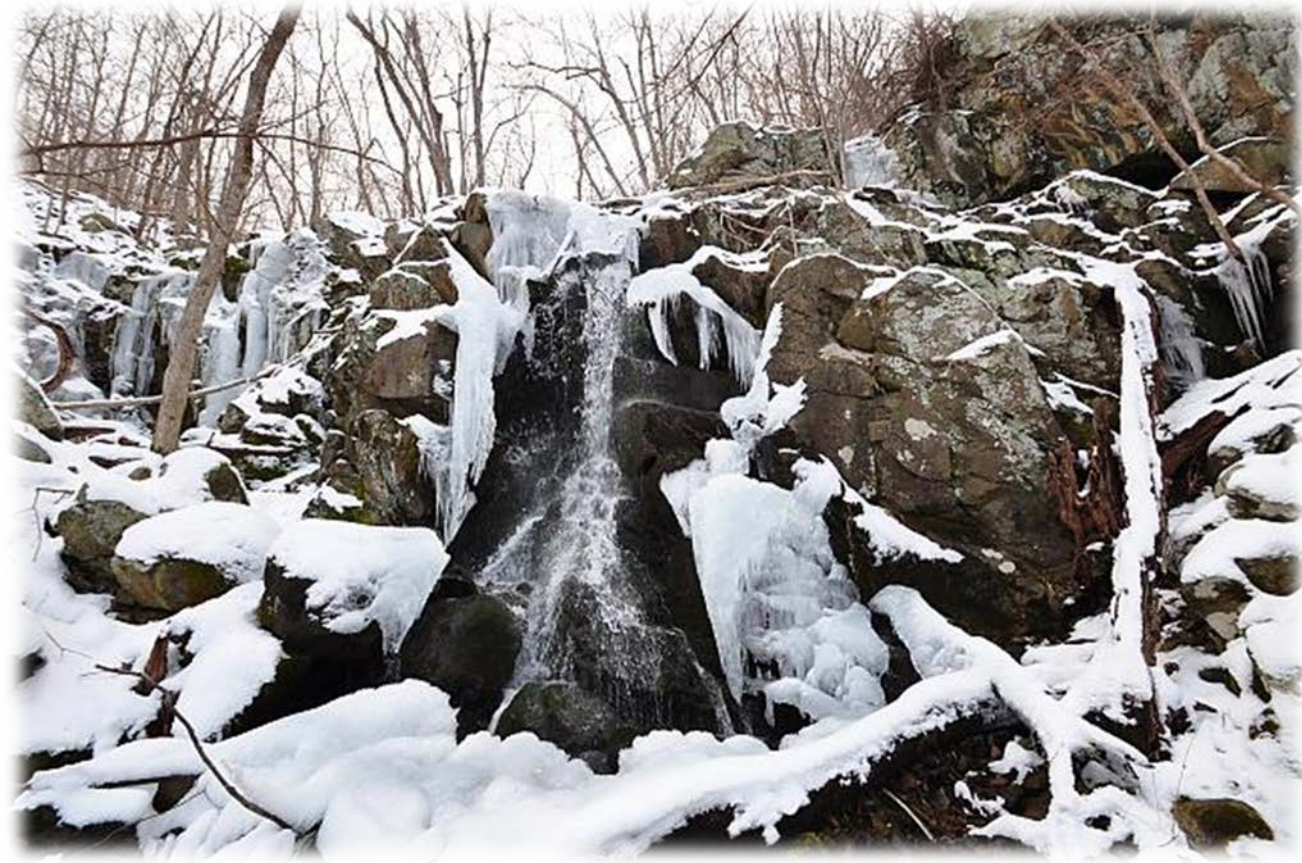
\$199,500

Cheri Woodard

37C Main Street • PO Box 550 • Sperryville, VA 22740

540.987.8500 • [www.cheriwoodard.com](http://www.cheriwoodard.com)





A 30 Foot Waterfall Highlights the Western Border of the Property



Foot of the Mountain Run eventually becomes the Rappahannock River.



The view from Waterfall Lane is majestic.

This 50 acre property encompasses much of the southern and eastern face of Carson Mountain offering impressive views of the Blue Ridge foothills to the East. The property forms a gentle bowl with several small streams that run down Carson Mountain and eventually run into the Rappahannock River. The land is heavily forested with second growth forest. There are several suitable building spots at varying elevations throughout the property all of which offer magnificent views.

The abundance of water and forest make this property a haven for wildlife. Old logging trails criss-cross the property making it a natural game highway. Deer, bear, turkey and many other wild game are plentiful. Hunting and hiking opportunities are plentiful. Old hunting stands dot the property as a testament to the productivity of the land.

Located on the north western border of the property is an impressive waterfall (approximately 30' high). The waterfall is accessible either through old logging trails or via Waterfall Lane which forms the border of the property. The waterfall makes a great hike destination or would be a magnificent feature near a future home.

#### **At A Glance**

Address:	60 Rattlesnake Hollow
Acres:	50 Acres +/-
Price:	\$199,500
MRIS #:	RP9638886