

Property Information Packet



United Country Virginia Realty
405 Virginia Ave
Clarksville, VA 23927

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Email:

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8 +/- acres

**Tax Map #
43-13B3**



Virginia Realty



Property Location



Located 9 miles south southwest of
Front Royal, VA, just west of Browntown, VA



Property Location



Virginia Realty

Property Overview



- **\$190,000**
- **8+ acres**
- **Percs**
- **All timber**
- **Views of the Shenandoah National Park**
- **Opportunity to purchase other parcels**

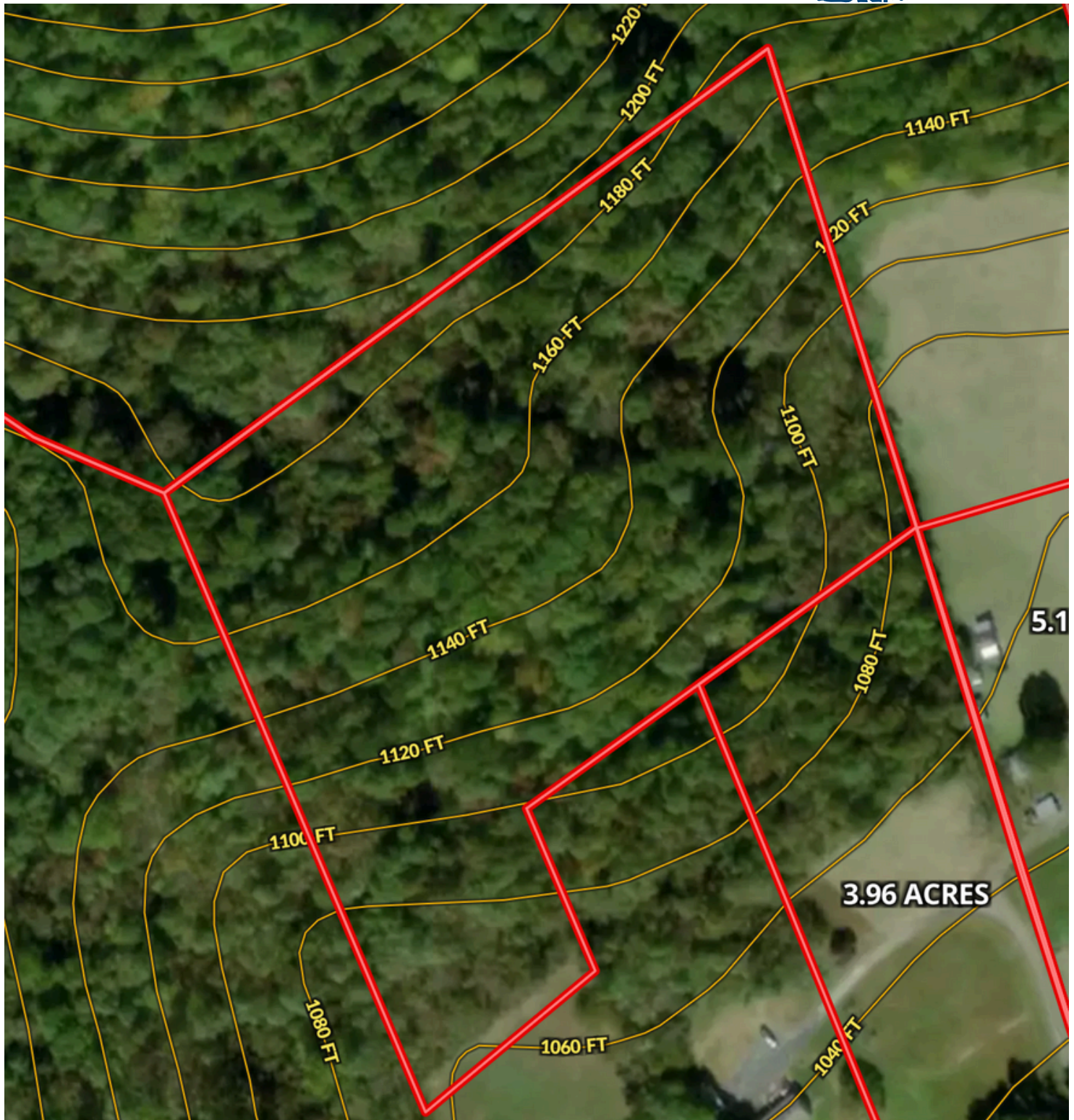
Soil Report



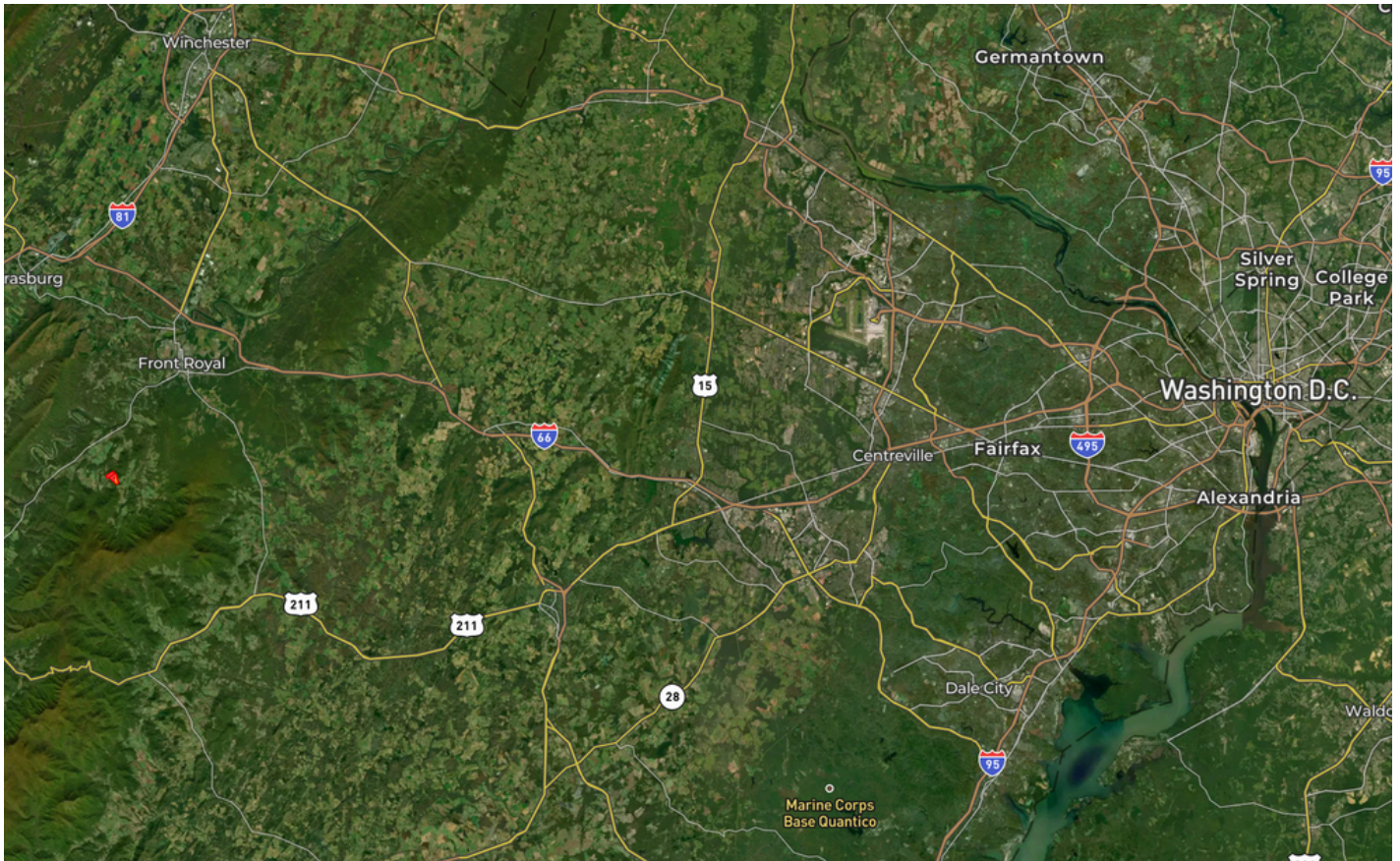
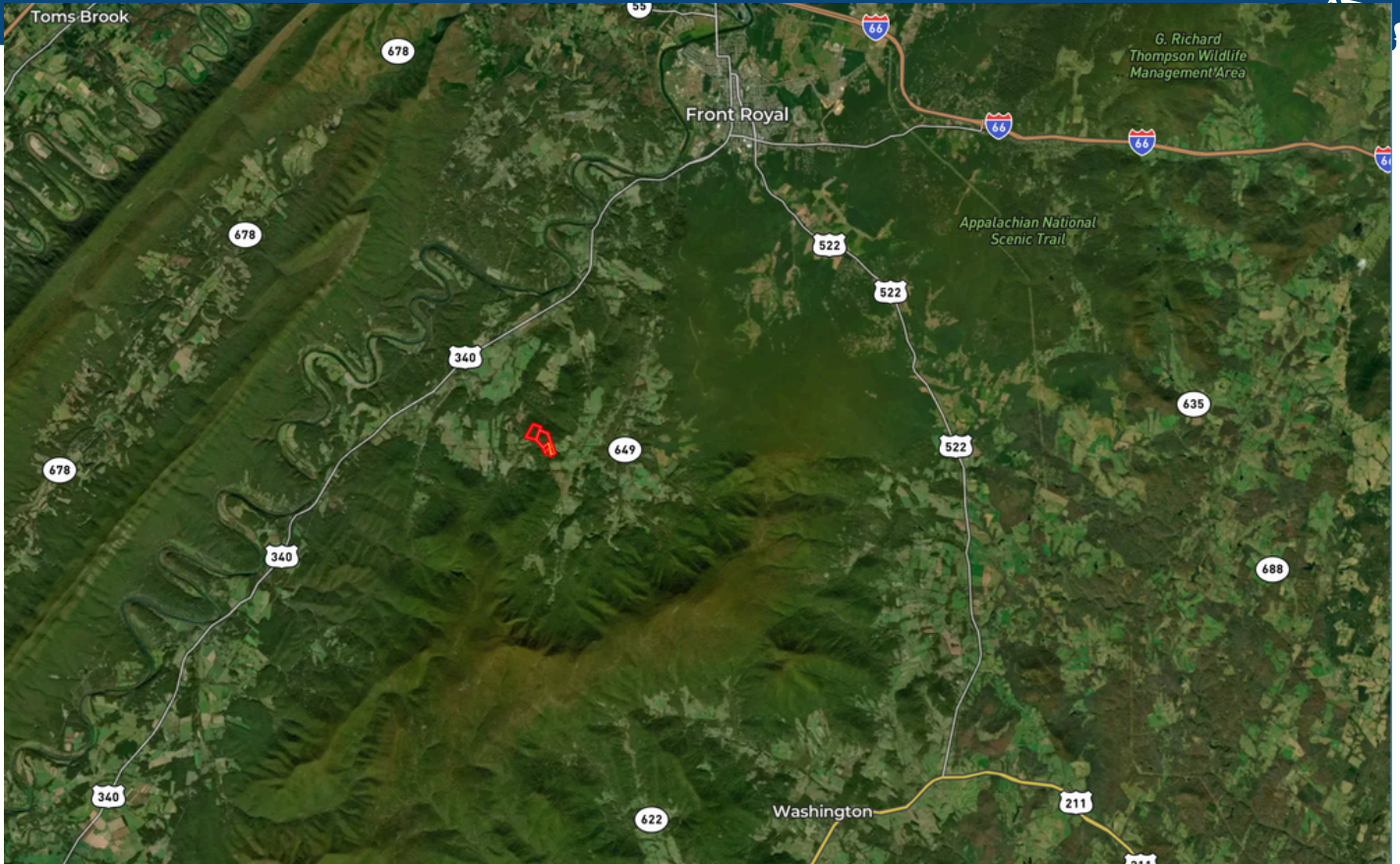
Boundary: 8.46 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
11E	Chester-Manor complex, 25 to 60 percent slopes, very stony	7.19	84.99%	-	11	7s	?
10D	Chester loam, 15 to 25 percent slopes	1.26	14.89%	-	44	4e	?
Totals		8.46 ac	?	0 CPI Average	15.9 NCCPI Average	6.55 Cap. Average	

Topography, Water Features, & Wetlands



Property Footage



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