

TBD FROG HOLLOW RD

WINCHESTER, VIRGINIA



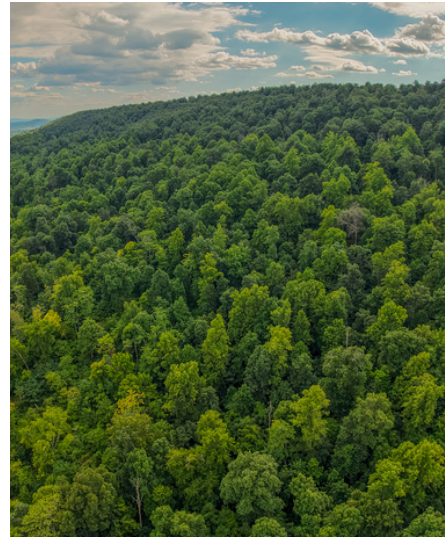
See Frog Hollow

FROG HOLLOW FARMS

124+/- ACRES OF OPEN PASTURE, MOUNTAIN VIEWS, & PRIVATE COUNTRYSIDE

This exceptional 124+/- acre property offers a rare opportunity to own a piece of Virginia countryside just a short drive from Winchester and the West Virginia state line. Featuring a combination of open pasture, hay ground and mature timber, this tract is ideal for recreation, farming or a private retreat. With over 300 feet of frontage on Frog Hollow Road, a VDOT-approved gravel entrance leads through approximately 40 acres of gently rolling hay fields before transitioning into forest that climbs to the summit of North Mountain. The open acreage is well suited for hay production, cattle, or horses, while the wooded mountainside offers privacy, recently cleared trails, abundant wildlife, and the potential for sweeping valley views.

- ✓ 40+/- ACRES OF PASTURE
- ✓ GRAVEL DRIVE
- ✓ POTENTIAL VIEWS
- ✓ ESTABLISHED TRAILS
- ✓ MATURE TIMBER



TBD FROG HOLLOW RD WINCHESTER, VIRGINIA



Located less than 2 hours west of Washington D.C., this property is central to many nearby attractions and outdoor recreational possibilities. Skyline Drive & Shenandoah National Park, Tuscorora Trail in the George Washington National Forest and Harpers Ferry, West Virginia are all less than an hour's drive, as well as the dining and historic attractions found in Winchester and the surrounding towns of Front Royal, Berryville, Martinsburg and Charles Town. Electric service extends along the entrance drive, making future connection more convenient. Whether you envision a mountainside cabin, working farm, hunting property, or rural getaway, this property offers exceptional flexibility. Enrolled in the county's Agricultural and Forestry land use program, this property benefits from significantly reduced annual real estate taxes.

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