

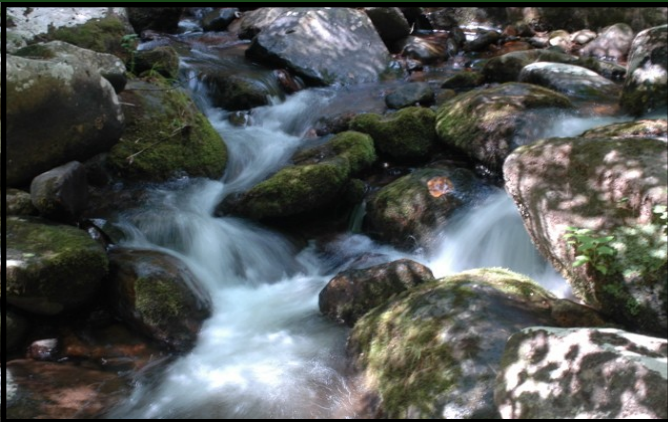
Hazel River Retreat

30 & 40 Hungry Horse Lane

Sperryville, Rappahannock

With the Hazel River crashing through huge boulders as its front yard and the Shenandoah National Park as its adjoining neighbor, Hazel River Retreat is the most captivating property offered in Rappahannock County in many years.

The land is comprised of an island in the Hazel River and a lengthy stretch of the rugged northern banks of the river where it cascades directly out of the Shenandoah National Park. Heavily wooded with oaks, poplars and sycamores with an under story of rhododendrons, wild azaleas, mountain laurel and fascinating wildflowers, the property feels like a primeval forest. For fishing, hiking, solitude and nature's wonders, this property is simply enchanting.



The land is comprised of an island in the Hazel River and a lengthy stretch of the rugged northern banks of the river where it cascades directly out of the Shenandoah National Park. Hazel River Retreat consists of two magical cabins on two lots that are being sold as one property. Accessed via an extraordinary footbridge over the wild Hazel River, Boulder Lodge, the larger cabin, is reminiscent of a Park building. Renewal, the second cabin, is linked to Boulder Lodge via a footpath and two footbridges over the island. Renewal can also be accessed with a four-wheel drive vehicle by a dedicated easement through the Park, across a ford in the river. Needless to say, privacy is not a concern at Hazel River Retreat.



This information is believed accurate but not guaranteed.

02-1560-3

1.8107 ACRES

TAX MAP 47 PARCEL 5A



1.2399 ACRES

TAX MAP 47 PARCEL 7C

370 * SEE NOTE # 4 *

MRIS# RP7388779 CAAR#479486

Martin or Cheri Woodard

Office 540-987-8500, Home 540-987-9080

Cheri @cheriwoodard.com

Martin@cheriwoodard.com

37C Main Street, Sperryville, Va 22740

Roy Wheeler Realty Company

**-CELEBRATING OVER 75 YEARS OF TRUST, TRADITION
AND MARKET LEADERSHIP**

