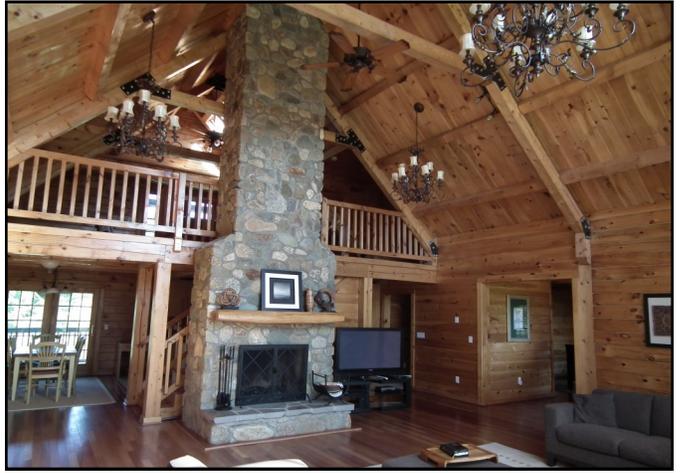




Blue River Farm—Syria Area—Madison County
2952 Old Blue Ridge Turnpike
103+ Acres







Immaculate Log home on 103+ acres, (7 building parcels) nestled in the foot hills of the Blue Ridge Mountains and is bordered on one side by the Robinson River, a productive trout stream. The property has orchards, grapes and vegetable gardens and is ready for the serious farmer. The property is within one mile of Graves Mountain Lodge and the Shenandoah National Park. Features included:

- 2,891 sf Log Home built in 2005
- Country kitchen with island, stainless appliances
- Stone fireplace in living/family room
- Separate dining room
- 3 Bedrooms (2 Master Bedrooms with walk-in closets)
- 3 Bathrooms (2 MBAs with jetted tubs/separate showers)
- Laundry room with front load washer/dryer
- 2 Car Attached garage
- Wrap around deck on main level
- Deck off of sitting room on upper level
- Floors wood and ceramic tile
- Ceiling fans, skylights
- Split zone heat/AC
- Property is in 7 tax map parcels totaling 103.8

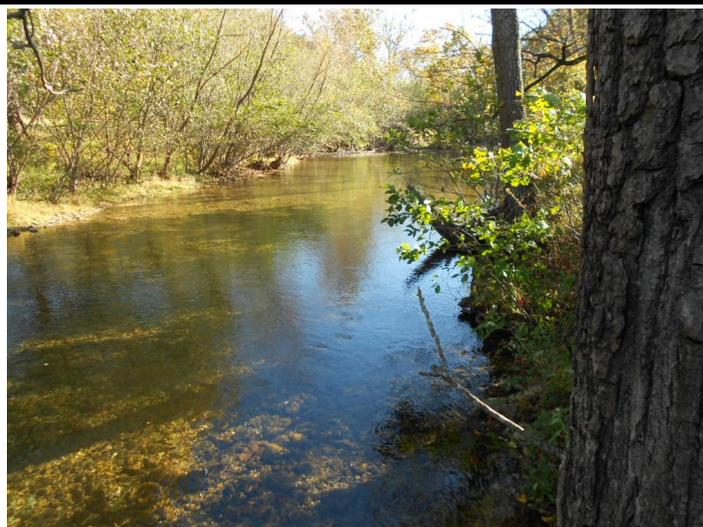
- 18,000 sf Multi-use/event Building
- Reception area
- 5 dorm like bedrooms
- 4 bathrooms with multiple sinks, stalls and showers
- Large eat in kitchen
- Gathering room
- Conference/meeting room
- Laundry area with front load washer/dryer
- Warehouse/recreation room with overhead door
- Split zone heat/AC

Offered at \$2,500,000

***Call Exclusive Marketing Agent
Gene Smith, Realtor® ~ Cell: 540-219-1567***

Genesmith.realtor@gmail.com

Office: 540-948-5050



Watch video
<https://www.youtube.com/watch?v=IpxQV-5Z5X1434.227.2463>

DIRECTIONS: From the Town of Madison take VSH 231 (N Blue Ridge Turnpike) to Banco, go left on VSH 670 (Old Blue Ridge Turnpike), pass Criglersville, go approx 1.5 miles, cross Robinson River, property on right.

Tax Maps 21-24, 24A, 24B, 75A, 75B, 75E, & 75F
2014 Real Est. Taxes: \$ 5,155
Zoned: A-1

Call Gene Smith to arrange a private showing.



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INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

