

## 5114 Shaver Mill Rd Linville, VA 22834

Embodied with favorable elevation, exposure and microclimate, this spacious, undeveloped 148 acres has the potential to be the beginning of a new lifestyle for you and yours.

Only steps from town, this property is convenient, while also giving the illusion that there's nothing around for hundreds of miles. The heart of the Shenandoah Valley is bursting with history—and this property is no exception. With 3,200 feet of frontage on the 18<sup>th</sup> century stage coach road known as “The Great Road,” this versatile property offers a piece in time, while also presenting the possibility of your future.

Untouched since King George's ruling, these peaceful pastures, overwhelmed with timelessness, steam with wildlife and have felt the rattling of carriages on a journey. The English house ruins, barn, well and old lane tell the story of the grand estate that once overlooked the magnificent acreage and surrounding mountain ranges.

In an ideal location for a successful business with soil ready for grape vines and a rocky backside geared for an airstrip, the potential of this property is truly exponential. Multiple building sites on hilltops with spectacular views provide the options to expand your empire or subdivide over time.

The perpetual gentle breeze across the land whispers of the past, while accompanied by the hint of your future. This property is guaranteed to please even the harshest critique, but don't take our word for it—call for a showing today!

\*special use permits and/or rezoning for winery, airstrip, and subdivisions  
would need to be obtained from/approved by the county