

## Notable features at 7192 Doe Hill Road McDowell VA

Land contains, custom built residence w/2 bedrooms, two full bathrooms, 2 car attached garage, dry basement, wrap porch with wide overhang, horse/stock barn, chicken coop, high tunnel hoop house, free standing residential wind turbine, two developed ponds, water troughs, Maple Trees, stock pens, Cider apple orchard.

- 58 acres of usable land, tillable fields, or grazing and hay yielding fields
- Blueberry bushes and honey bees
- Maple Sugar Trees
- Young Apple Orchard/fenced
- Spring fed pond close to house feeds water troughs which have adjustable spikits in the bottom of the trugh to adjust water flow during extreme weather conditions
- Lower field spring fed stocked pond feeds a water trough across 2 fields also equipped with spikit.
- Lower pond is located in a lush hay field which is used for grazing following hay production. Very important to add this could be tillable acreage also
- There could be another pond site above the hay field that could be developed to irrigate the lower field should someone choose to till it
- There are a number of Sugar Maple Trees for personal Maple Syrup production
- There is a separate grazable field for livestock in the orchard field. With 2 ravines with small springs that could be developed in small aqua ponds for mushroom, water crop production
- More grazing in the field near the barn with access to pens and "Riche" water tank
- There are pens and heat shoot for livestock
- Up the hill from the barn is a 250 ft. by 200 ft. flat graded area for a working horse ring, or another barn site
- A 72ft. by 30ft. high tunnel hoop house is located near the barn equipped with electricity and water. 12 inch white oak framed raised beds with organic soil line the hoop house. A watering system is roughed in.
- The barn has poured concrete floor milking area, horse stalls have installed rubber mats, water and electricity, tack room, large grain bins and hay storage
- A residential wind turbine is installed on the property and can be used to supply electricity off-grid if desired
- There are additional building sites
- A beautiful custom iron gate and stone pillars welcome you to the property
- Scenic value makes this property a very special place in the Bullpasture River Valley of Highland County VA