

# MOUNTAIN TOP RANCH



136 acres of mountainside property adjoining nearly 200,000 acres & over 500 miles of hiking trails in the Shenandoah National Park. Just minutes from the towns of Shenandoah and Elkton, Virginia. After many successful years, the owners of this one-of-a-kind property are retiring and providing a truly unique ownership opportunity. Mountaintop Ranch is a rare property with natural amenities found in no other place in the world.

Rear view of the main house on the headquarters side of Mountaintop Ranch. With 4,000+ square feet of living space, this log home was assembled on the property by the owner and features a custom fireplace built by an area craftsman. Modern heat and air conditioning.







- Size:** This secluded, premier, wilderness retreat property contains 136+ acres of peaceful pristine forest and mountain meadows consisting of 3 springs, 2 small lakes or ponds, and 1 deep well. The ranch headquarters is 1 mile from its nearest neighbor. Privacy & serenity is an attribute of Mountaintop Ranch.
- Climate:** The climate is relatively mild with an average daily temperature range from a minimum range of 26° F. in January to a maximum of 86° F. in July. The average rainfall is 39 inches per year including an average annual snowfall of 18 inches.
- Environment:** The beautiful clear-blue skies, fresh-air, pines, junipers, colorful hardwoods, flowering shrubs, wild flowers, springs, wildlife, forested mountains, and high mountain meadows contribute to the tranquility and spaciousness of Mountaintop Ranch with its spectacular sunrises and sun sets. Mountaintop Ranch is beautiful all year-long whether it is wrapped in a blanket of snow in the winter, ablaze with vivid autumn color from its hardwoods in the fall, mellowed-out in summer green, or bright with spring's redbuds, dogwoods, and cherries.
- Minerals:** 100% of all minerals will convey to the Buyer of Mountaintop Ranch at its asking price, otherwise they will be reserved or negotiated by the owner. The ranch had been leased for oil exploration for 10 years, but is not currently leased. The U.S. Department of Interior, Bureau of Mines; and the Commonwealth of Virginia, Department of Mines, Minerals and Energy have evaluated various rock material from the ranch to determine economic significance.
- Fauna:** You will experience the excitement and thrill of sighting whitetail deer, black bear, bobcat, fox, turkey, grouse, Bob-white quail, squirrel, opossum, and various other "critters" at Mountaintop Ranch. Boundaries with the Shenandoah National Park where wildlife is protected assures an abundance of wildlife. No public hunting has ever been permitted at the ranch.
- Flora:** Conifers, evergreen needle-bearing trees, includes several species of pine and Eastern Red Cedar (Juniper). Deciduous, broad leaved trees, include several species of oak, walnut, hickory, poplar, ash, sycamore, willow, cottonwood, locust, gum, and maple. Small flowering trees and shrubs include dogwood, holly, sumac, serviceberry, crab apple, rose, and honeysuckle. Edible plant species include peaches, pears, and apples (scattered trees escaping early settlers orchards), cherries, persimmons, mulberries, sassafras, grapes, blackberries, raspberries, strawberries, and mushrooms.

**Uniqueness:** This one-of-a-kind (Retreat Estate) is an opportunity for ownership of spectacularly beautiful scenery, seclusion, privacy, and tranquility. Should you or your organization desire a peaceful retreat you'll find none better than this Blue Ridge Mountain Estate. We believe the lure of this picturesque ranch is its remoteness in an area renowned for its wildlife, yet it is accessible to every imaginable amenity. This ranch ownership guarantees a substantial heritage in America. The opportunity to own this type of property is becoming unusually rare in America, and particularly on the East Coast.

**Value:** This property defies traditional methods of evaluation in determining its values based on comparables since there are none. This property was carved out of the Blue Ridge Mountains by its present owners, and for the past 36 years has been developed exclusively to meet their discriminating needs and desires. Its past included a commercial horseback trail rides program, Boy Scout and Girl Scout weekend encampments, and church group day outings.

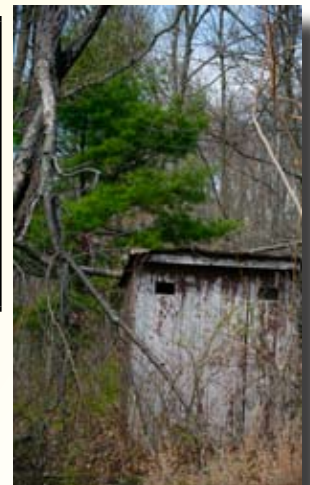
The decision to purchase this property represents a rare opportunity and one should carefully consider all of the possibilities afforded by the property's unique terrain and location. It is well suited for rock climbing, rappelling, zip-line adventures, all levels of hiking, horseback riding, swimming, and camping. With the Shenandoah National Park as your neighbor, you have easy access to an additional 200,000 acres of forests, mountains, waterfalls, streams, and hiking trails. The 2,175 mile Appalachian Trail is but a short hike from the property.

**Location:** Mountaintop Ranch is adjacent to the 200,000 acre Shenandoah National Park in the Blue Ridge Mountains of Virginia overlooking the Central Shenandoah Valley. This ranch, at elevations exceeding 2000 ft., is 8 miles from US 340, east of Shenandoah, Virginia in the Southeastern corner of Page County. This unique one-of-a-kind ranch is located in one of the most beautiful areas of the United States and only 80 air miles or a quick helicopter hop from Washington, D.C.

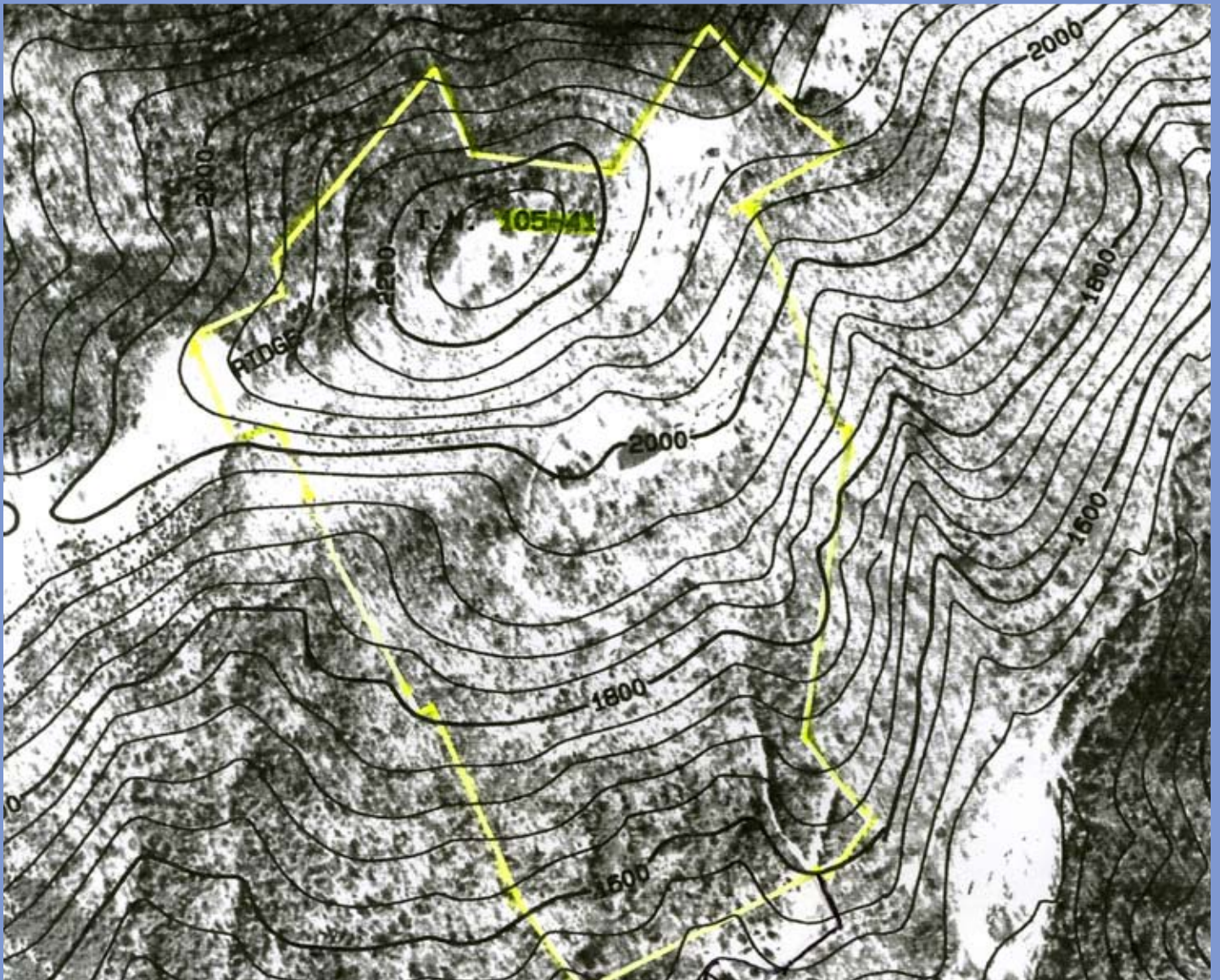
Two beautiful waterfalls and mountain trout streams in the Shenandoah National Park are within a half-hour hike from the ranch. The ranch headquarters is 2 ½ miles from the Appalachian Trail which extends from Georgia to Maine for the backpacking enthusiast. The Shenandoah River, only 9 miles from Mountaintop Ranch, offers water-based recreational opportunities such as canoeing, fishing, boating, tubing, and water skiing.

**Proximity of Mountaintop Ranch by automobile to major cities are as follows:**

Harrisonburg, Va.	½ hr.	Ocean City Md.	4 ½ hrs.
Charlottesville, Va.	1 hr.	Philadelphia, Pa.	4 ½ hrs.
Richmond, Va.	2 hrs.	Charleston, W. Va.	4 ½ hrs.
Washington, D.C.	2 ½ hrs.	Pittsburg, Pa.	5 hrs.
Baltimore, Md.	3 ½ hrs.	Atlantic City, N.J.	5 ½ hrs.
Virginia Beach, Va.	4 hrs.	Knoxville, Tn.	5 ½ hrs.
Raleigh, N.C.	4 hrs.	New York, N.Y.	6 hrs.



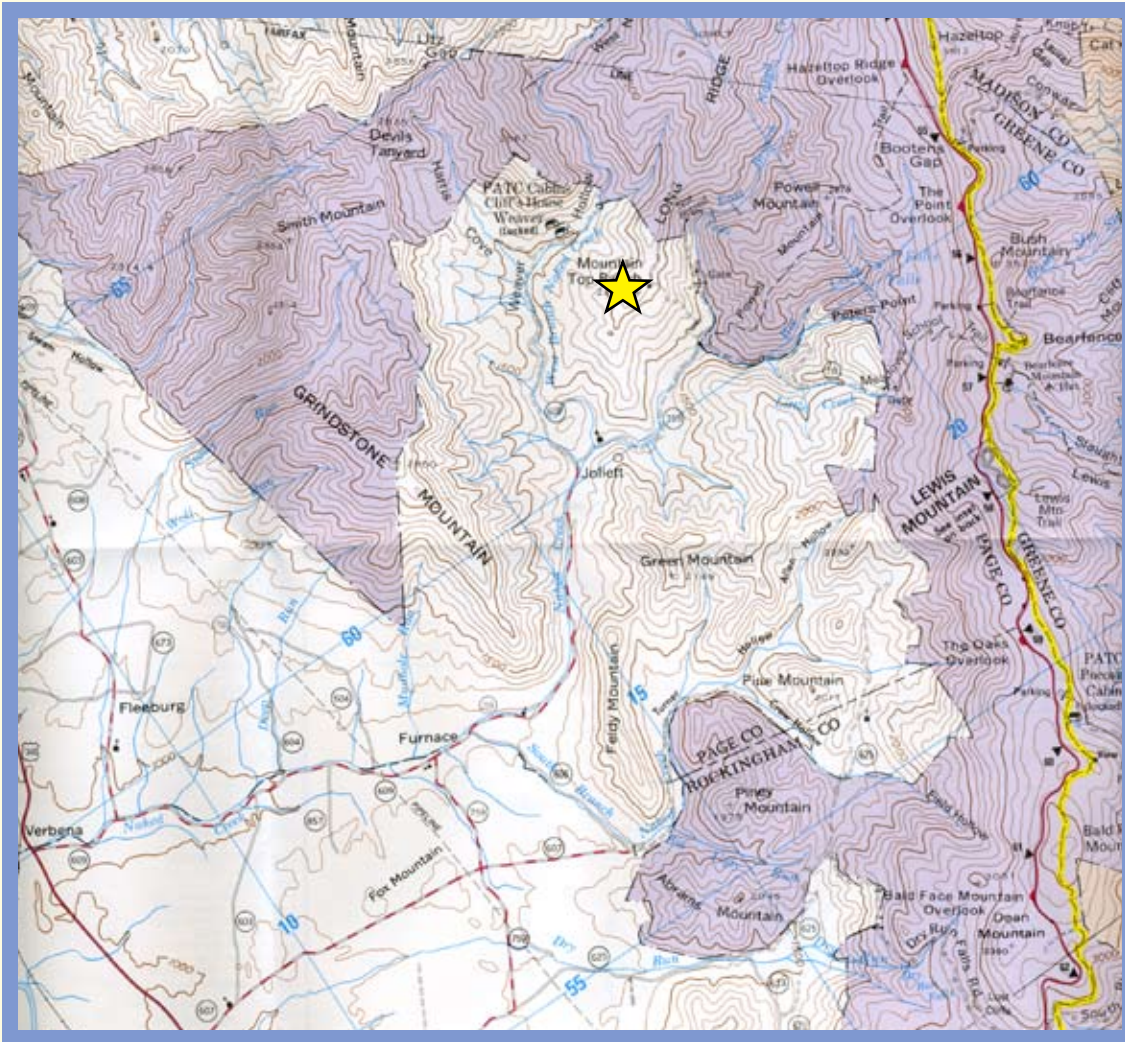




Area outlined in yellow represents the approximate boundary lines for the headquarters section of Mountaintop Ranch. Elevation rise on this section of the ranch is from 1400 feet in elevation to a meadowed peak at approximately 2260 feet. This represents an overall increase in elevation of approximately 860 feet. Numerous wide benches or slightly sloped areas will make ideal sites for building structures or campsites. Natural rock formations provide ideal backdrops for an amphitheater, climbing, rappelling, or zip line placement. The meadow located at the property's peak is approximately 10 acres in size and provides panoramic views of the Shenandoah National Park. Its proximity to the trail barn would provide ready access to horse oriented activities.



# *LOCATION LOCATION LOCATION LOCATION*



Located near the yellow star to the left is the headquarters for Mountaintop Ranch. The darker area to its north is the Shenandoah National Park. A short hike from headquarters puts you in the park and in close proximity to waterfalls, swimming, and the Appalachian Trail. The ranch can be seen from several overlooks on Skyline Drive from within the park. The ranch's location gives unprecedented access to approximately 200,000 acres of wilderness open to the public for outdoor activities.



A view of the Shenandoah Valley toward Elkton, Virginia. Trail riders at Mountaintop Ranch are treated to some of the most spectacular scenery in the Shenandoah Valley.





### Replacement Cost Values for the Assets of Mountaintop Ranch

Asset	Asset Detail	Replacement Cost
Water Well	675' well with 6" grouted casing ----->	\$22,375
	1,600' of underground electric line, 7 HP - 3 phase electric motor and pump, 900' of 1.5" water line with 2 frost proof faucets, 100 gallon pressure tank with controls. ----->	\$18,250
	Total of well costs ----->	<b>\$40,625</b>
Road Construction	(road construction includes brush, tree, & stump removal, excavation, rock removal, installation of culverts, road bed shaping & grading, installation of crusher run surfacing) 6,600 feet of road construction - 20-25 feet wide 7,900 feet of road construction - 10-12 feet wide 14,500 feet of gravel road surface material----->	<b>\$435,000</b>
Horse & Hiking Trail Construction	26,400' brush & tree clearing & rock removal--->	<b>\$46,200</b>
Security & Satellite TV	Solar powered gate entry panel, security alarm system, & TVRO satellite system ----->	<b>\$9,500</b>
Riding Arena	Excavation, rock removal, shaping & fencing--->	<b>\$18,000</b>
Building Construction	Construction of all buildings & structures from 1975 to 2008 ----->	<b>\$1,040,426</b>
Timber Value	Value of all timber per 2008 cruising----->	<b>\$400,000</b>
Land Value	136 acres with 100% minerals----->	<b>\$1,033,600</b>
TOTAL VALUE OF ALL ASSETS----->		<b>\$3,023,351</b>





The values enumerated in the previous table were arrived at by requesting estimates from several local contractors who are familiar with the terrain and landscape of Mountaintop Ranch. Timber values were determined by a local timber contractor who cruised the property and assessed the values at current market value. Land values were determined by a careful market analysis based on the sale of comparable properties in the area. This proved to be the most challenging determination as there were no properties that favorably compared to Mountaintop Ranch. The proximity to Shenandoah National Park and the numerous infrastructure features put the property in a unique position among equine and ranch properties. The development of Mountaintop Ranch has been undertaken with care and concern for the environment. Each piece of infrastructure was developed with a careful evaluation of the impact on the local environment and ecosystems to minimize the negative effects of development.

#### **Estimates Provided by the Following:**

Virginia Well Drilling & Pump Company  
Foster Well & Pump Company  
Burner Well Drilling

Ran Mar Corporation  
J. A. Dean & Sons Excavation  
S. L. Lawson Logging  
Dean Home Center

James Gum Timber Company





# Property Assets Summary



- 136 Acres: 16 pasture, 113 wooded
- Trail barn: 40' x 80', 11 stalls, 2 tack rooms, feed room, & office
- Outdoor arena: 70' x 100'
- Work shop: 24' x 36' with additional storage
- Staff/guest cottage: 2 bedrooms, 1 bath, 1092 square feet
- Staff/guest apartment: 1 bedroom, 1 bath
- Pavilion with outdoor fireplace for cooking: 968 square feet
- Gazebo overlooking spring-fed pond and Shenandoah National Park

- Log home: (4,312 sq. ft.) 5 bedrooms, 3 baths, 3 covered porches
- Equipment sheds (2): 3696 square feet
- Garage/shop (2): 2592 square feet with additional storage
- Staff/guest cottage: 2 bedrooms, 1 bath, 784 square feet
- Three springs
- Two ponds
- Solar powered, electronic gated entry
- Miles of fences: board and wire
- Miles of riding trails









“Two roads diverged in a wood, and I...I took the one less traveled by, And that has made all the difference.”

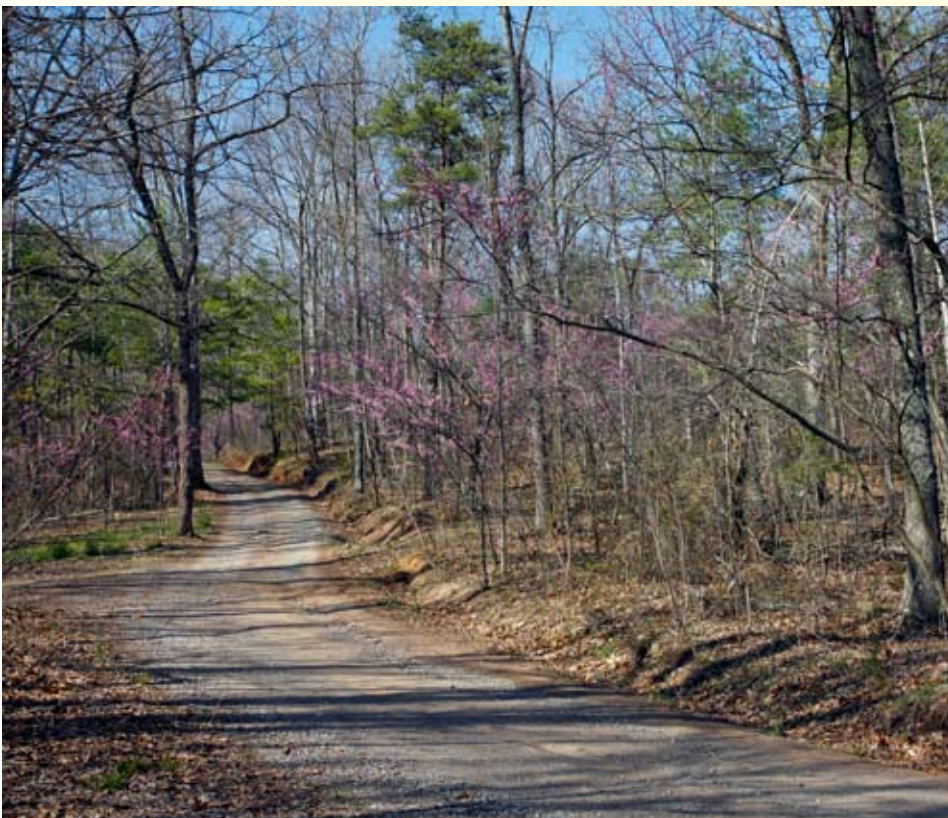
Many of us have read these lines, extracted from Robert Frost’s famous poem. They have inspired the explorer and wanderer in many, but few can say they have lived these lines. One couple, however, has lived those lines and continue the legacy of Frost’s poem today. Nestled in the mountains adjoining the Shenandoah National Park is the home of Bettie and Virgle Cunningham, founders of Mountaintop Ranch. Their home is more than a patch of land where someone built a house, but a magical place where dreams have been lived. It has provided both livelihood and sanctuary to the Cunninghams for several decades. Its mystical beauty inspires its visitors and keeps no one a stranger for long.

Ridge Mountain landscape that provides a magnificent backdrop for a journey that ends at Mountaintop Ranch. Of course, it would be an omission not to mention the beauty of Naked Creek. It’s not the Mississippi with its mile-wide crossings or the Colorado cutting through mile-high canyons. No, it’s a subtle, less dramatic, more peaceful beauty that catches our eye and leads us along a winding mountain road to our destination. Though not always tranquil, it is always a beautiful guide complete with gurgling, splashing, and at times, roars. In some way, I believe that Naked Creek’s purpose is to mesmerize and relax one into a trance-like state in preparation for a journey to the mountain top.



Mountaintop Ranch was a magnificent collection of rocks, trees, and the wildlife that called it home. When the Cunninghams first arrived on the scene, they found that in order to view their property’s rugged boundaries, they would have to crawl through and among brush and rocks. Although they were moving from the city, they were not the typical city dwellers. Both are natives of another, but much different, wild country...West Texas. Educated at Sul Ross University, their careers brought them to Washington, D.C. Though far from their roots, their dreams of a place where traffic and people are an afterthought brought them to the mountains of Virginia. Their quest was to find a serene place to spend time on the weekend and holidays. Several decades later, Mountaintop Ranch has become much more than a weekend get-away.

The ranch has two distinct personalities that are derived from its two very different parcels of land; the “Equine Center” and the “Headquarters.” Both share instantly-appealing views of a national treasure...the Shenandoah National Park, and both bring its



Driving along Naked Creek Road, one often gets lost in the Blue

Carved from the wilderness of the Blue Ridge Mountains, Moun-



visitors the sensation of being somewhere very unique. Land like this is very simply...rare. The two tracts of land are joined by a carefully worded agreement created by Mr. Cunningham and an adjacent land owner. Its careful construction is the key to the connection between these two parcels. A fifty-foot right of way traverses the ridge of a neighboring property to form



a heaven-like connection between the two parcels which make up Mountaintop Ranch.

The Equine Center is home to the business side of Mountaintop Ranch. It is here where equine dreams often come true. Bettie and Virgle Cunningham come from a long line of Texas ranchers and quarter horse people. Mountaintop Ranch was founded in 1972 primarily as a timber operation. However the Cunninghams realized that the true value of the ranch was in the qualities that make it unique; its wilderness trails, flora, fauna, wildlife, and spectacular scenery. With this in mind, they decided to share its unique qualities with the public through a very special horseback trail riding program. From the trail riding program, centered on the "Headquarters" side of the property, came a natural extension. This extension, know as the "Equine Center" is a full service Quarter horse and Paint horse business that

includes breeding, foaling, imprinting, sales, training, and consulting services. Its equine residents come from all over the world to take advantage of the unique services offered by Mountaintop Ranch's equine center. As well as clients, student interns travel from the far corners of the Earth to work and learn at the "Equine Center." With a location that has unrivaled views and serenity, both horses and people will find peace at the "Equine Center."

Today, the previous hub of the ranch's activity, the "Headquarters" has become a mountain sanctuary for the Cunninghams and their guests. After significantly reducing the trail ride operation, the Cunninghams share their sanctuary with a variety of guests, flora, and fauna. To visit the "Headquarters" one is tantalized with the beauty of Naked Creek and scenes from the Blue Ridge Mountains and the Shenandoah Valley as an approach. After several miles on a paved road that seems to be going into the great unknown, visitors come upon the all-weather road that leads to the entrance of Mountaintop Ranch's headquarters. This road is yet another example of the ingenuity of its owners, as its course up the side of the mountain was determined by releasing cattle and following their trail to the top. Beginning at the same elevation as Naked Creek, it rises some 1500 feet to the top of Mountaintop Ranch and just beyond the Cunningham's mountain home and guest quarters. With a "no paint" attitude, the Cunningham home and guest cabins share one thing in common...no paint. The same is true for the numerous sheds, barns, workshops, and pavilion which serve the occupants and guests of

the ranch. Although significantly more developed than in those early days, its development has been kept to a minimum and it is this careful preservation that makes the "Headquarters" side of Mountaintop Ranch a true sanctuary. Situated on a large, gently sloping bench on the side of the mountain, the "Headquarters" provides spectacular views of Shenandoah National Park. Its sanctuary-like qualities are home to more than just humans, as the property is shared with wild turkeys, fox, deer, hawks, eagles, owls, squirrels, ground hogs, and black bear. There is something very special about sharing your views with the wildlife of Mountaintop Ranch.

No matter how carefully crafted, words cannot begin to adequately express the inspiration, beauty, and tranquility found at Mountaintop Ranch. Only a visit to this special mountain property can make that happen. There is a lot to see at Mountaintop Ranch and a lot to learn about the place that was chosen by taking "the road less traveled."







**FOR MORE INFORMATION ABOUT MOUNTAINTOP RANCH:  
Visit the property website at <http://visionsphotos.com/mtrweb>**



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