

**FOX MEADOWS**  
**82.01 ACRES PURCHASED 09-15-1997**  
**DEED BOOK 738, PAGE 445 Pin No. 6041-38-2658**  
[www.fauquiercounty.gov](http://www.fauquiercounty.gov)

**ADVANTAGES OF LIVING IN DELAPLANE**

Proximity to **I 66**                      2 miles.  
Proximity to **I 81**                      23 miles.  
Proximity to **DC,**                      55 miles.  
Proximity to **Marshall,**              5 miles; local shopping.  
Proximity to **Warrenton,**          15 miles; the County Seat.  
Proximity to **Middleburg,**        20 miles; tourist destination.

Proximity to numerous wineries.  
Proximity to dining, from Pizza to Gourmet.

Proximity to numerous events: e.g.  
Equestrian field sports including Polo, the twice annual Gold Cup Steeplechase at Great Meadow, the Upperville Colt and Horse Show.

Proximity to community activities: e.g.  
The Strawberry Festival at Sky Meadow State Park, the Apple and the Peach Festivals.

Convenient to outdoor recreation such as Riding, Biking, Hiking, Canoeing and Fishing in the Blue Ridge Mountains and on the Shenandoah River.

Delaplane is in FAUQUIER's Piedmont Hunt Country.  
Located in the Historic Crooked Run Valley, a registered National Historic area rich in Civil War history with countless nearby attractions of historic significance.

Fewer residents due to the numerous properties in easement.

Sited in the middle and surrounded by :  
Paris, Upperville, Middleburg, The Plains, Rectortown, Marshall, Markham, Linden, Old Tavern and within an easy drive to Front Royal, Winchester, Haymarket, Gainsville and Manassas.

Located in the heart of the legendary hunt country of the Virginia Piedmont, Delaplane is a safe harbor from uncontrolled development. The open spaces, clean air and water make this countryside home to dozens of native species of birds, animals and plants.