

Mischief Run Farm: 82 Acres

For Sale

1054 Doswell Town Rd • Lunenburg County, VA



Property Overview

- 82.82 beautiful acres! Can be subdivided!
- 2,150 sq.ft. home built in 2007
- 1,560 sq.ft. home renovated in 2003
- Two detached 2-car garages
- 43' x 44' barn with 6 stalls, tack room, storage area, wide center aisle plus electricity & water
- 130'x190' riding arena & 19' dia. riding ring
- Dog grooming facility
- Beautiful fenced pastures with shade barns.
- Ideal for horses, cattle, or hay production
- Streams and stocked pond on property
- Rear half of property is nicely wooded with riding trails throughout

Property Details

- Acreage : 82.82 (can be subdivided)
- Price : \$479,000 \$449,000
- Home 1 : 2,150 sq.ft.; 2BR; 2BA
- Home 2: 1,560 sq.ft.; 3BR; 2BA
- Barn: 43' x 44' 8-stall center aisle
- Property is offered as a whole or can be subdivided. Contact agent for details!

Contact Info:

Marty Carnes
(434) 455-2284
(540) 765-8113



**COLDWELL
BANKER
COMMERCIAL**

READ & CO., REALTORS®

www.cbcread.com

101 Annjo Court, Forest, VA 24551

(434) 455-2284

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Home 1

- 2,150 square feet
- 2 bedrooms, 2 full baths (3rd BR unfinished)
- Built in 2007
- Heat Pump
- Gas fireplace in living room
- Lovely hardwood floors
- Roomy kitchen with stainless appliances
- Master bedroom w/ private deck
- Master bath w/ whirlpool tub
- Walkout basement ideal for future expansion

Home 2

- 1,560 square feet
- 3 bedrooms, 2 full baths
- Built in '90 & renovated in '03
- Gas heat & central air condition
- Beautiful kitchen
- Laminate floors
- Large master suite
- Living room & family room
- Large rear deck
- Ideal for 2nd family residence, guests, or rental income

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Additional Facilities

- ▶ Barn : 43' x 44' 8-stall center aisle
- ▶ Riding Arena : 130' x 190'
- ▶ Riding Ring: 19' diameter
- ▶ Pastures: fenced with shade barns
- ▶ Pond: 1 acre stocked
- ▶ Grooming: Dog grooming shed with shower

Directions

GPS DIRECTIONS NOT RECOMMENDED

- From Victoria: Rt.49 to LEFT on Nutbush Rd. 5 miles to LEFT on Double Bridges Rd. One mile to RIGHT on Doswell Town. One mile on right.
- From Keysville: 360E 7 miles to RIGHT on Free State Rd, 2 miles to RIGHT on Nutbush, 5 miles to RIGHT on Buckskin (626). One mile to RIGHT on Doswell Town Rd. Half mile on right.
- From Richmond: 360W 48 miles to LEFT on Rt.662. 2 miles to LEFT on Nutbush Rd. 5 miles to RIGHT on Buckskin (626). One mile to RIGHT on Doswell Town Rd. Half mile on right.

(Shorter routes available via gravel roads)

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LEGEND
 RF - IRON PIPE FOUND
 RS - REBAR SET
 P.B. - PLAT BOOK
 D.B. - DEED BOOK
 W.B. - WILL BOOK
 P.L. - PAGE
 T.P. - TAX PARCEL
 SOL - BACK ON LBS
 C.O. - POWER POLE
 OEB - OVER HEAD ELECTRIC

VIRGINIA IN THE CIRCUIT COURT OF
 LUNENBURG COUNTY
 RECEIVED AND ADMITTED TO RECORD
 THIS _____ DAY OF _____, 20____
 TESTE _____ CLERK
 GORDON F. IRBY

WAYNE M. & BARBARA A. ADKINS
 D.B. 255, PG. 539
 P.B. 7, PG. 44A
 T.P. 10-A-37

LYNN C., JR. & LORJA BLACKWOOD
 D.B. 262, PG. 216
 PLAT - CHANCERY FILE 94-21
 EXHIBIT 3
 T.P. 10-A-38

82.82 ACRES
 T.P. 10-A-41

LOT 1
 NANCY B. ROBERTS &
 JOANNE STEGALL
 D.B. 262, PG. 80
 P.B. 10, PG. 27
 T.P. 10-3-1

PLAT OF SURVEY OF
 82.82 ACRES
 PLEASANT GROVE DISTRICT
 LUNENBURG COUNTY, VA.
 OWNED BY
 JAMES A. CAPPS
 D.B. 264, PG. 506
 T.P. 10-A-41

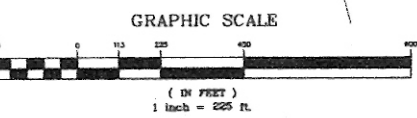
SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS CURRENT BOUNDARY SURVEY, TO THE
 BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH
 THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE
 VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND
 SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

RAY M. MASON, PLS 2543



LYNN C., JR. & LORJA BLACKWOOD
 D.B. 256, PG. 540
 PLAT - CHANCERY FILE 94-21
 EXHIBIT 3
 T.P. 10-A-38A

JEANETTE T. HOLLOMAN ESTATE
 D.B. 220, PG. 13
 T.P. 10-A-39



CHARLOTTE LAND SURVEYING
 BOUNDARY & CONSTRUCTION SURVEYS - MAPPING
 P.O. BOX 238 - 235 GEORGE WASHINGTON HWY.
 CHARLOTTE COURT HOUSE, VA. 22025
 PHONE (634) 542-9482 FAX (634) 542-9483
 FILE: 05-114 DATE: JULY 27, 2005

NORTH FEE PLAT - CHANCERY FILE 94-21 EXHIBIT 3