

# 168.455 ACRE FARM ORANGE COUNTY, VIRGINIA

---

**REDUCED PRICE - \$649,950**



REPRESENTED BY:  
**WILLIAM G. GRANT**  
ALC, VLS  
804-754-3476

**JEFFREY S. HUFF**  
ALC, FORESTER  
804-750-1207

# TABLE OF CONTENTS

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- II. PHOTOGRAPHS
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# PROPERTY DESCRIPTION

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The subject property is shown on Orange County Tax Map records as parcel number 46-126 (164.178 Acres) and 47-86 (4.277 Acres). According to the tax records, the property contains a total of 168.455 acres. The deeds are recorded in Deed Book 519 on Page 744, Deed Book 519 on Page 750, and Deed Book 569 on Page 468. Plats of the subject property are found in Plat Cabinet N-160, Plat Cabinet E-27, and Plat Cabinet Q-272. The 50-foot easement over Sunnynook Lane is shown on plat recorded in Plat Cabinet E-26 and portion described in Deed Book 519 on Page 748. A review of the Orange County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
46-126	164.178
47-86	<u>4.277</u>
TOTAL:	168.455

## **PHYSICAL ADDRESS: 21467 Sunnynook Lane, Orange VA 22960**

The subject property is currently zoned Agricultural. There are approximately 690 +/- lineal feet of road frontage on State Route 600 (Kendall Road) and 32.96 feet of frontage on State Route 629 (Lahore Road) via the 33-feet+/- foot strip to the southern portion of the farm. There is approximately 1,756 lineal feet of frontage on both sides of Beaver Dam Creek that meanders through the farm.

The farm consists of the following land types:

- 4.277-acre main home site;
- 1-acre +/- homesite surrounding the cottage site;
- 69.25 acres +/- of openland (i.e., pastureland and/or cropland);
- 33 Acres +/- total in two separate 23- to 25-year old pine plantations (i.e., 29 acres +/- along Kendall Road and 4 acres +/- on southside of Beaver Dam Creek); and
- 60.9 Acres +/- in mature mixed hardwood stands with some scattered natural pines.

The subject property is situated approximately 7.25 miles +/- southeast of Orange, about 4 miles +/- West of Route 522 (Zachary Taylor Highway) and **7 miles +/- from Lake Anna**. Commutes to the following major cities include: Culpeper (24 miles +/-), Fredericksburg (36 miles +/-), Charlottesville (38 miles +/-), Short Pump/Richmond's West End (54 miles +/-) and Washington, DC (85 miles +/-).

The farm is located around 3 miles +/- from the Virginia Department of Game and Inland Fisheries (DGIF) 124-acre Lake Orange's public boat ramp and parking area to the subject property's 33-foot fee strip to Lahore Road for recreational fishing and boating pursuits.

The improvements on the subject property include a 2,800-sq ft +/- two-story main house (c. 1920) that was renovated in the 1990s and partially updated in the 2000's. This house has 3 bedrooms and 2 full bathrooms. It has mostly pine flooring on both levels with linoleum flooring in the kitchen and utility room. There is a covered, country front porch overlooking the fields and creek bottom.

A small (576 sq. ft. +/-) caretaker's cottage is located a short distance southwest of the main house. There are also some small sheds/buildings surrounding the caretaker's cottage that are in a state of disrepair.

Other farm-related improvements include a 36' x 60' two-story cinderblock barn with adjacent fenced paddocks. There is a 12' x 24' cinderblock building situated between the barn and the main house. There are a couple of pole sheds situated around the farm that are variable states of disrepair.



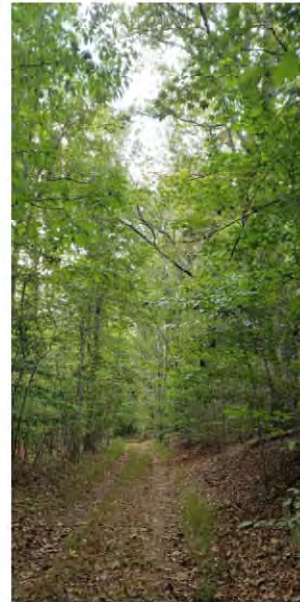
# PHOTOGRAPHS - LANDSCAPE













# PHOTOGRAPHS - IMPROVEMENTS







**ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED**



THE PLATTING, SUBDIVISION AND PROPERTY LINE  
VACATION OF THE LAND OF TODD L HOAR AND EMILY  
KENDALL HOAR, TAYLOR DISTRICT, DB-569-468, AND  
MEREDITH GRAY KENDALL AND DEBORAH STURM  
KENDALL, TAYLOR DISTRICT, INSTRUMENT #010010414,  
AS SHOWN HEREON, IS WITH THE FREE CONSENT AND  
IN ACCORDANCE WITH THE DESIRE OF THE  
UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES,  
F. H. HANCOCK, MEREDITH GRAY KENDALL AND  
DEBORAH STURM KENDALL, OWNERS OF T.M.# 46-127,  
AS SHOWN HEREON, ABANDON THEIR RIGHT TO USE  
THE EXISTING 30' R/W, DB-86-175, KNOWN AS PRATT  
LANE, AS SHOWN HEREON.

OWNER Colonel J. Kendall DATE 10/16/08

PC N-158

30' R/W  
PLAT: DB-88

**MEREDITH GRAY KENDALL  
AND  
DEBORAH STURM KENDALL**  
INSTRUMENT #010010414  
PLAT: DB-88-175  
T.M.# 46-127

MATCH LINE SHEET 2

N/F  
GEORGE A. KALWEIT, ET UX  
DB-269-307  
PLAT: DB-215-108  
T.M.# 46-39H

PLAT: DB-88-175

N/F  
JAMES E. GOLAS, ET UX  
DB-458-574  
T.M.# 46-39G

N/F  
BRUNO F.  
STEINBRUCKNER, ET UX  
INSTRUMENT #040007808  
PLAT: DB-88-175  
T.M.# 46-128

RESIDUE  
164.178AC.

4.093 AC.  
SEE NOTE #10

50' EASEMENT  
PLAT: PC-E-26

21.186 AC.  
T M # 47-92

N/F  
STEPHANIE W. KENDALL  
DB--418-323  
T.M.# 47-90 91 92A

### APPROVAL CERTIFICATE

THE SUBDIVISION SHOWN HEREON HAS BEEN  
REVIEWED AND APPROVED BY THE UNDERSIGNED IN  
ACCORDANCE WITH EXISTING REGULATIONS, AND MAY  
BE COMMITTED TO RECORD.

*J. L. [Signature]* 10-8-08  
V.D.O.T. DATE

David A. Pro 10-17-08  
SUBDIVISION AGENT DATE

MATCH LINE SHEET 2

Orange County Circuit Court  
Clerk's Office. Plat Recorded with  
Instrument # 080009618

A BOUNDARY SURVEY, SUBDIVISION AND  
PROPERTY LINE VACATION OF THE LAND OF

TODD L. HOAR  
AND  
EMILY KENDALL HOAR

AND  
A BOUNDARY SURVEY OF THE LAND OF  
**MEREDITH GRAY KENDALL**  
AND  
**DEBORAH STURM KENDALL**

INSTRUMENT 01010010414  
TRACT #14, DB-418-324  
PLAT: DB-310-72  
T.M.# 47-94A  
TRACT #13, DB-418-324  
DESC.: DB-61-347  
T.M.# 47-92  
TRACT #15  
PLAT: DB-83-121  
T.M.# 47-95  
TAYLOR DISTRICT  
ORANGE COUNTY, VIRGINIA  
SCALE: 1"= 200' DATE: SEPTEMBER 12, 2008  
REVISION DATE: OCTOBER 1, 2008

**JAMES LUTHER, P.C.**  
**LAND SURVEYOR**

114 BYRD STREET  
P.O. BOX 381  
ORANGE, VIRGINIA 22960  
PHONE (540) 672-1524 FAX (540) 672-4011

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF ORANGE COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

*Samuel M. Lutz* 9-12-2008  
LAND SURVEYOR DATE

SHEET 2 OF 4

© 2008

DKC

A BOUNDARY SURVEY, SUBDIVISION AND  
PROPERTY LINE VACATION OF THE LAND OF

**TODD L. HOAR  
AND  
EMILY KENDALL HOAR**

DB-569-468  
TRACT #1, DB-418-324  
PLAT. DB-87-75  
T.M.# 46-126

AND  
A BOUNDARY SURVEY OF THE LAND OF  
**MEREDITH GRAY KENDALL  
AND  
DEBORAH STURM KENDALL**

INSTRUMENT #010010414  
TRACT #14, DB-418-324  
PLAT. DB-310-72  
T.M.# 47-94A

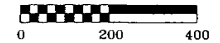
TRACT #13, DB-418-324  
DESC.: DB-61-347  
T.M.# 47-92

TRACT #15  
PLAT. DB-83-121  
T.M.# 47-95

TAYLOR DISTRICT  
ORANGE COUNTY, VIRGINIA  
SCALE: 1"= 200' DATE: SEPTEMBER 12, 2008  
REVISION DATE: OCTOBER 1, 2008

**JAMES LUTHER, P.C.  
LAND SURVEYOR**

114 BYRD STREET  
P.O. BOX 301  
ORANGE, VIRGINIA 22960  
PHONE (540) 672-1524 FAX (540) 672-4011



**OWNER'S CERTIFICATE**

THE PLATTING, SUBDIVISION AND PROPERTY LINE VACATION OF THE LAND OF TODD L. HOAR AND EMILY KENDALL HOAR, TAYLOR DISTRICT, DB-569-468, AND MEREDITH GRAY KENDALL AND DEBORAH STURM KENDALL, TAYLOR DISTRICT, INSTRUMENT #010010414, AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY. ADDITIONALLY, MEREDITH GRAY KENDALL AND DEBORAH STURM KENDALL, OWNERS OF T.M.# 46-127, AS SHOWN HEREON, ABANDON THEIR RIGHT TO USE THE EXISTING 30' R/W, DB-88-175, KNOWN AS PRATT LANE, AS SHOWN HEREON.

**APPROVAL CERTIFICATE**

THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

*[Signature]* 10-8-08  
V.D.O.T. DATE

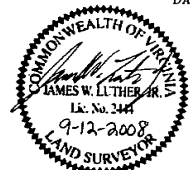
*[Signature]* 10-17-08  
SUBDIVISION AGENT DATE

*[Signature]* 10/06/08  
OWNER DATE

*[Signature]* 10/06/08  
OWNER DATE

*[Signature]* 10/06/08  
OWNER, by Deborah S. Kendall, PRT DATE

*[Signature]* 10/06/08  
OWNER DATE



Orange County Circuit Court  
Clerk's Office. Plat Recorded with  
Instrument # 080009618

N/F  
STEPHANIE W. KENDALL  
DB-418-323  
PLAT. DB-188-426  
T.M.# 47-88

MATCH LINE SHEET 3  
MATCH LINE SHEET 4

PCN-159

SHEET 3 OF 4

© 2008  
4879  
DKC

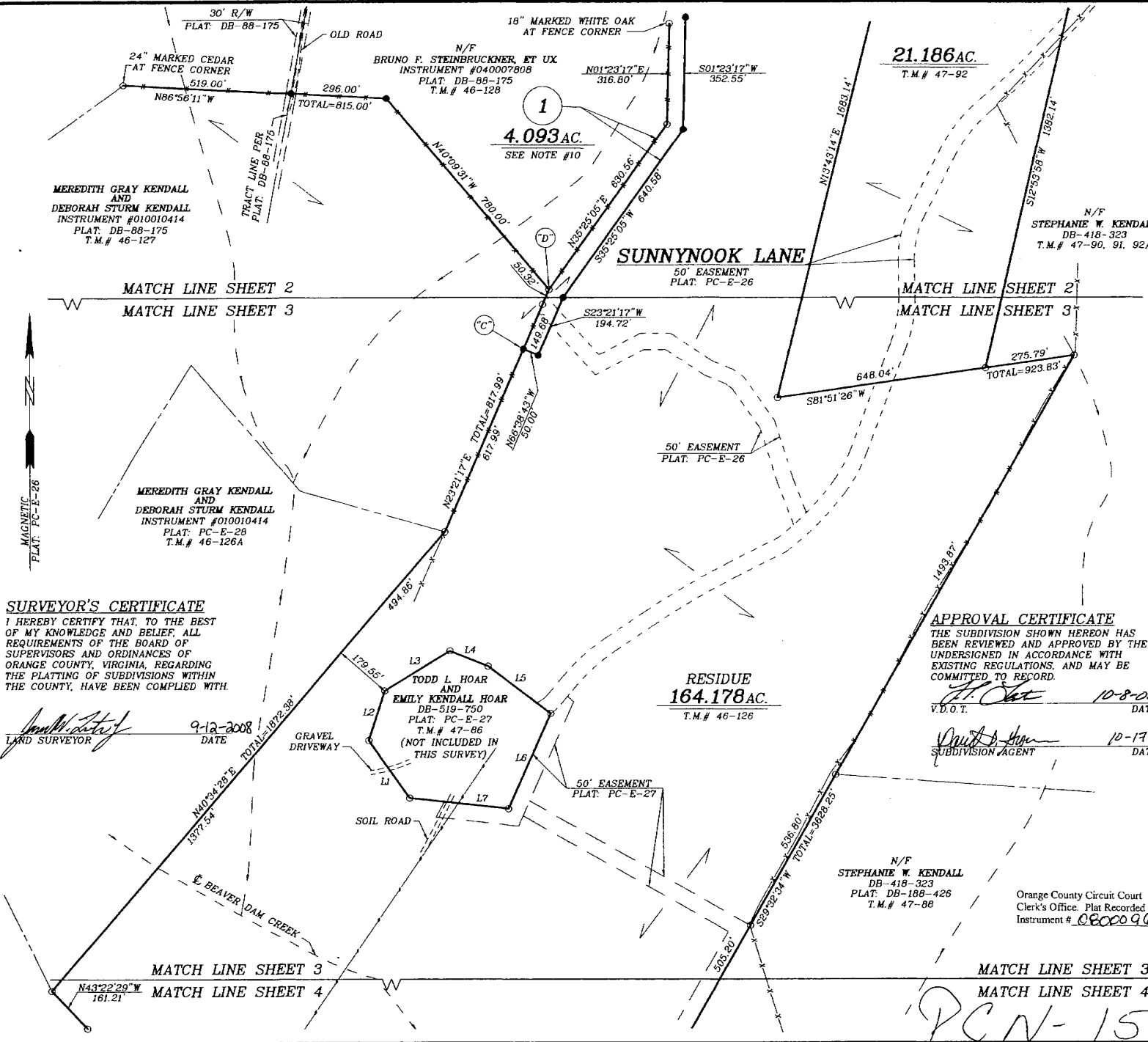
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF ORANGE COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

*[Signature]* 9-12-2008  
LAND SURVEYOR DATE

RESIDUE  
**164.178 AC.**  
T.M.# 46-126

TODD L. HOAR  
AND  
EMILY KENDALL HOAR  
DB-519-750  
PLAT. PC-E-27  
T.M.# 47-86  
(NOT INCLUDED IN  
THIS SURVEY)





MEREDITH GRAY KENDALL  
AND  
DEBORAH STURM KENDALL  
INSTRUMENT #010010414  
PLAT: PC-E-28  
T.M.# 46-126A

MEREDITH GRAY KENDALL  
AND  
DEBORAH STURM KENDALL  
INSTRUMENT #010010414  
PLAT: PC-E-28  
T.M.# 46-126B

TODD L. HOAR  
AND  
EMILY KENDALL HOAR  
DB-519-750  
PLAT: PC-E-27  
T.M.# 47-86  
(NOT INCLUDED IN  
THIS SURVEY)

**APPROVAL CERTIFICATE**  
THE SUBDIVISION SHOWN HEREON HAS  
BEEN REVIEWED AND APPROVED BY THE  
UNDERSIGNED IN ACCORDANCE WITH  
EXISTING REGULATIONS, AND MAY BE  
COMMITTED TO RECORD.

*[Signature]* 10-8-08  
V.D.O.T. DATE  
*[Signature]* 10-17-08  
SUBDIVISION AGENT DATE

RESIDUE  
164.178 AC.  
T.M.# 46-126

MATCH LINE SHEET 3  
MATCH LINE SHEET 4

MATCH LINE SHEET 3  
MATCH LINE SHEET 4

N43°22'29"W 161.21'  
N48°25'00"W 189.27'  
N34°56'54"E 157.91'  
N41°55'56"E 148.25'  
N40°55'04"E 262.57'  
N59°16'14"W 435.75'  
N33°36'55"W 37.30'  
N61°09'07"W 479.67'  
TOTAL=978.99'

N/F  
STEPHANIE W. KENDALL  
DB-418-323  
PLAT: DB-188-426  
T.M.# 47-88

Orange County Circuit Court  
Clerk's Office. Plat Recorded with  
Instrument # *0000906*

A BOUNDARY SURVEY, SUBDIVISION AND  
PROPERTY LINE VACATION OF THE LAND OF

**TODD L. HOAR  
AND  
EMILY KENDALL HOAR**

DB-569-468  
TRACT #1, DB-418-324  
PLAT: DB-87-75  
T.M.# 46-126

AND  
A BOUNDARY SURVEY OF THE LAND OF  
**MEREDITH GRAY KENDALL  
AND  
DEBORAH STURM KENDALL**

INSTRUMENT #010010414  
TRACT #14, DB-418-324  
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DESC.: DB-61-347  
T.M.# 47-92  
TRACT #15  
PLAT: DB-83-121  
T.M.# 47-95  
TAYLOR DISTRICT

ORANGE COUNTY, VIRGINIA  
SCALE: 1"= 200' DATE: SEPTEMBER 12, 2008  
REVISION DATE: OCTOBER 1, 2008

**JAMES LUTHER, P.C.  
LAND SURVEYOR**

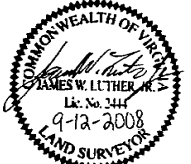
114 BYRD STREET  
P.O. BOX 381  
ORANGE, VIRGINIA 22960  
PHONE (540) 672-1524 FAX (540) 672-4011

0 200 400

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND  
BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND  
ORDINANCES OF ORANGE COUNTY, VIRGINIA, REGARDING THE PLATTING  
OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

*[Signature]* 9-12-2008  
LAND SURVEYOR DATE



31.032 AC.  
PLAT: DB-83-121  
T.M.# 47-95

N/F  
GARFIELD TOWLES, JR.  
DB-243-520  
PLAT: DB-83-121  
T.M.# 61-3A

**OWNER'S CERTIFICATE**

THE PLATTING, SUBDIVISION AND PROPERTY LINE VACATION OF THE LAND OF TODD L.  
HOAR AND EMILY KENDALL HOAR, TAYLOR DISTRICT, DB-569-468, AND MEREDITH GRAY  
KENDALL AND DEBORAH STURM KENDALL, TAYLOR DISTRICT, INSTRUMENT #010010414, AS  
SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF  
THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY. ADDITIONALLY,  
MEREDITH GRAY KENDALL AND DEBORAH STURM KENDALL, OWNERS OF T.M.# 46-127, AS  
SHOWN HEREON, ABANDON THEIR RIGHT TO USE THE EXISTING 30' R/W, DB-88-175,  
KNOWN AS PRATT LANE, AS SHOWN HEREON.

*[Signature]* 10/6/08 *[Signature]* 10/6/08  
OWNER DATE OWNER DATE  
*[Signature]* 10/6/08 *[Signature]* 10/6/08  
OWNER DATE OWNER DATE

SHEET 4 OF 4

© 2008  
4679

DKC

PC N-160

# LEGEND

- = ROD FOUND, UNLESS OTHERWISE SHOWN
- = UNMARKED CENTERLINE CORNER
- x— = FENCE
- = OVER HEAD WIRES
- CPP = CIRCULAR PLASTIC PIPE

I certify that the Orange County  
Subdivision Ordinance does not apply  
to this plat (per AG Opinion to Bell 2/25/09):

*Merced By Kendall*

Orange County Circuit Court Clerk's  
Office. Plat recorded with

Instrument # 190004137

PC-Q-272

N/F  
TODD L HOAR,  
ET UX  
INSTRUMENT #080009618  
PLAT: PC-N-160  
T.M.# 46-126

A BOUNDARY SURVEY OF THE LAND OF

**FLEMING M.  
KENDALL ESTATE**

WB-13-319  
NO TAX MAP NUMBER ASSIGNED  
TAYLOR DISTRICT  
ORANGE COUNTY, VIRGINIA  
SCALE: 1"= 100' DATE: AUGUST 5, 2019

REVISION	DATE

**JAMES LUTHER, P.C.  
LAND SURVEYOR**

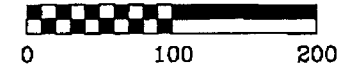
114 BYRD STREET  
P.O. BOX 381  
ORANGE, VIRGINIA 22960  
PHONE (540) 872-1524 FAX (540) 872-4011  
EMAIL ADDRESS JWLUTHERJR@COMCAST.NET

RECORD  
PLAT: PC-N-160

N/F  
SHELBY A. MINOR  
DB-272-434  
PLAT: DB-123-310  
PLAT: INSTRUMENT #030004825  
T.M.# 60-5A

50' EASEMENT  
PLAT: PC-E-28

S33°36'55"E  
37.30'



STONE FOUND

604.37'

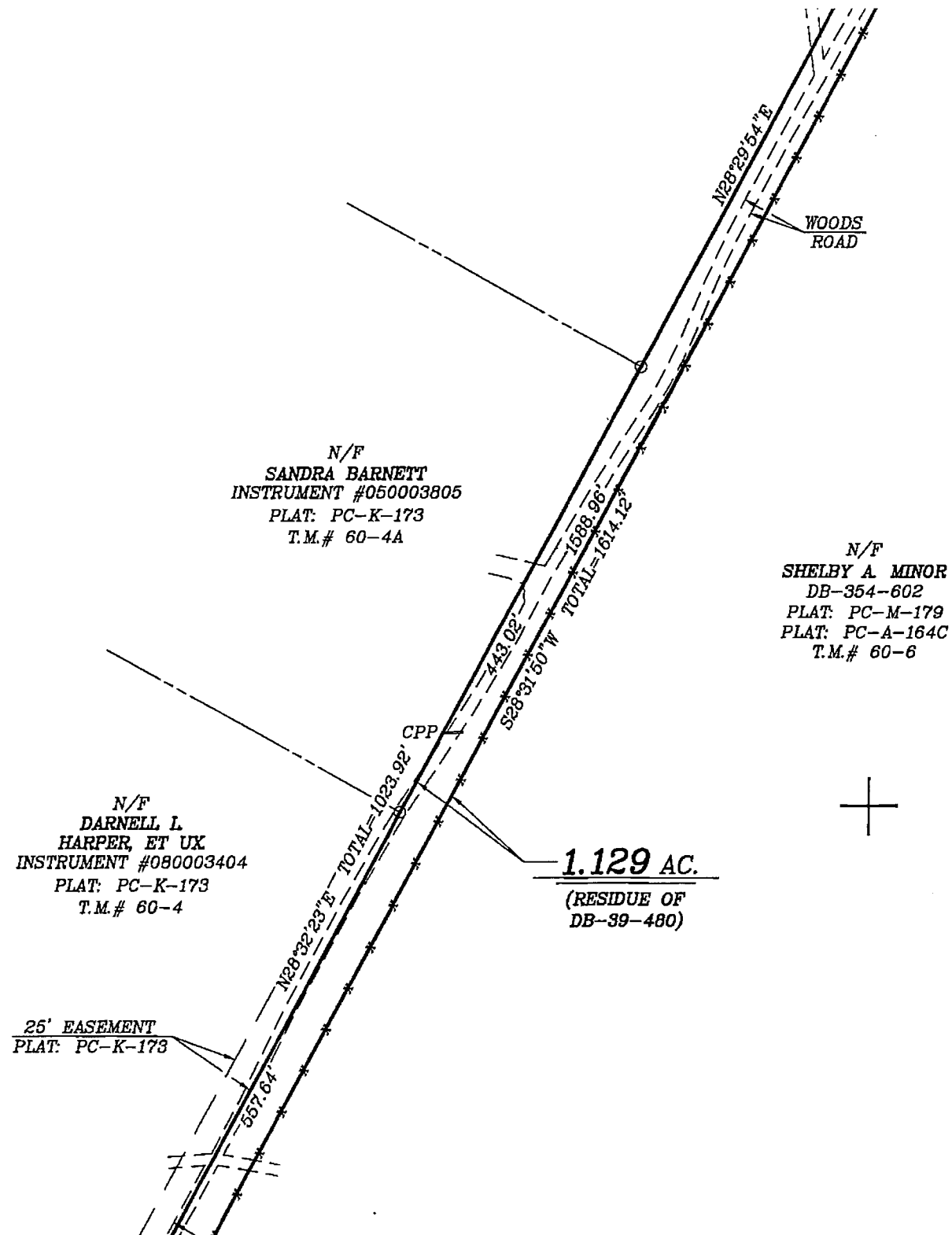
N28°29'54"E

WOODS  
ROAD

## NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND





### NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
4. THIS PLAT DOES NOT REPRESENT A PHYSICAL LOCATION SURVEY. THEREFORE, EASEMENTS AND/OR ENCROACHMENTS AND/OR WETLANDS NOT SHOWN HEREON MAY EXIST.
5. BOUNDARY DATA SHOWN HEREON IS BASED ON DEEDS AND/OR PLATS OF RECORD AND PHYSICAL EVIDENCE FOUND.

N/F  
DARNELL L.  
HARPER, ET UX  
INSTRUMENT #080003404  
PLAT: PC-K-173  
T.M.# 60-4

1.129 AC.  
(RESIDUE OF  
DB-39-480)

25' EASEMENT  
PLAT: PC-K-173

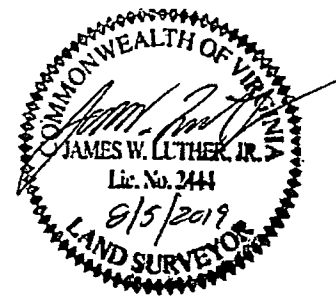
GRAVEL  
DRIVEWAY

ASPHALT  
ROAD

N55°47'59"W  
32.96'

**LAHORE ROAD**  
VA. ROUTE 629  
30' PRESCRIPTIVE EASEMENT

0.5+ MILES TO  
VA. ROUTE 707

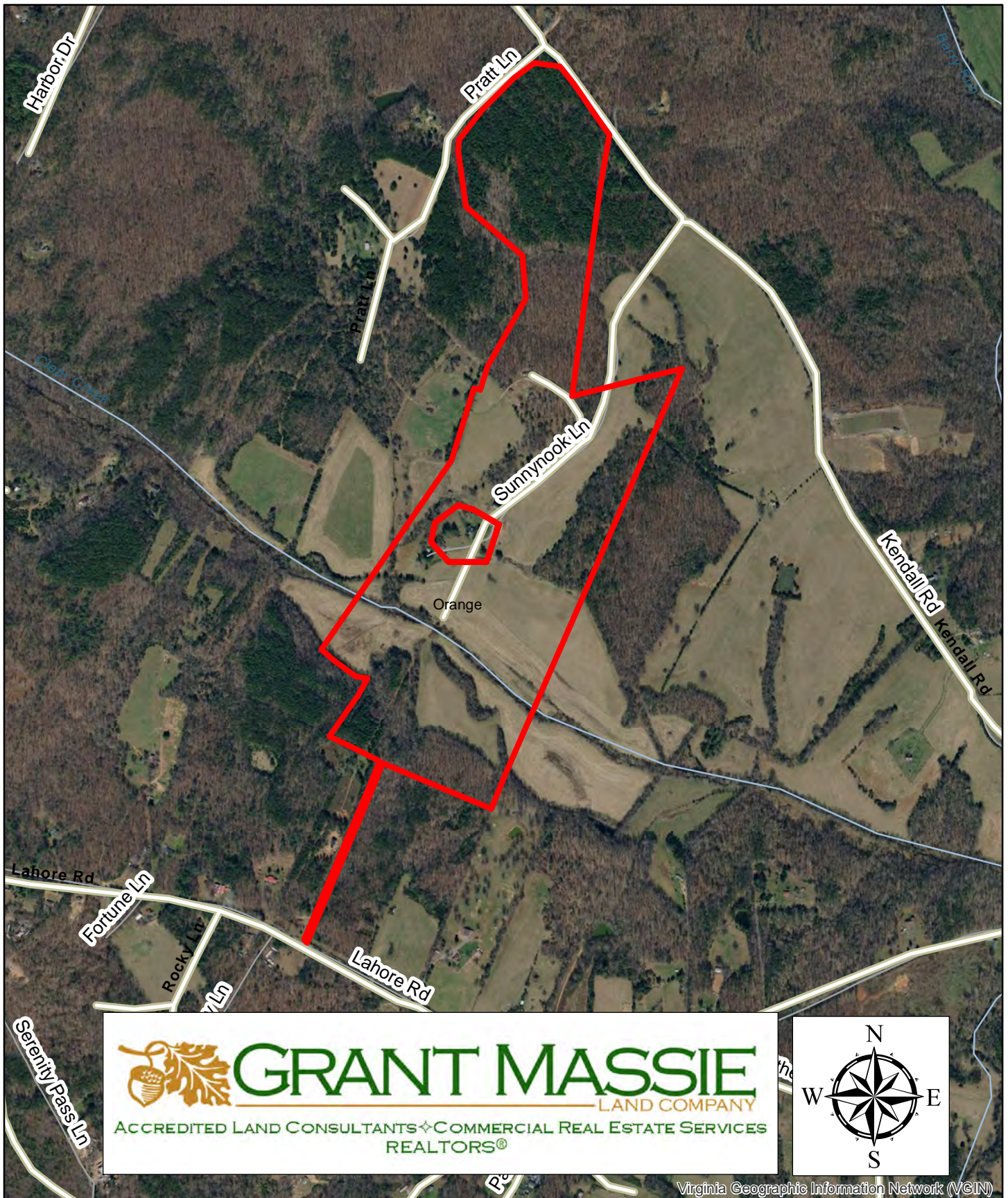


© 2019  
PROJECT NO. 5399

JWL



# AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

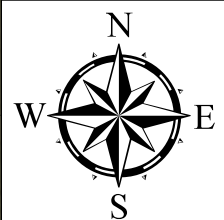


# AERIAL PHOTOGRAPH



**GRANT MASSIE**  
LAND COMPANY

ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
REALTORS®

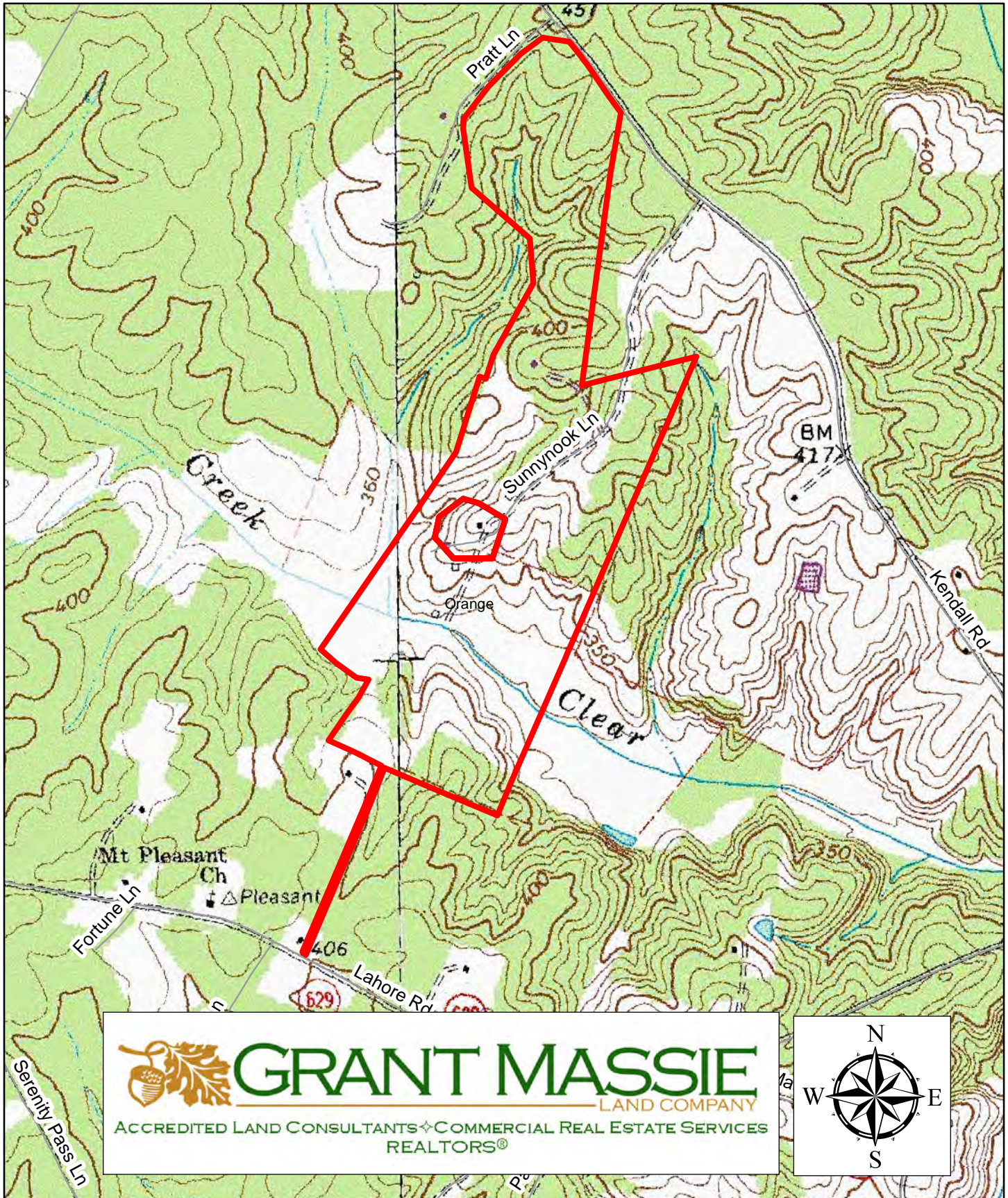


Virginia Geographic Information Network (VGIN)

ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



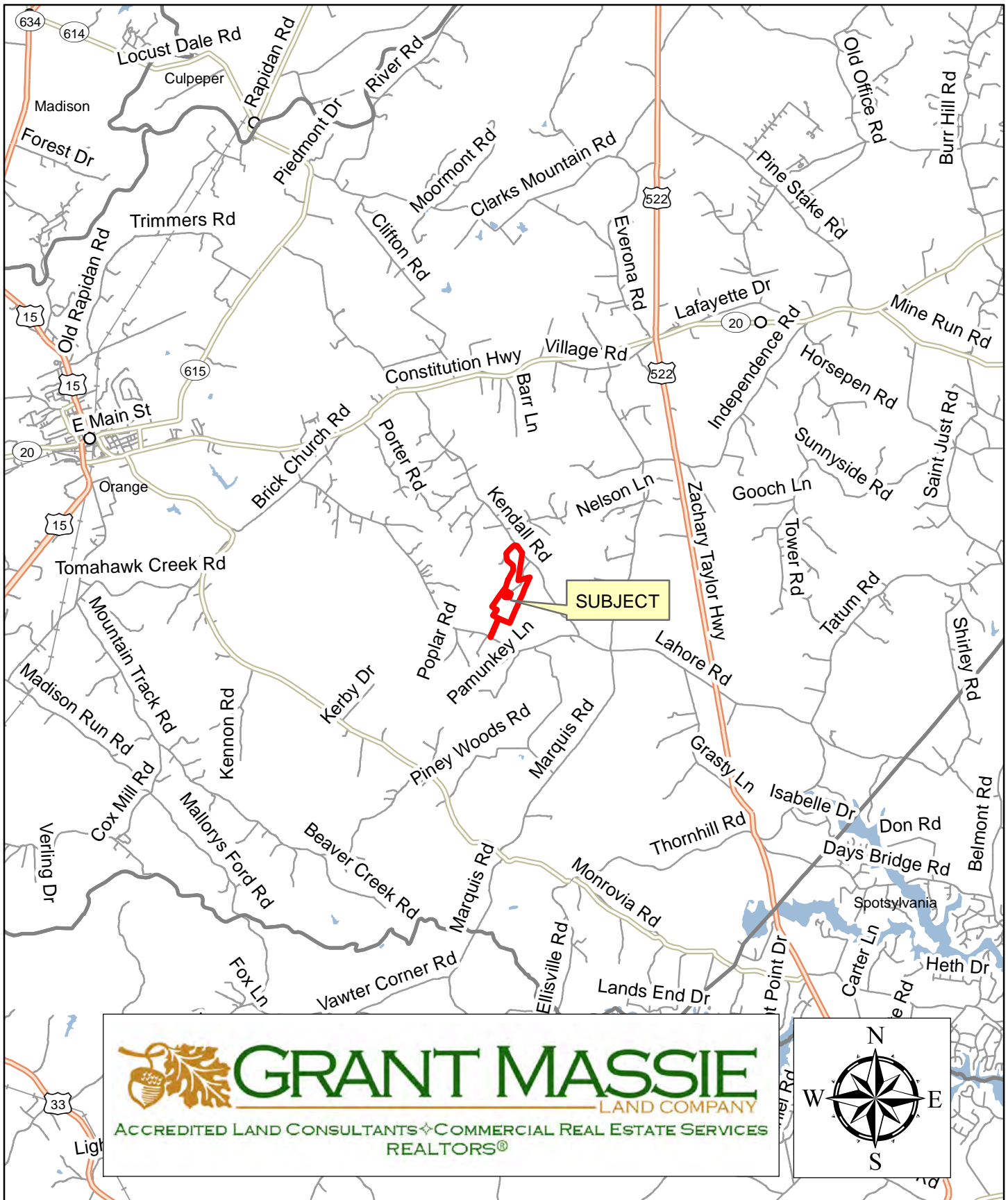
# TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



# LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED