

PAYNEFIELD FARM

5695 Mount Landing Road, Tappahannock, VA 22560



COMMONWEALTH
COMMERCIAL



COMMONWEALTH
LAND



DRONE VIDEO

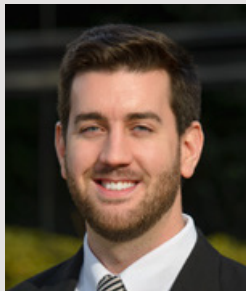


TABLE OF CONTENTS

Offering	4-5
Wedding Venue	6-7
Residence	8-10
Farm	11
Development Potential	12
Vicinity Map	13



[CLICK TO VIEW VIDEO TOUR](#)



Chris Jenkins
Vice President
804-922-6364
cjenkins
@commonwealthcommerical.com



Jamie Galanti
Senior Vice President - Partner
804-433-1825
jgalanti
@commonwealthcommerical.com

Commonwealth Commercial Partners, LLC and Commonwealth Land represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.

“

Paynefield Farm was the PERFECT place for our wedding. We loved everything that was included for the weekend and the flexibility of being able to design our dream wedding... so many beautiful and unique places to take pictures around the property as well.

”

1 The Offering

Welcome to *Paynefield Farm*, nestled just outside of Tappahannock, Virginia. 721± deeded acres, with long frontage on two state-maintained roads, bound to the south by Hoskins Creek. The historic, pre-civil war plantation currently serves as a wedding and events venue, as well as an operating farm and hunting outfit. The estate is income producing on day one, but boasts tremendous long term investment potential – such as building short term rental cottages, buy-right residential development, or conservation easement. The property is a delicate blend of productive cropland and hardwood forest. Diverse land cover provides for a teeming wildlife population, including deer, turkeys, waterfowl, & fish.

A 6,126± square foot home built in 2011 offers the perfect balance between a large, custom home and stellar wedding venue, while maintaining the historic charm and architecture expected in this region. The 6 bedroom, 4.5 bath house provides ample space for many guests in various functions – from a single family using the property as a second residence, to large groups staying for a wedding. Two large front porches and a heated saltwater pool provide ample opportunities for relaxation and entertainment.

Essex County ordinance allows residential development by-right. The property is also located in an Opportunity Zone. Or, a conservation easement could be placed to preserve the land. The property genuinely provides countless opportunities.

Property frequently hosts private events and is a private residence.
Strictly no showings without Agent.
Contact agent for pricing information.

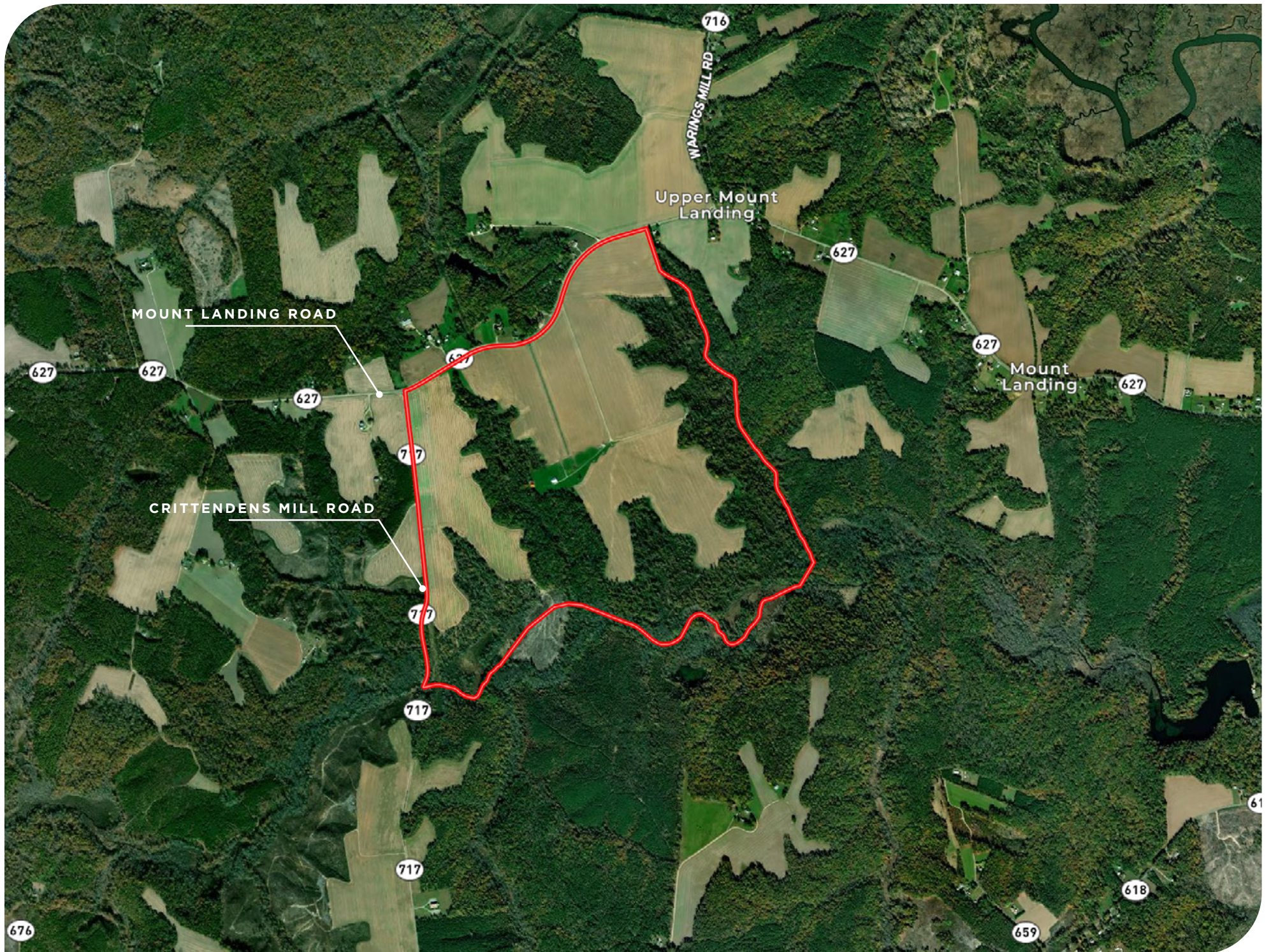
721[±]
DEEDED ACRES



6,126[±]_{FT}
RESIDENCE



OPERATING WEDDING &
EVENT VENUE



2 Wedding Venue

Paynefield Farm is an operating wedding and event venue with a strong track record of satisfied clients. In addition to the residence, there is a rustic, pre-lit barn that fits 200 individuals. It includes a bar area with refrigeration, restrooms, and changing areas.

Multiple ceremony sites to choose from with a rainy-day option.

Grounds around facility give endless opportunities.

There is quite a bit of flexibility for the venue – from single day to weeklong rentals; small to large rentals; corporate retreats; to hunting and holiday rental.

Significant investment potential also exists – options to add additional buildings or amenities to the property, offer more services, etc





3 The Residence

- + 6,126± square foot home
- + Built in 2011
- + 6 bedrooms, 4.5 bath
- + Hardwood floors throughout
- + Updated kitchen, baths
- + Elegant finishes throughout
- + First floor master
- + Geothermal HVAC
- + Two-Car Garage
- + Two large front porches
- + Heated saltwater pool







4 The Farm

721.8[±]

DEEDED ACRES

330[±] ACRES

CROPLAND

410[±] ACRES

OF TIMBERLAND

10[±] ACRES

HOMESITE



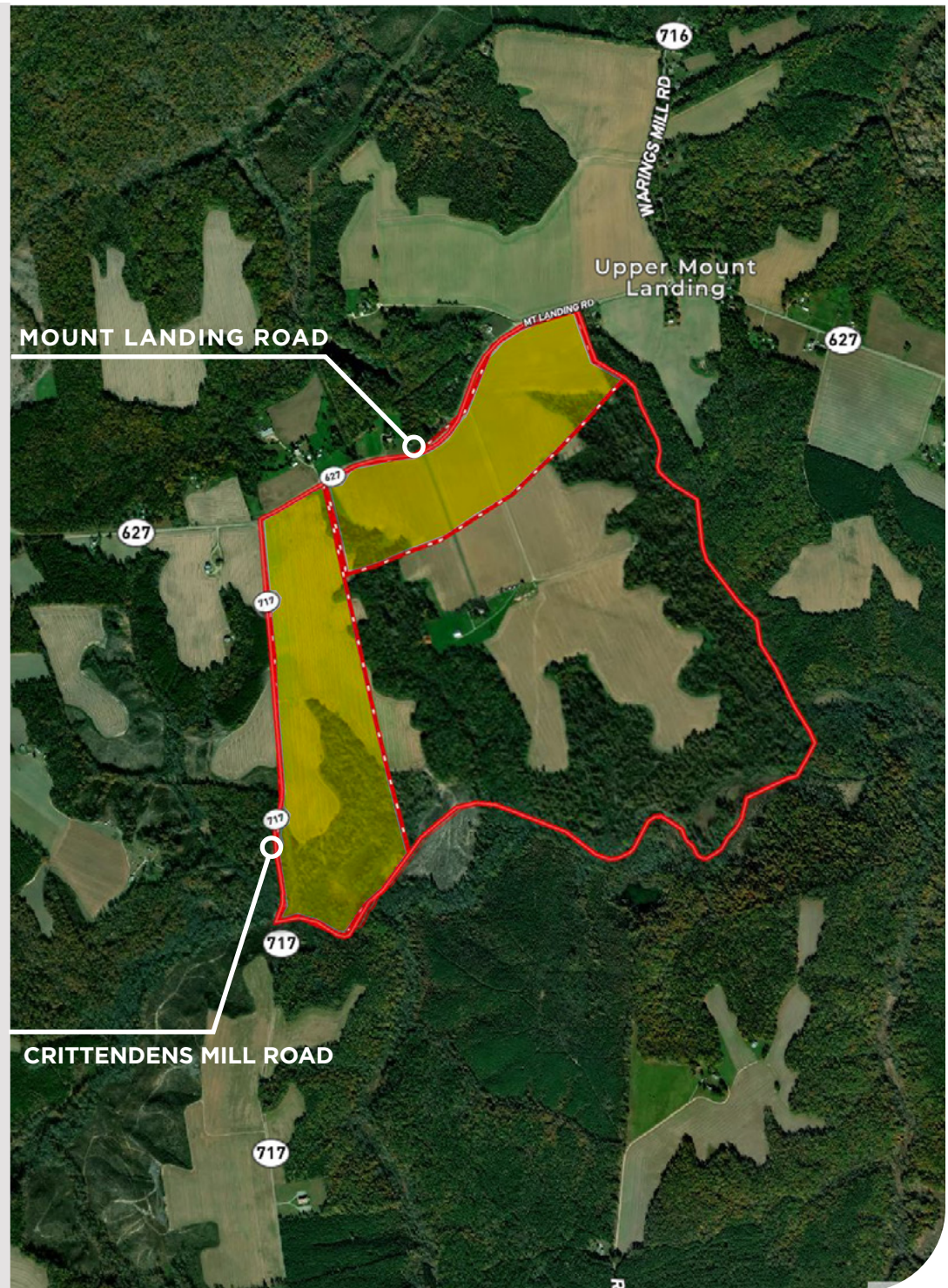
5 Development Potential

- + The property is zoned A-2 in Essex County, which allows residential development by-right. The property has upwards of 9,000 feet of road frontage. Ordinance cites a minimum of 100' of road frontage necessary, along with minimum 1 acre lots and 150' width, with 20% lot coverage.
- + Several different layouts and configurations are possible, with large residential development a possibility while maintaining the rural character and not disturbing wedding venue operations. The development potential, along with the historic nature of the surrounding area, also make the property an exceptional candidate for a conservation easement that could yield significant tax credits. Other opportunities, such as a winery, equestrian facility, and more are present.

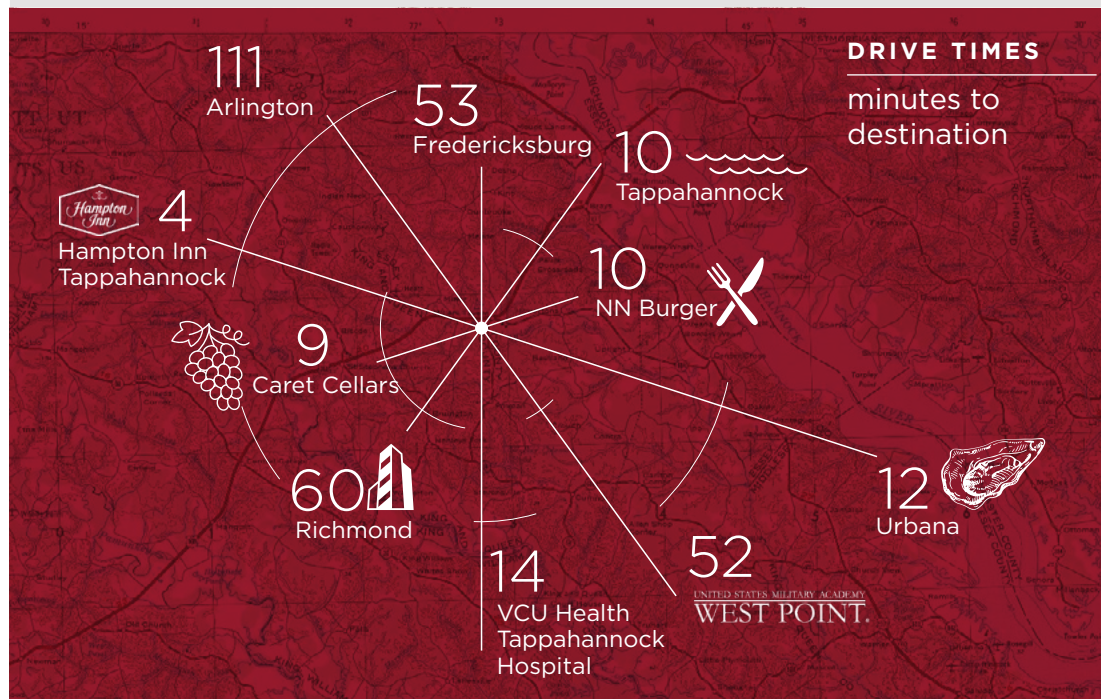
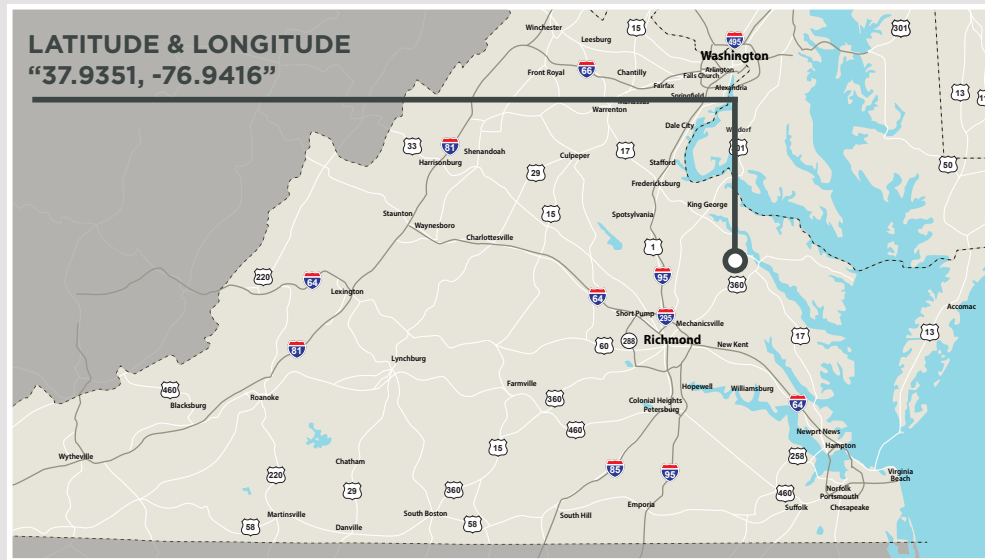
DEVELOPMENT MAP

Mount Landing Road - 4,700' Road Frontage

Crittendens Mill Road - 4,500' Road Frontage

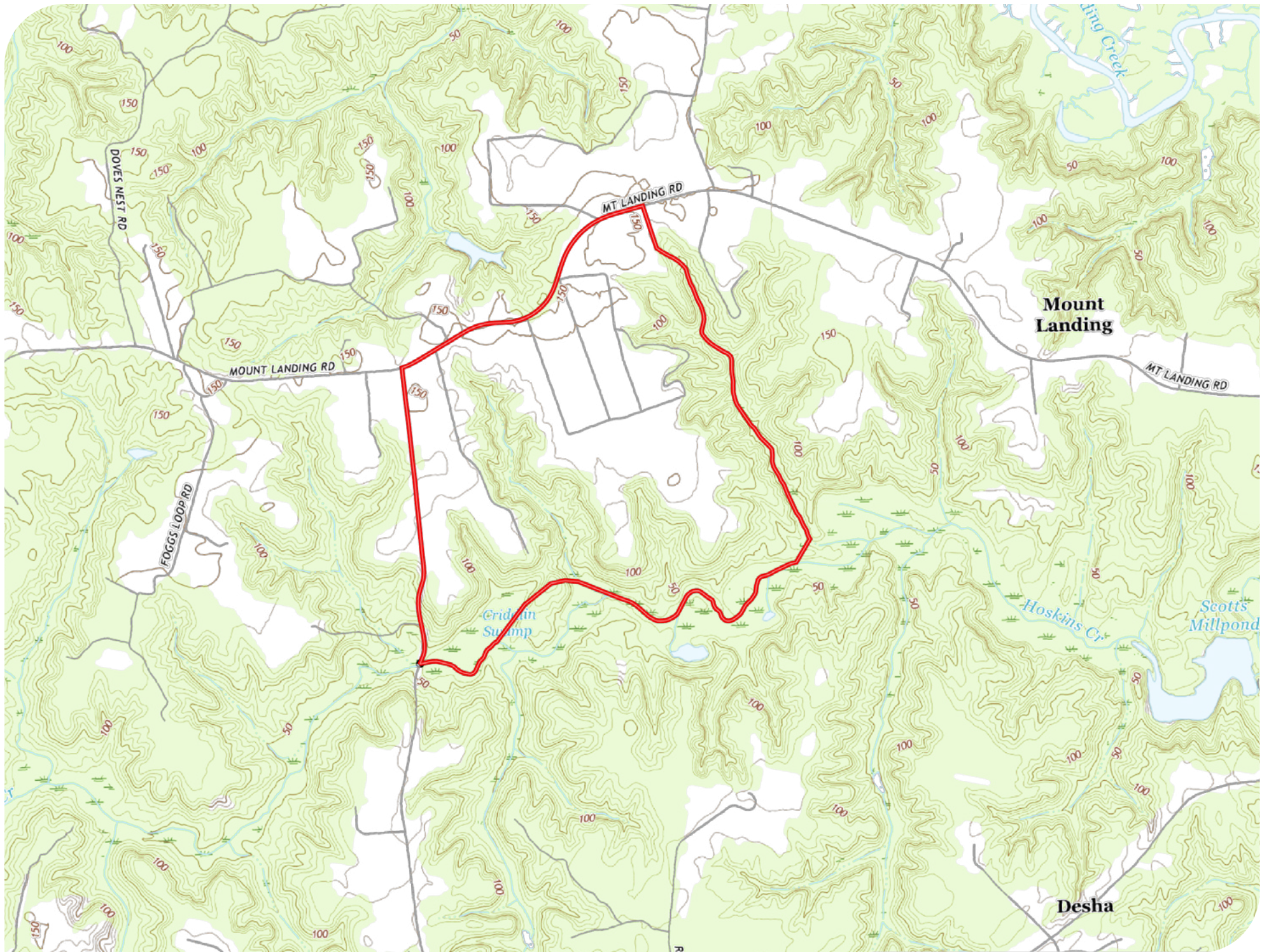


6 Vicinity Map, Drivetime map











COMMONWEALTH
COMMERCIAL

4198 Cox Road, Suite 200 | Glen Allen, VA 23060
804-326-4966 | commonwealthcommercial.com

Founded in 1996, Commonwealth Commercial Partners (CCP) is a leading full-service commercial real estate firm operating eight service lines across eighteen states and managing over 24 million square feet of property across all commercial product types.



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060
804 326 LAND (5263) | commonwealthland.com

Commonwealth Land is the region's leading source for buying and selling rural, agricultural, recreational and timber investment land with 100 or more acres. We operate a proprietary database that matches buyers and sellers and provides comparable data to inform each deal. We are an independent company owned by Commonwealth Commercial Partners, LLC, a full service commercial real estate company with a regional presence. Our team utilizes commercial real estate best practices, leveraging the research, technology and marketing power of our large institutional firm, while using old fashion hard work and communication that rural landowners know and expect from a local broker.

For more information:

Chris Jenkins
Vice President
804-922-6364

cjenkins
[@commonwealthcommercial.com](mailto:cjenkins@commonwealthcommercial.com)

Jamie Galanti
Senior Vice President - Partner
804-433-1825

jgalanti
[@commonwealthcommercial.com](mailto:jgalanti@commonwealthcommercial.com)