

PREMIER PROPERTY AUCTION

DATE:

April 26, 2024 at 12:30PM

AUCTION LOCATION:

1074 Berrys Ferry Rd
White Post, VA

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

LUCKY HIT

A Beautiful & Historic
86 Acre Country Estate

Property Location:

1074 Berrys Ferry Rd,
White Post, VA (Clarke County)



101 Annjo Court, Forest, VA 24551
[TRFAuctions.com](https://trfauctions.com) | 434.847.7741



Clarke County, VA



Premier Auction

Friday, April 26, 2024 at 12:30PM
on site at 1074 Berrys Ferry Rd,
White Post, VA (Clarke County)

86 Acres offered in 2 Tracts
2 Dwelling Unit Rights Available!

Attn Agents: 2% Commission Avail.



Beautiful & Historic Country Estate

LUCKY HIT

1074 Berrys Ferry Rd, White Post, VA (Clarke County)

Just over an hour west of DC, in Virginia's scenic Shenandoah Valley, lies "Lucky Hit," a beautiful and historically significant country estate situated on 86 acres of rolling fields framed by the Blue Ridge Mountains!

- Lucky Hit was built in 1791 by Col. Richard Kidder Meade, an aide-de-camp to Washington and is a component of Clarke County's outstanding collection of Federal plantation houses.
- Prior owners have restored and modernized the home and added the west wing which included a spacious kitchen on the main level plus additional bedrooms and baths upstairs and a 2-bay garage in the basement. The spacious back porch was converted to a 4-season sun room that offers fabulous panoramic views of the farm and expansive backyard.
- Today, the home offers over 8,000 sq.ft. of living space including 5,282 sq.ft. above grade, a finished basement, sun room, 5 bedrooms, 4.5 baths, and 8 fireplaces (7 working)
- The heated pool and spa offers a great place to entertain with spacious pergola, arbor, landscaping and brick patios
- Beautiful, mature trees line the driveway and the yard including a stately oak that greets visitors approaching the home

OFFERED IN 2 TRACTS AND AS A WHOLE

- Tract 1: 30 acres with the home, barns, and improvements
- Tract 2: 56 beautiful acres w/ 2 Dwelling Unit Rights (DUR)

Full details at [TRFAuctions.com](https://www.trfauctions.com)



LOCATION, LOCATION, LOCATION

Nestled in the scenic Shenandoah Valley among a number of notable and renowned farms and equestrian properties and convenient to Winchester and Northern VA

- 10mi from Regional Airport
- 12mi from Winchester
- 46mi from Dulles Int'l Airport
- 90mi to Baltimore, Maryland
- 12mi from Berryville
- 24mi from Charles Town, WV
- 70mi from Washington DC

DIRECTIONS TO PROPERTY

From Winchester: US-50E 8mi to RIGHT on US-340S. 1.8mi to LEFT on White Post Rd (658). 1/4mi to LEFT on Berrys Ferry Rd (628). 0.9mi to entrance on right.

From Dulles Int'l Airport: VA-28S 3.5mi to RIGHT on US-50W. 38mi to LEFT on US-340S. 1.8mi to LEFT on White Post Rd (658). 1/4mi to LEFT on Berrys Ferry. 0.9mi to entrance on right.

OPEN HOUSE DATES

- Sun, April 7 from 1-3PM
- Wed, April 17 from Noon-2PM
- Thu, April 25 from 3-6PM
- Sun, April 14 from 1-3PM
- Sun, April 21 from 1-3PM

Other days by appointment. Call Mike Torrence 434-660-5159

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms online.

AGENTS: 2% commission available. Registration req'd prior to auction.



[www.TRFAuctions.com](https://www.trfauctions.com)

434.847.7741



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597



Scenic Tree Lined Drive



Rear View of Home



Original Summer Kitchen



Bank Barn and Storage Shed



Beautiful and Private!



Heated Pool and Spa



Spacious Eat-In Kitchen



Formal Living Room



4-Season Sun Room

Complete Photo Album of this beautiful property available online



LUCKY HIT

TR.1
30AC W/ HOME

TR.2
56AC W/ 2 DUR

Offered in 2 Tracts
and As A Whole

Tr.1
30Ac w/
Home

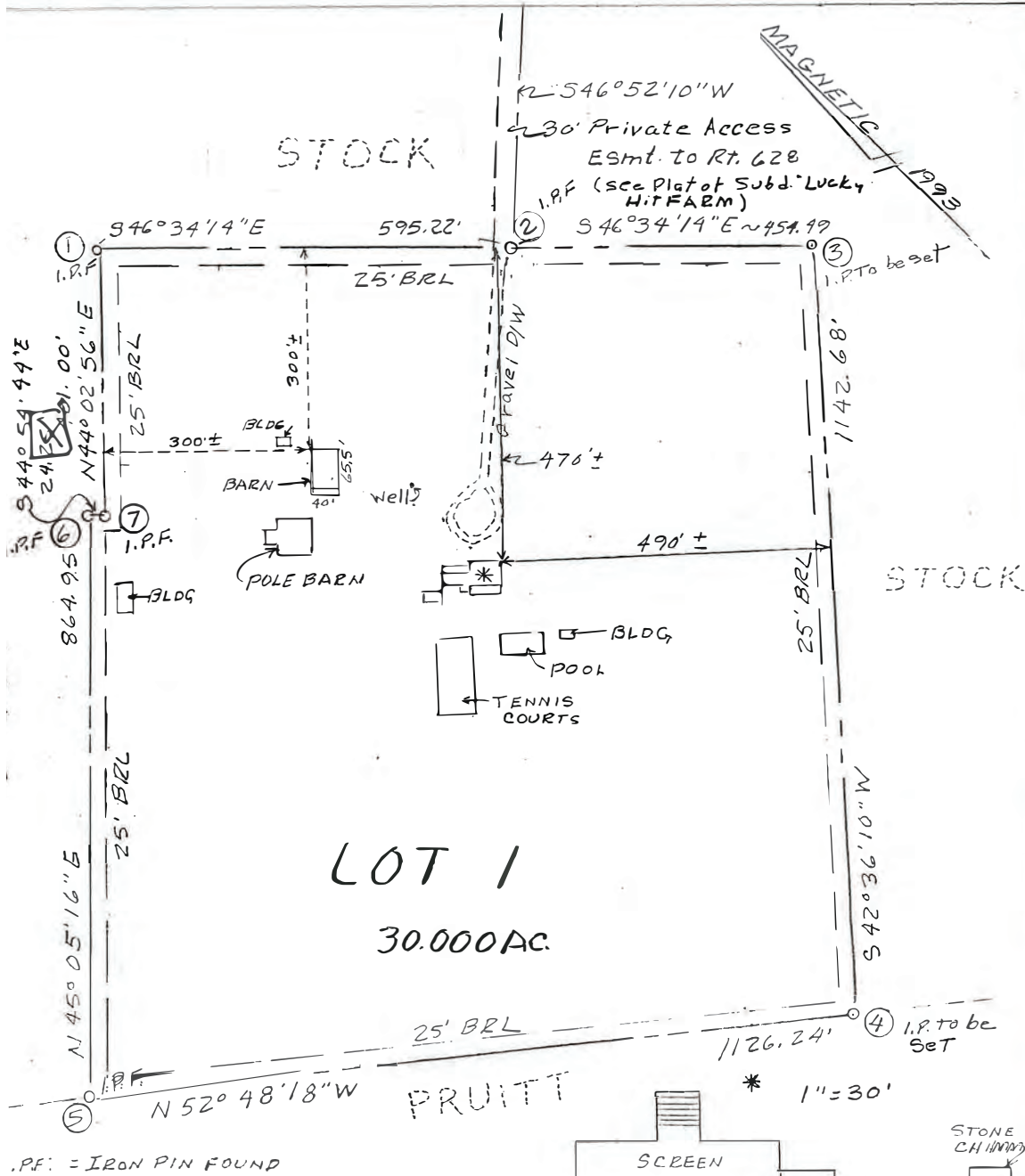
Tr.2
56Ac w/
2 DURs

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com



- Barn
- House
- 50' Right of Way
- 30' Right of Way
- Tract 2
- Tract 1
- Stream, Intermittent
- River/Creek
- Water Body



I.P.F. = IRON PIN FOUND

wner:

. Kendall Stock & Laura Stock

his House Location Survey was done without benefit of title report and
oes not therefore necessarily indicate all encumbrances on the property.

his tract of land is not within the 100 year flood zone designated by HUD
er Firm Community Panel No. 510063A sheet No. 11, dated November 1, 1985

his surveyor has carried out the instructions given for this survey and is
reby approved by all parties involved with the platted property.

Harriet C. Maloney, L.S.
Maloney Land Survey
7063 Raven Rocks Road
Bluemont, Virginia 20135
540) 554-8223

HOUSE LOCATION SURVEY
LOT 1 LUCK HIT FARM
GREENWAY MAGISTERIAL DISTRICT
CLARKE COUNTY, VIRGINIA
SCALE: 1" = 200' SEPTEMBER 20, 1998

22-2047

BOOK 706 PAGE 0893

THIS DEED, made this 17 day of October, 2022, by and between **Debra G. Simmons**, GRANTOR; and **Basehor Town Square, LLC**, a Kansas limited liability company, GRANTEE;

WITNESSETH: THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey, in fee simple and with General Warranty and English Covenants of Title, unto the GRANTEE, all that certain lot or parcel of land together with the improvements thereon and all appurtenances thereunto belonging, more particularly described as follows:

Parcel 1: TM 28-A-39

All that certain tract or parcel of land situate, lying and being in Greenway Magisterial District, Clarke County, Virginia on the north east side of the Norfolk and Southern Railroad, containing 30.000 acres, more or less, designated as Lot 1 of LUCKY HIT FARM, as shown on plat of survey prepared by Louis J. Matacia, L.S., dated July 25, 1998 attached to and recorded with the Deed of Dedication, dated July 30, 1998 in the Office of the Clerk of the Circuit Court of Clarke County, Virginia in Deed Book 290, at Page 471.

Parcel 2: TM 28-A-39B

All that certain tract or parcel of land situate, lying and being in Greenway Magisterial District, Clarke County, Virginia on the north east side of the Norfolk and Southern Railroad, containing 54.828 acres, more or less, designated as Lot 3 of LUCKY HIT FARM, as shown on plat of survey prepared by Harriet C. Maloney, L.S., dated March 28, 2000, revised through April 13, 2000, attached to and recorded with the Deed of Dedication, dated April 19, 2000 in the Office of the Clerk of the Circuit Court of Clarke County, Virginia in Deed Book 312, at Page 432.

Grantee Address: 910 M Street N.W. Apt. 1130, Washington, DC 20001

Consideration: \$2,400,000.00

Tax Map No: 28-A-39, 39B & 36

Assessed Value: \$1,999,900.00

Insured By: Old Republic National Title Insurance Company

Prepared by:
Michael E. Briel
VSB# 28003

BRIEL PC, ATTORNEYS
Charles Town, WV
Martinsburg, WV
Winchester, VA
Ashburn, VA

Parcel 3: TM 28-A-36

All that certain tract or parcel of land located on the South side of Road No. 628, about one (1) mile east of White Post, in Greenway District, containing 1.27 acres, more or less, as set out in Deed and Plat recorded in the Office of the Clerk of the Circuit Court of Clarke County, Virginia in Deed Book 36, at Page 298 and further shown on plats recorded in Deed Book 248, page 392, Deed Book 290, at Page 471 and Deed Book 312, at Page 432.

Property Address: 1074 Berrys Ferry Road White Post, VA 22663

AND BEING the same property conveyed to Douglas L. Bartley and Debra G. Simmons, Husband and Wife, as tenants by the entirety with the common law rights of survivorship, by Deed dated September 25, 1998 and recorded in Deed Book 290, Page 511 as to Parcel 1 and by Deed dated February 21, 2009 and recorded in Deed Book 506, Page 247 as to Parcel 2 and by Deed dated January 27, 1989 and recorded in Deed Book 194, Page 18, as to Parcel 3. Douglas L. Bartley departed this life on February 13, 2018, thereby vesting title in his wife, Debra G. Simmons, and by Deed of Correction dated May 10, 2022 recorded in Deed Book 706, Page 890, all in the Clerk of the Circuit Court of Clarke County, Virginia.

This conveyance is made subject to covenants, conditions, restrictions, easements and rights of way of record.

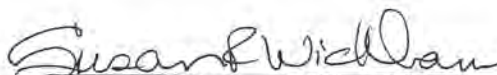
The GRANTOR covenants that said GRANTOR has the right to convey the aforesaid property; that the GRANTOR has done no act to encumber said property; and that the GRANTOR will execute such further assurances as may be requisite.

WITNESS the following signature and seal:

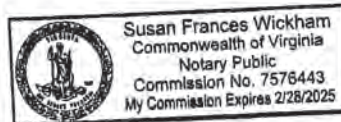

Debra G. Simmons

STATE OF VIRGINIA
CITY OF WINCHESTER

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do certify that Debra G. Simmons, whose name is signed to the foregoing document, acknowledged the same before me this 17 day of October, 2022.


Notary Public

My Commission Expires: 2/28/2025
Registration #: 7576443



Return to:
Briel PC Attorneys
440 W. Jubal Early Dr., Suite 200
Winchester, VA 22601
WR22-03-1097

BRIEL PC, ATTORNEYS
Charles Town, WV
Martinsburg, WV
Winchester, VA
Ashburn, VA

VIRGINIA: In the Clerk's Office of the Clarke County Circuit Court this 20 day of October, 2022 This Deed was presented and with the annexed certificate of acknowledge admitted to record at 1:31 PM. The taxes imposed by Section 58.1-802 in the amount of \$ 2,400.00 and by Section 58.1-801 of the Code of Virginia have been paid.

TESTE: April Wickerson Clerk

Lucky Hit - List of Particulars

- New metal roof 2008
- Leaf catchers installed in gutters 2021
- French drains installed to keep water from basement 2000
- Well head, water storage, and pump replaced in the last 5 years
- Septic pumped 2021. Drainfield inspected and distribution box replaced in 2022
- Buried oil tank replaced in 2012. Holds 500 gallons
- Generator 2015
- Exterior painted 2019
- AC three zones: upstairs bedrooms in old house, kitchen in 1947 addition, upstairs in addition. Two of the heat pumps are new.
- Oil heat in bathrooms and dressing room. All other heat electric heat pumps and electric baseboard.
- Kitchen remodeled 2000. Cherry cabinets, granite and Corian countertops. Large walk-in pantry.
- Four sump pumps.
- Pool installed 2006. Gunnite warranty conveys to new owner.
- Pool equipment, pressure tank, pool screen, and heater replaced with in the last 6 years.
- Chimneys rebuilt by previous owner. Eight fireplaces, all work except one.