



Edgewood Farm
ORANGE, VIRGINIA





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\$5,575,000 | 453± ACRES



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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Edgewood Farm is a historic and thoroughly improved farm located just outside of Orange, Virginia. Set against the Blue Ridge Mountains, Edgewood's rolling topography features a balanced mix of scenic beauty, agricultural utility, and the classic lifestyle of Virginia's hunt country. The expansive, five-bedroom, main house (circa 1853) anchors the property and is surrounded by a comprehensive set of complementing structures, including a pool and pool house, manager's house, barns, and a fully retrofitted event space, which is comprised of several historic support structures and barns that can easily accommodate weddings and other events.

The Rapidan River traces the farm's southern and eastern boundaries for 2.4± miles, creating a riparian buffer that further adds to the farm's bucolic appeal. Additional water features include two stocked ponds. The pastures are actively leased for cattle grazing and hay production, while recreational trails wind throughout the land. Located ten minutes from Orange, forty-five minutes from Charlottesville, and only ninety minutes from Washington, D.C., Edgewood captures the perfect equilibrium of privacy, accessibility, recreation, and agriculture, all while providing the infrastructure and location needed to support a dynamic and engaging lifestyle.

Location

A standout feature of Edgewood is how its rural location is balanced by convenience and accessibility. The nearest town, Orange (population 4,975), is an appealing rural and historic town just ten minutes away. Forty-five minutes south of the farm lies Charlottesville (population 46,550), a small, dynamic city home to the renowned University of Virginia. Richmond and Washington, D.C., can both be reached in roughly 90 minutes.

Options for air travel are equally varied and convenient. Charlottesville-Albemarle is the nearest commercial airport and features multiple daily nonstop flights to hubs throughout the eastern United States. Richmond International Airport and Dulles International Airport can be reached in under 90 minutes and together offer nonstop access to 103 domestic and 52 international destinations. Private air access is also close at hand. Culpepper Regional Airport is 30 minutes away with a full-service FBO and a 5,000-foot runway.



Approximate distances to nearby towns, cities, and airports are:

Towns/Cities

Orange, Virginia	10 minutes/6 miles
Charlottesville, Virginia	45 minutes/30 miles
Richmond, Virginia	1 hour 25 minutes/81 miles
Washington, D.C.	1 hour 40 minutes/88 miles

Airports

Culpepper Regional Airport (FBO)	30 minutes/28 miles
Charlottesville Albemarle Airport	35 minutes/28 miles
Dulles International Airport	1 hour 20 minutes/75 miles
Richmond International Airport	1 hour 30 minutes/90 miles



Locale

Edgewood Farm is situated in the Piedmont region of central Virginia, a landscape known for its rich history, pastoral character, and panoramic vistas of the Blue Ridge Mountains. The area surrounding Edgewood is primarily composed of large working and recreational farms and estates, many of which trace their roots back hundreds of years, contributing to a region that feels historic and deeply rooted in the land. Orange County, one of Virginia's oldest settled regions, has a lineage extending back over three centuries, and four of the first five United States presidents lived within 85 miles of the farm, including James Madison, whose home, Montpelier, is just ten miles from Edgewood.

The cultural fabric of the area is enriched by its proximity to Charlottesville, a lively university town known for its vibrant music, culinary, and arts scene. The landscape between Edgewood and Charlottesville is interspersed with vineyards, sporting properties, estates, and farms, reflecting a rural lifestyle that is both accessible and sophisticated. The Blue Ridge Mountain viewshed is protected by Shenandoah National Park, and further afield, Washington, D.C., provides an urban counterpoint with world-class cultural institutions and global connectivity.

General Description

Edgewood is accessed off Tatum's School Road, a quiet, state-maintained paved road. The driveway into the farm is paved and meanders through the property for a half mile before reaching the main house, which is situated in the center of the property under a towering canopy of oak and poplar trees. The house dates to 1853, although the farm's rich history extends well beyond that, and the current owner has traced the land's title all the way back to its original King's Grant. All utilities (including fiber-optic internet) throughout the farm are buried underground, increasing reliability and further enhancing the scenic appeal of the farm.

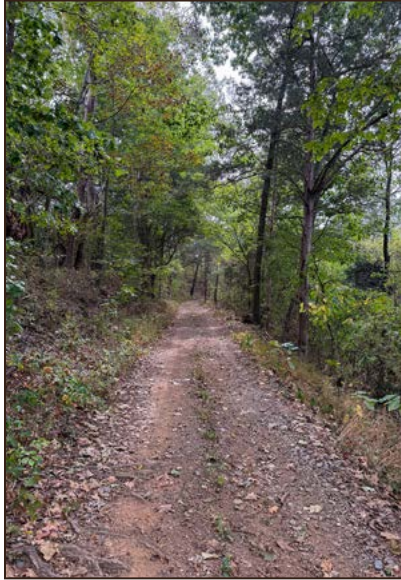
Immediately adjacent to the main house are the summer kitchen, cottage, guest house, pool, pool house and barns. Many of these structures are as old as the house and are used today for events and hosting guests. The variety of support structures grounds the property in history while also encapsulating the continuous evolution of Virginia farms. If a future owner decides to continue or expand the event facilities, there will be ample opportunities to do so. Slightly further afield from the main house is the four-bedroom Manager's house and the six-bedroom Gate house, which is located near the farm entrance. Surrounding the improvements are 270± acres of gently rolling, fertile pasture, with sections of mature forest and magnificent field-grown hardwoods interspersed.

The enviable frontage on the Rapidan River extends for over two miles and adds recreational and scenic components to the farm. Additional water features on the farm include two ponds measuring 2.7± acres and 1.6± acres. Both ponds are stocked for fishing and feature docks for swimming and water-based recreation. Several blocks of mature hardwoods are found on the property, with the largest found near the farm entrance and along the river frontage.



Acreage Breakdown

Edgewood Farm encompasses a total of 453± acres. Of that acreage, 270± acres are fenced pasture, and 135± acres are mixed hardwood forest, interspersed with occasional pine. The acreage offers a balanced composition of open grazing land and wooded terrain, suitable for livestock production, wildlife, and recreation.



An approximate breakdown of the acreage by land use is:

Pasture ~ 270± acres • Wooded ~ 135± acres • Other (ponds, houses, etc.) ~ 48± acres



Improvements

Main House

The improvements at Edgewood Farm reflect both historic preservation and thoughtful modernization. The primary residence is a stately five-bedroom home dating to 1853. Originally designed as a Federalist-style, center hall, four-over-four home, it has been expanded over the years to accommodate a more modern and spacious floor plan. The front door opens to a traditional entry hall, and from there the floor plan unfolds over a mix of the old and the new, featuring an inviting eat-in kitchen, dining rooms, front parlor, formal living room, and home office. Upstairs are four large bedrooms over the center of the house, and a very private and spacious master suite over the northeastern wing. A recently upgraded whole-home Kohler generator services the entire house.







Guest Houses and Manager's House

Edgewood is extensively improved and features a full complement of guest quarters, support structures and barns, and event facilities (further detailed below). Guest quarters at the farm include the charming cottage, a historic 1,800± square foot, two-bedroom house, as well as the Gate house, a beautiful six-bedroom, 5,000± square foot house near the entrance. This more modern house perfectly complements the main home and rounds out the potential for a family compound. Lastly, there is the Manager's house, which is private but conveniently located in the center of the property. It measures 2,000± square feet and has four bedrooms.



Event Space

The owners began developing infrastructure to host events several years ago. Today, that includes a summer kitchen that's been converted into a full bridal suite, a guest cottage that serves as groom quarters, a covered pavilion, and a 200-year-old "party barn" which can be heated and cooled depending on the weather. These structures are well-designed and have been lightly used. Moving forward, they are a terrific asset for a new owner, whether they are for private use, an event business, or corporate retreats.





Climate

Central Virginia enjoys a temperate four-season climate. Summers are warm and humid, with average highs reaching the upper eighties to low nineties during July and August. Winters are generally mild, with average daytime temperatures in the forties, although colder spells in January and February are common. Spring and Autumn are particularly pleasant, with daytime highs in the seventies and nighttime lows in the fifties. The region receives approximately forty-three inches of rainfall annually and sees an average snowfall of nineteen inches per year, providing ample moisture for pasture growth and crop production.



Agriculture and Farm Operations

As mentioned, agricultural operations center on the 270± acres of fenced pasture. Currently, the pastures are leased to a local farmer who cuts hay and grazes 150± cow/calf pairs. The pasture fences are comprised of a four-board oak fence around the main house compound and along the driveway, and a four-strand high-tensile fence throughout the interior pastures. Four wells service the farm, and 18 automatic watering systems are efficiently spread throughout the pastures.

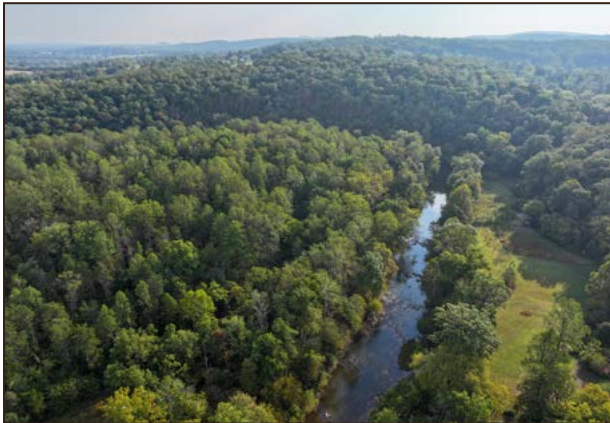
Farm operations run out of two main barns. Near the entrance is a six-bay equipment barn that houses farm machinery. A large gravel yard in front of the barn serves as a working area for staging materials and equipment. A smaller utility barn closer to the house provides storage for mowers and maintenance equipment. This barn also features an enclosed workshop and break room.



Recreational Considerations

Edgewood's topography and natural water resources provide excellent recreational potential. A trail system winds through the property and along the Rapidan River and could easily be expanded for any number of pursuits, including mountain biking, horseback riding, or simply enjoying nature and the Virginia countryside.

Central Virginia is well known as horse country, and Edgewood would make an excellent equestrian property. The area has a long history of fostering all disciplines and skill levels, and there are any number of locations to build stables and riding facilities. Fox hunting is still a vibrant tradition here, and the Keswick Hunt regularly rides through Edgewood.



Hunting has not been a major focus on the farm, but a hunting program could be easily developed if a new owner desired. Wildlife is plentiful and the farm is home to whitetail deer, Eastern Wild Turkey, black bear, redbellied fox, and coyotes. Doves are plentiful in this area and the water resources, which could be expanded or enhanced, attract seasonal waterfowl. The two stocked ponds on the property support a healthy population of warm-water species, primarily bass. The size and setting of the ponds make them suitable for casual angling and family recreation, particularly in the warmer summer months. Both ponds are approximately 10-12 feet in depth.

Taxes

The annual property taxes are approximately \$20,529.

Water Rights

All water rights will convey with the sale of the property.

Mineral Rights

All mineral rights will convey with the sale of the property.



Additional Information

There is no conservation easement currently in place on Edgewood Farm. However, given its size, location, and historical significance, the property would be a strong candidate for one.



Broker's Comments

Edgewood Farm represents the classic Virginia Farm that people envision when they think of Piedmont Hunt Country. It has the full package—gorgeous pastoral and Blue Ridge scenery, river frontage, active agriculture, history, and extensive improvements that can accommodate any number of uses. It encapsulates the enduring appeal of this area, which is only furthered by its easy accessibility and mild four-season climate.





Click on map above for link to Land id™ map of property.

Price

\$5,575,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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VIRGINIA DISCLOSURE OF BROKERAGE RELATIONSHIP EXPLANATION TO CONSUMERS

Upon having a substantive discussion about a specific property or properties with an actual or prospective buyer or seller who is not the client of the licensee and who is not represented by another licensee, a licensee shall disclose any broker relationship the licensee has with another party to the transaction. Further, except as provided in Virginia Code § 54.1-2139, 54.1-2139.1, 54.1-2139.2, or 54.1-2139.3, such disclosure shall be made in writing at the earliest practical time, but in no event later than the time when specific real estate assistance is first provided. Such disclosure may be given in combination with other disclosures or provided with other information, but if so, the disclosure must be conspicuous, printed in bold lettering, all capitals, underlined, or within a separate box. Real estate licensees in Virginia are required by law to make prompt written disclosure of any brokerage relationship to members of the public who are unrepresented. Licensees must also make written disclosures and obtain timely written consents from their clients before entering into other brokerage relationships. If a licensee's relationship to a client or customer changes, the licensee shall disclose that fact in writing to all clients and customers already involved in the specific contemplated transaction. Copies of any disclosures relative to fully executed purchase contracts shall be kept by the licensee for a period of three years as proof of having made such disclosure, whether or not such disclosure is acknowledged in writing by the party to whom such disclosure was shown or given.

Definitions:

"Brokerage relationship" means the contractual relationship between a client and a real estate licensee who has been engaged by such client for the purpose of procuring a seller, buyer, option, tenant, or landlord ready, able, and willing to sell, buy, option, exchange or rent real estate on behalf of a client.

"Client" means a person who has entered into a brokerage relationship with a licensee.

"Customer" means a person who has not entered into a brokerage relationship with a licensee but for whom a licensee performs ministerial acts in a real estate transaction. Unless a licensee enters into a brokerage relationship with such person, it shall be presumed that such person is a customer of the licensee rather than a client.

"Ministerial acts" means those routine acts, which a licensee can perform for a person, which do not involve discretion or the exercise of the licensee's own judgment.

Forms of Client Representation:

"Standard agent" means a licensee who acts for or represents a client in an agency relationship. A standard agent shall have certain obligations to his client and any additional obligations agreed to by the parties in the brokerage agreement. A standard agent must disclose his client relationship whenever dealing with an unrepresented party. A standard agent is also allowed to assist an unrepresented party with ministerial duties.

"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following criteria: (1) It discloses that the licensee is acting as a limited services representative; (2) It provides a list of the specific services that the licensee will provide to the client; (3) It provides a list of the specific statutory duties of a standard agent that the limited-services representative will not provide the client; (4) It includes this language (or its equivalent): By entering into this brokerage agreement, the undersigned do hereby acknowledge their informed consent to the limited service representation by the licensee and do further acknowledge that

neither the other party to the transaction nor any real estate licensee representing the other party is under any legal obligation to assist the undersigned with the performance of any duties and responsibilities of the undersigned not performed by the limited service representative. "Independent contractor" (also known as non-agent) is created by a written brokerage agreement that specifically states that the real estate licensee is acting as an independent contractor and not as an agent. The agreement must also state the obligations an independent contractor has, and which have been agreed to by the parties. An independent contractor relationship is entered into when a licensee is acting as either a designated agent or a dual agent. A "designated agency" is when a principal or supervising broker assigns different licensees within the firm to represent exclusively the seller and buyer. A "dual agent" is a licensee who has a brokerage relationship with both seller and buyer in the same real estate transaction. Dual agency comes with significant limitations to the services a licensee is legally allowed to provide either client. Licensees must provide clients with new, specific language that clearly explains these limitations. These limitations are called "enhanced disclosures." For example, dual agents are prohibited from advising either party as to the merits of specific terms, offers, or counteroffers; dual agents can't advise a buyer client about the suitability of the property or its condition (except the disclosures required by law for seller representatives); and dual agents can't advise either party in any dispute that might later arise relating to the transaction. In dual agency both clients receive a reduced service level.

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