

# Linden FARM

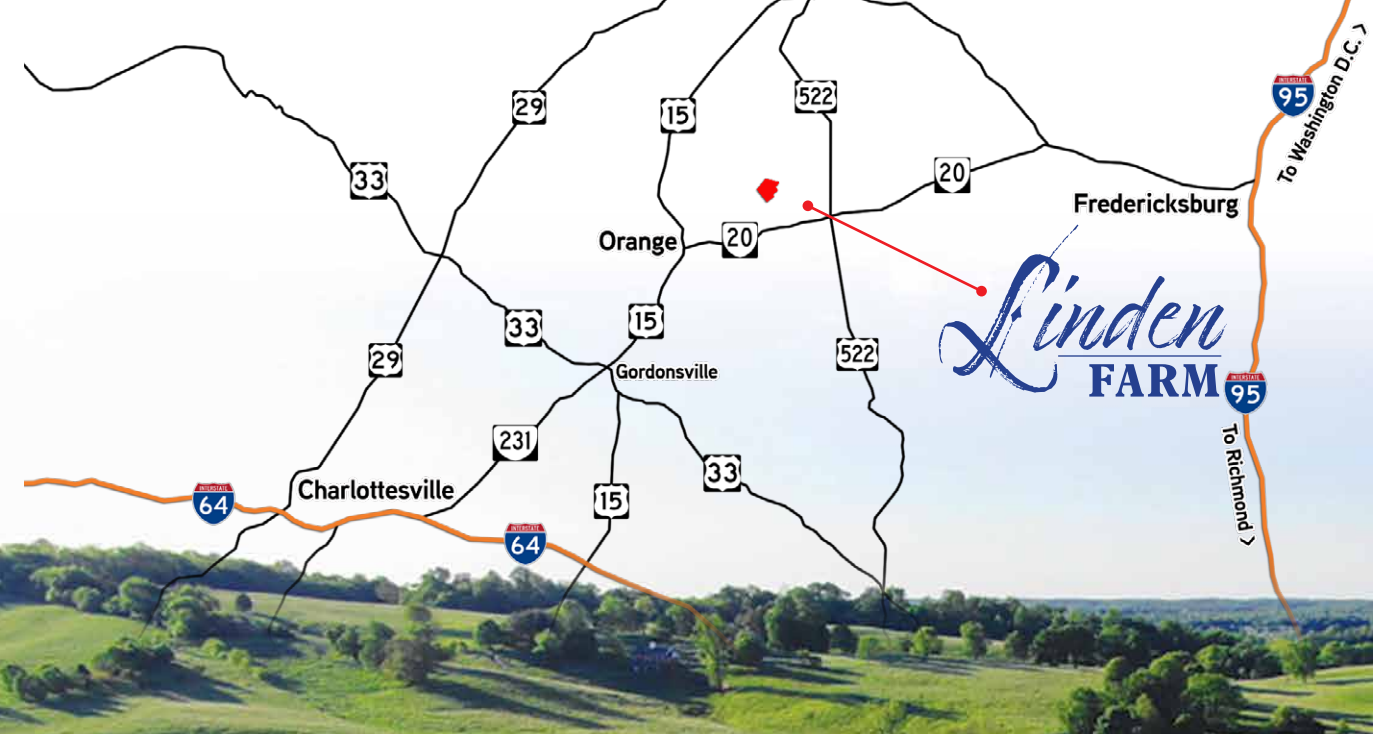
Orange, Virginia

**470<sup>±</sup> DEEDED ACRES**  
OFFERED IN 4 TRACTS & COMBINATIONS

**AUCTION | MAY 17TH • 10AM ET | ON SITE**



HallandHall.com | 800.829.8747



**ADDRESS:**

**8512 Jackson's Quarters Rd, Rapidan, VA 22733**

**DIRECTIONS:** From Orange: Travel east on VA-615/ Rapidan Rd, continue for 4.8 miles. Turn Right onto VA-627/Clark's Mountain Rd, continue for 1.8 miles. Turn right onto Jackson's Quarters Rd at Linden Farm sign, continue 0.5 miles. Turn left, continue to main house

**AUCTION LOCATION:**

Auction will be held on site at the Linden Farm.

**INFORMATION DATES:**

Wed, April 19th • 10am-12noon

Sat, April 29th • 10am-12noon

Wed, May 3rd • 10am-12noon

Please meet an auction representative at the home on Tract 1 to learn more about the auction process and to further explain this fine offering. To schedule additional showings please contact Hall and Hall Auctions at 800-829-8747

**LOCATION**

One of the standout features of the farm is its convenient location and overall accessibility. The nearest towns are Orange (12 minutes away, population 4,975) and Culpeper (25 minutes away, population 18,342), which together feature a wide array of amenities. Forty-five minutes south of the farm is Charlottesville, a small, dynamic city that's home to the University of Virginia. Richmond and Washington, D.C. are also within easy driving distance and can be reached in 90 minutes.

**LOCALE**

The Piedmont region of central Virginia features an iconic pastoral landscape set against the dramatic backdrop of the Blue Ridge Mountains. The rural area's strong agricultural and sporting roots are balanced with sophisticated and engaging towns and regional cities. Together they create a distinct sense of place with a uniquely Virginian identity. In the middle of it all is Orange County and Linden Farm. The farm is surrounded by mostly large landholdings comprised of working farms and recreational and equestrian properties. The area has a rich history and the European settlement of Orange County stretches back three hundred years. James Madison's Montpelier is located minutes from the farm and numerous Civil War battles took place nearby, including one of the war's turning points, the Battle of the Wilderness.

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## **EXECUTIVE SUMMARY**

Linden Farm encompasses 470<sup>±</sup> acres in the heart of the picturesque Virginia Piedmont. Wide vistas of the Blue Ridge Mountains fill the western viewshed, while the gently sloping land east of the farm marks the beginning of Virginia's coastal plain. For three decades the farm has harmonized agriculture, wildlife, and the homestead, creating a farm that's proven yet filled with potential for the next owner.

The primary land uses on the farm are agricultural and recreational, and the fertile Davidson soils on the western portion of the farm form the foundation of the productive pastures supporting the Angus and SimAngus herd. Wildlife and hunting on the farm can be outstanding, and the rolling topography, two ponds, and large amount of open acreage provide the groundwork for additional recreational pursuits.

The farm is thoroughly improved, starting with a beautiful, character-rich owner's compound centered around a Georgian-style manor house built in 1930 with a separate fully updated 3 bedroom carriage house and 1 bedroom guest cottage. Additional improvements include a manager's house, tenant cottage, farm buildings, and two poultry houses. Linden's balanced land uses, privacy, and close proximity to Washington D.C., Richmond, and Charlottesville, make it a coveted opportunity to create a lasting family retreat.

**TRACT 1: 310<sup>±</sup> Acres** with main estate, carriage house, guest cottage, and additional home

**TRACT 2: 87<sup>±</sup> Acres** with prime homesite

**TRACT 3: 28<sup>±</sup> Acres** - This swing tract can only be purchased with an adjoining tract

**TRACT 4: 45<sup>±</sup> Acres** with manager's home, cattle facilities, and turkey houses

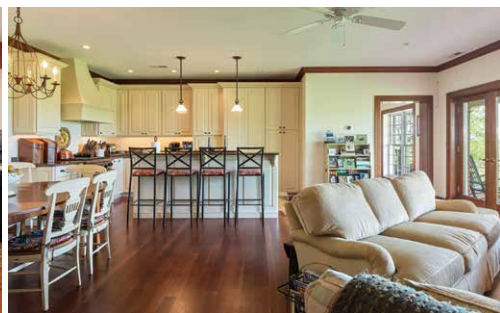




## GENERAL DESCRIPTION

Linden Farm is accessed off Clark's Mountain Road, a quiet two-lane country road. The entrance is marked by an impressive 4.1-acre pond and the driveway enters the property over the pond's dam, creating a scenic and unique entry. From there, the gravel road continues to the farm's interior, passing the 12.3-acre Brooke's Lake, a scenic focal point of the property.

Linden's primary land use is cattle pasture, although its gently rolling topography is suitable for any number of alternate uses, including crop production, vineyards, equestrian facilities, and upland bird habitat. The views throughout the Linden Tract are spectacular and the viewshed is often described as the finest in the Rapidan River Basin. The rolling pastures, two large ponds, and wide vistas of the Blue Ridge Mountains rival the scenery found anywhere in central Virginia.



The manor house on the property occupies a central elevated location that provides expansive views of the mountains and surrounding landscape. The manor house is ideally situated and ready for a new owner to finish to their specifications. Accompanying the manor house is the 3-bedroom carriage house, 1-bedroom guest cottage, and pool and pool house. There is also a four-bedroom manager's house and two-bedroom tenant cottage. The number of dwellings on this property (five in total) offer turn-key availability and the potential for a multi-generational retreat.



The barns and poultry houses lie southeast of the owner's compound, and can be accessed via internal farm roads or a separate farm entrance off Clifton Road. The agricultural improvements were all designed with efficiency in mind and are built to accommodate large equipment and farm deliveries.

## NUTRIENT BANK/EASEMENTS

Approximately 60 acres of the farm are enrolled in nutrient banking, a statewide Virginia program whereby agriculture acreage is converted to forest. Once converted, the acreage must remain in trees in perpetuity. The acreage enrolled was selected both for its suitability for the program as well as secondary benefits the forested land will bring to the farm, including perpetual privacy along the property boundaries and expanded wildlife habitat. The property is subject to VOF Conservation Easement that may limit substantial development.



## AGRICULTURAL OPERATIONS

Agriculture has played a significant role on the farm over the past thirty years. Cattle continue to be at the center of this, with a focus on bred heifers and cattle genetics. The operation and management are highly regarded, and Linden's bred heifers are sold up and down the East Coast to a carefully developed group of top buyers.

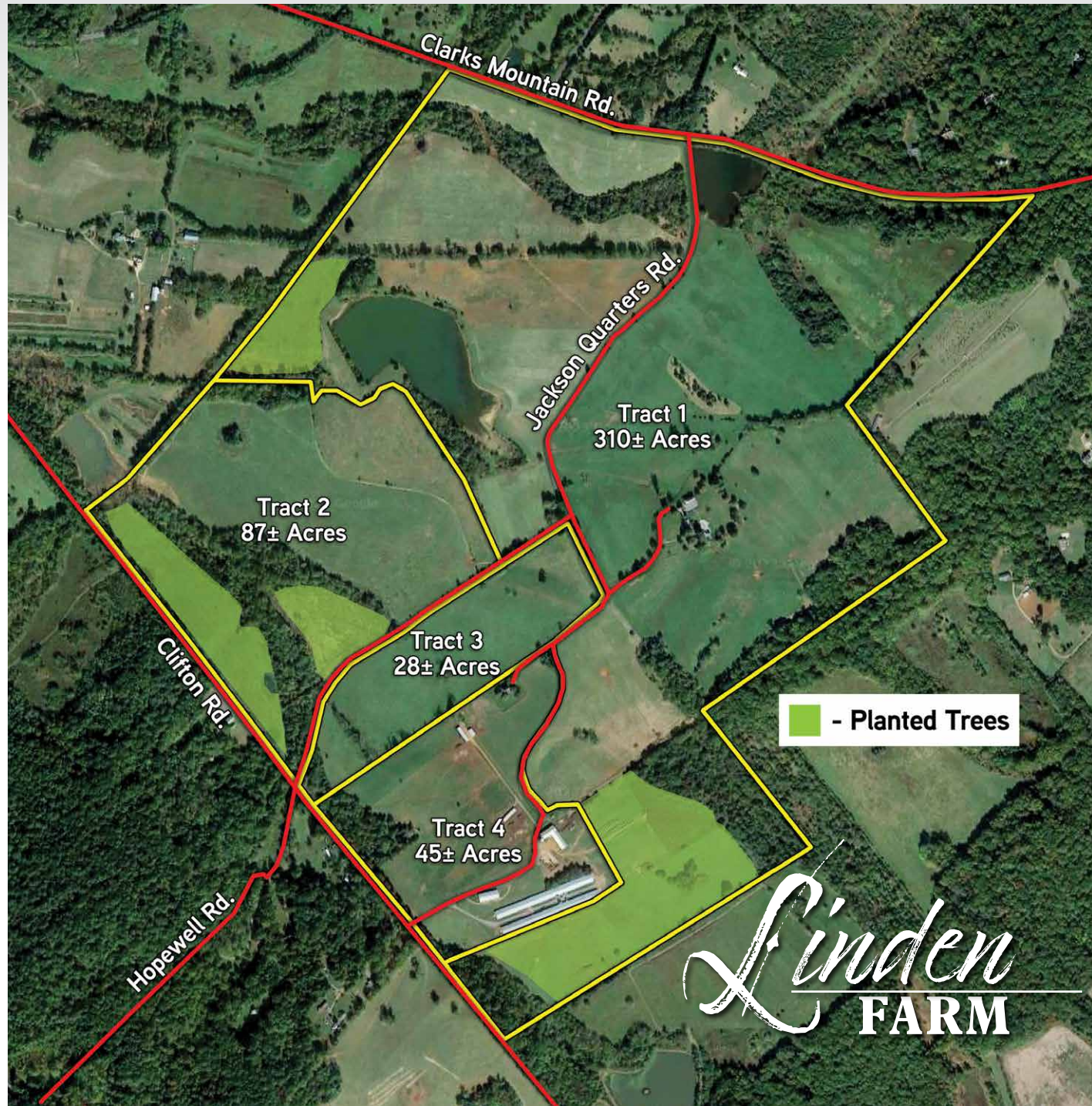
In addition to cattle, the farm has two poultry houses where domestic hen turkeys are raised for premium fresh turkey markets in the East. The houses produce competitive flocks and generate meaningful net annual income. An added efficiency for the rest of the farm is the reliable production of fertilizer as a by-product of the turkey operation.



## RECREATIONAL CONSIDERATIONS

Linden Farm has a history of excellent dove hunting, as well as quality opportunities to pursue whitetail deer and eastern wild turkeys. For 30 years, the farm has been carefully managed to promote robust wildlife populations alongside a successful agricultural operation, and the results are enviable. The waterfowl hunting on Brooke's Lake can be highly productive, and there is potential to further develop waterfowl habitat. Linden has hosted several National and International retriever and pointing dog events.

The farm is on the western edge of the Atlantic flyway, and proximity to Lake Anna and Lake Orange provides a steady influx of waterfowl in the winter months. Ducks regularly seen on the farm include wood ducks, mallards, gadwalls, black ducks, and pintails.





Hall and Hall Auctions  
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www.hallandhall.com

VA Auctioneer: 2907004232  
Broker: 0225217294



# Linden FARM

**AUCTION**  
**MAY 17TH • 10AM ET | ON SITE**

**SUMMARY OF TERMS:** A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 10% buyer's premium will be added to the high bid to determine the total purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available. Contact our office for details.

