



SOLD!! 119 ACRES OF RIVERFRONT LAND FOR SALE IN CULPEPER COUNTY VA!

SOLD

Great opportunity for a Central Virginia working farm located on the Rappahannock River with timber and loaded with wildlife! All this only an hour from Northern VA/DC area!

Great opportunity for a remarkable 119 Acres property with significant Civil War battlefield value in Historic Culpeper Co located in the rolling hills of central Virginia. Updated residence on 119 acres. The home overlooks the beautiful flowing waters of the Rappahannock River from two sides of the wrap around porch. Not only great views but 24 acres of towering mixed timber where wildlife abounds! In addition, there is the income producing 81 acres of productive cropland. Consider this unique property if you have been looking for that purchase that has it all, and more!

This property has significant acreage that lies within the core area of the Kellys Ford Battlefield of 1863. It also lies within the study areas of the Brandy Station & Rappahannock Station Battlefields. Also, the ruins of the historic Wheatley House lie on one of the highest points on this these tracts. These tracts are noted for having significant archaeological value. relating to the Civil War. It also has produced Native Indian findings as well.

An 80 X 60 metal barn on the property is only 2 years old and is a great place for storage of any kind including farm equipment. This property has a permissive conservation easement attached to it. It allows farming, timbering, and residential use and expansion. Consider this unique property if you have been looking for that purchase that has it all, and more! Great for weekend getaway, 2nd career in farming, recreation, investment, retirement, horses, and more. Only about an hour from the Northern VA & Washington DC area. Head down one of the many highways south on Friday afternoon and be in your dream location every weekend in no time. Asking price is below recent appraised value.

During the American Revolutionary War (1775-1783), the Culpeper Minutemen, a pro-Independence militia, formed in the town of Culpeper Courthouse. They organized in what was then known as "Clayton's Old Field," near today's Yowell Meadow Park. During the Civil War (1861-1865), Culpeper was a crossroads for a number of armies marching through central Virginia, with both Union and Confederate forces occupying the town by turn. In the heart of downtown, the childhood home of Confederate General A.P. Hill stands at the corner of Main and Davis streets. One block north on Main Street (present location of Piedmont Realty) was the frame house where "The Gallant Major" John Pelham died after sustaining a wound at the Battle of Kelley's Ford.

MORE DETAILS

Address:

15393 Kellys Ford Rd
Remington, VA 22701

Acreage: 119.0 acres

County: Culpeper

MOPLS ID: 55366

GPS Location:

38.494300 x -77.799500

PRICE: \$750,000

CONTACT AGENT



DANNY GRAHAM

AGENT

(757) 613-6059

(844) 480-5263 (LAND)

dgraham@mossyoakproperties.com

