



SOLD!! 99 ACRES OF HUNTING LAND FOR SALE IN CULPEPER COUNTY VA!

SOLD

Great opportunity for a Central Virginia farm and bungalow with acres of towering timber and loaded with wildlife! All this only an hour from Northern VA/DC area!

Great opportunity for a remarkable property with significant Civil War battlefield value in Historic Culpeper Co located in the rolling hills of central Virginia. This offering comes with an 850 SF Bungalow on 99 acres. Not only great views but 82 acres of towering mixed timber where wildlife abounds! In addition there is the income producing 15 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. This tract is noted for having significant archaeological value relating to the Civil War. It also has produced Native Indian findings as well.

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, recreation, investment, retirement, horses, and more. Only about an hour from the Northern VA & Washington DC area. Head down the 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:

15391 Kellys Ford Rd
Remington, VA 22701

Acreage: 99.0 acres

County: Culpeper

MOPLS ID: 55368

GPS Location:

38.488900 x -77.809300

PRICE: \$375,000

CONTACT AGENT



DANNY GRAHAM

AGENT

(757) 613-6059

(844) 480-5263 (LAND)

dgraham@mossyoakproperties.com

