



5028 CATLETT RD, BEALETON, FAUQUIER

ACTIVE

356 acre farm in three parcels of 279, 62 and 15.4 acres sold separately or as a whole. In agricultural production under ag lease (year to year) and in land use. Not Conservation Easement. 19 by right potential lots per Fauquier County. Long frontage on Rt 28 at Midland. approximately 50 acres in the Midland Service District planned R-1, one acre lots. Backs to Crockett Park and Germantown Lake with the 15 acre parcel possibly a lake view building lot. 60 acre parcel separated by Rt 28 and borders Norfolk Southern Rail near similarly situated industrial uses. Property is a portion of the 1100 acre historic Germantown Settlement and a small area of remnant structures and graves remain. Listed on the National Register. Multiple possible uses - agriculture, residential, investment, etc. A portion of the 60 acre tract is under a time limited option for solar development. Farm lease is year to year. In land use taxation. Main corpus of the farm is in crop production with some areas wooded. Portions fenced for cattle historically. Licking Run bisects the property and creates opportunities for possible ecosystem service development of wetlands, stream restoration or nutrient reduction. Stream is below the Germantown dam and a dam inundat

MORE DETAILS

Address:

5028 CATLETT RD
BEALETON, VA

Acreage: 356.9 acres

County: Fauquier

GPS Location:

38.612379 x -77.712184

PRICE: \$3,950,000