



TM 63, 22&23 TATUM RD, UNIONVILLE, ORANGE

PENDING

Exceptional 412.46+- surveyed acre farm with extensive hard surfaced, State road frontage on Tatum Road. Property is in Land Use Taxation. Several elevated building sites for residence and assorted outbuildings. Soil evaluation for (2), 4 bedroom conventional perc sites. Numerous springs that develop and feed into Pleasant Run. Balanced mix of open pasture land and hardwood forest. Present use is a cattle farm, with beautiful pastoral views. Well drained and productive soils. Located to urban areas of Fredericksburg, Richmond and Washington D.C.. Electric and fiber optic lines to the property. The farm has the potential for a conservation easement. The farm can be subdivided, currently in two parcels. The farm has only been sold once in 100 years.

MORE DETAILS

Address:

TM 63, 22&23 TATUM RD
UNIONVILLE, VA 22567

Acreage: 412.5 acres

County: Orange

GPS Location:

38.192602 x -77.906104

PRICE: \$2,260,000