



TM 63-22 TATUM RD, UNIONVILLE, ORANGE

PENDING

Pleasant Run Farm - exceptional 271.88+- surveyed acre farm with extensive hard surfaced, State road frontage on Tatum Road. Very private and well located to Fredericksburg, Richmond and Washington D.C.. The farm is currently being used as a beef cattle operation. There are multiple springs, developing into Pleasant Run, that is wholly within the property boundaries. The land has approximately an equal balance between open pasture land and hardwood forest. There are multiple exceptional elevated potential building sites for a primary residence and assorted outbuildings. It is rare to find such an unique property being offered with large acreage, natural beauty and privacy. The farm has the potential for a conservation easement. Abundant wildlife include deer and turkey. Soil evaluation for, 4 bedroom conventional perc. Well drained and productive soils. The farm can be subdivided. Perimeter fencing and cross fencing. Electric and Fiber Optics lines to property.

MORE DETAILS

Address:

TM 63-22 TATUM RD
UNIONVILLE, VA 22567

Acreage: 271.9 acres

County: Orange

GPS Location:

38.196699 x -77.907391

PRICE: \$1,795,000