



SOLD!! 225.15 ACRES OF SCENIC MULTI-USE FARMLAND WITH INVESTMENT POTENTIAL FOR SALE IN AMHERST COUNTY VA!

SOLD

For immediate assistance with this listing call Joel Hoeffner at 540-494-4070.

This beautiful farm is suited for many potential uses/investment opportunities and offers amazing panoramic views, multiple rental homes, agricultural infrastructure, approximately 5,000 feet of road frontage, two stocked ponds, miles of fenced pastures with livestock troughs, and is located just 15 minutes from downtown Lynchburg, VA! Call Joel Hoeffner at 540-494-4070 to schedule a showing today!

Scenic 225-Acre Farm in Central Virginia.

Nestled in the picturesque landscapes of central Virginia lies this rare 225-acre farm that promises tranquility and opportunity. Located just 15 minutes from Lynchburg, 20 minutes from Amherst, 45 minutes from Lexington, and just an hour from Charlottesville, this farm is a perfect blend of rural charm and convenient accessibility. Offering a multitude of features, from breathtaking panoramic views and rental properties to functional farming infrastructure and potential for various future uses, this property is unparalleled in its beauty and versatility.

Panoramic Views and Prime Location

The farm's location is one of its most compelling attributes. Positioned in the shadow of Tobacco Row Mountain, the property provides stunning panoramic views, offering a serene and ever-evolving backdrop. Its proximity to several key towns and cities makes it an ideal spot for those seeking the peace of rural life without being too far from urban amenities. The farm's network of interior roads, trails and convenient access to major roads, with over half a mile of frontage on VA-130 and nearly 0.4 miles on VA-653, ensures easy travel and transport.

Rental Properties & Farm Lease

The property includes three rental homes, making it a versatile investment opportunity. These homes can provide a steady income or allow for live-in farmhands and staff. Please note that all dwellings on this property are being sold AS IS WHERE IS. The current farm lease extends through the end of the year which further enhances the property's appeal, ensuring that it remains productive and maintained. This lease could be continued or changed to fit the new owners' specific needs, from agricultural pursuits to equestrian activities.

Ponds and Natural Resources

Two sizable ponds, approximately 7.75 and 7.5 acres, add to the farm's recreational and aesthetic allure. These water bodies not only enhance the visual beauty of the landscape but also support various agricultural activities. The ponds provide irrigation options and habitats for local wildlife, making the property a haven for nature enthusiasts and hunters alike. Deer, turkey, and waterfowl hunting opportunities are plentiful, supported by the farm's multiple springs and diverse ecosystems and there is even a waterfowl blind tucked away on one of the ponds that is ready for your family and friends to enjoy.

Versatile Agricultural Infrastructure

The farm boasts an impressive array of agricultural buildings and facilities, reflecting its history and adaptability. The seven-stable horse barn is equipped with power, a tack room, a feed room, an office, a hay loft, and corrals, making it ideal for equestrian activities. Additionally, a cattle barn with power and a covered riding track, a nine-stall brick calf barn with power, water, a livestock chute, and a hay loft ensure that the

property is well-suited for dairy and cattle farming.

The brick granary with power, stone milk house with power and water, and multiple storage barns further enhance the farm's functionality. These structures provide ample space for storing feed, equipment, and produce, facilitating efficient farm management. The presence of a three-car garage/shop with power and a loft, a dairy barn with power and water, and an upstairs venue adds to the farm's versatility. Currently one of the owners has deeded lifetime rights to the lower portion of the dairy barn that is utilized for a woodworking shop. Please note that all farm structures are being sold AS IS WHERE IS.

Modern Amenities

Modern conveniences are not forgotten on this expansive property. FireFly Fiber Internet has been recently installed through the farm, ensuring high-speed connectivity for both work and leisure. This feature is particularly valuable for those seeking to manage farm operations remotely or simply enjoy the digital comforts of contemporary life while surrounded by nature. One onsite well provides ample water to the rental properties and other structures on the property. For those considering a development opportunity, the public water supply is located nearby.

Potential Uses and Opportunities

The potential uses for this farm are as vast as its acreage. It could continue to thrive as a traditional farm, supporting dairy, horse, or cattle operations. However, its prime location and infrastructure also make it an excellent candidate for a winery, a golf course, or a subdivision. The property's scenic views, coupled with its accessibility and extensive facilities, make it an attractive option for developing a winery that could draw tourists and wine enthusiasts from nearby cities. Just imagine converting the dairy barn and other structures into tasting rooms, rustic-inspired spaces for weddings and events, or a clubhouse to enjoy after a round of golf!

Alternatively, the farm could be placed under a conservation easement, protecting its natural beauty and resources for future generations while providing tax benefits. The proximity to the James River, Pedlar River, Blue Ridge Parkway, Appalachian Trail, and George Washington National Forest add to its appeal as a conservation site or recreational retreat.

A Legacy of Versatility and Resilience

This 225-acre farm stands as a testament to the versatility and resilience of rural life. Its rich history as a dairy, horse, and cattle farm demonstrates its adaptability and enduring value. The combination of natural beauty, strategic location, and comprehensive agricultural infrastructure makes it a property of immense potential and promise.

Whether envisioned as a thriving farm, a scenic winery, or a protected conservation area, this property offers a unique opportunity to invest in a piece of Virginia's heartland. Its panoramic views, modern amenities, and diverse potential uses ensure that it will remain a cherished and valuable asset for years to come.

<https://www.lynchburgvirginia.org/>

<https://thejamesriver.org/about-the-james-river/>

<https://www.fs.usda.gov/gwj>

<https://visitamherstcounty.org/>

MORE DETAILS

Address:

127 Albert Farm Rd
Monroe, VA 24574

Acreage: 225.2 acres

County: Amherst

MOPLS ID: 57249

GPS Location:

37.522084 x -79.197822

PRICE: \$2,100,000

CONTACT AGENT



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