



LINDEN FARM
ORANGE, VIRGINIA





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ORANGE, VIRGINIA

\$5,495,000 | 470± ACRES



LISTING AGENT: **ALEX WEBEL**

THE WINGS GROUP, LLC
600 EAST WATER STREET, SUITE H
CHARLOTTESVILLE, VIRGINIA 22902

M: 434.989.1199

ALEX@WINGSGROUPLLC.COM

LISTING AGENT: **TRENT JONES**

560 2ND AVENUE NORTH
KETCHUM, IDAHO 83340

P: 208.622.4133

M: 208.720.2871

TJONES@HALLANDHALL.COM



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for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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EXECUTIVE SUMMARY

Linden Farm encompasses 470± acres in the heart of the picturesque Virginia Piedmont. Wide vistas of the Blue Ridge Mountains fill the western viewshed, while the gently sloping land east of the farm marks the beginning of Virginia's coastal plain. For three decades the farm has harmonized agriculture, wildlife, and the homestead, creating a farm that's proven yet filled with potential for the next owner.

The primary land uses on the farm are agricultural and recreational, and the fertile Davidson soils on the western portion of the farm form the foundation of the productive pastures supporting the Angus and SimAngus herd. Wildlife and hunting on the farm can be outstanding, and the rolling topography, two ponds, and large amount of open acreage provide the groundwork for additional recreational pursuits.

The farm is thoroughly improved, starting with a beautiful, character-rich owner's compound centered around a Georgian-style manor house built in 1930 with a separate fully updated guest cottage and carriage house. Additional improvements include a manager's house, tenant cottage, farm buildings, and two poultry houses. Linden's balanced land uses, privacy, and close proximity to Washington D.C., Richmond, and Charlottesville, make it a coveted opportunity to create a lasting family retreat.

**Linden Farm is contiguous to Deerwood (613 acres, [link here](#)), which is also available for purchase*

LOCATION

One of the standout features of the farm is its convenient location and overall accessibility. The nearest towns are Orange (12 minutes away, population 4,975) and Culpeper (25 minutes away, population 18,342), which together feature a wide array of amenities. Forty-five minutes south of the farm is Charlottesville, a small, dynamic city that's home to the University of Virginia. Richmond and Washington, D.C. are also within easy driving distance and can be reached in 90 minutes.

Town/City	Distance	Drive Time
Orange	8 miles	12 minutes
Culpeper	16 miles	25 minutes
Charlottesville	36 miles	50 minutes
Richmond	77 miles	1 hour 25 minutes
Washington DC	85 miles	1 hour 30 minutes



Options for air travel are similarly varied and convenient. Charlottesville-Albemarle is the nearest commercial airport featuring multiple daily nonstop flights to hubs throughout the eastern U.S. Richmond International Airport and Dulles International Airport can be reached in 90 minutes or less, and together offer nonstop access to 103 domestic and 52 international destinations. Private air access is also close at hand, including Orange County Airport (3,200 ft runway) and Culpeper Regional Airport (5,000 ft runway), which are 10 minutes and 25 minutes from the farm, respectively.

Airport	Distance	Drive Time
Orange County Airport (OMH)	8 miles	10 minutes
Culpeper Regional Airport (CJR)	16 miles	25 minutes
Charlottesville (CHO)	26 miles	45 minutes
Richmond International (RIC)	85 miles	1 hour 25 minutes
Dulles (IAD)	72 miles	1 hour 30 minutes

LOCALE

The Piedmont region of central Virginia features an iconic pastoral landscape set against the dramatic backdrop of the Blue Ridge Mountains. The rural area's strong agricultural and sporting roots are balanced with sophisticated and engaging towns and regional cities. Together they create a distinct sense of place with a uniquely Virginian identity. In the middle of it all is Orange County and Linden Farm. The farm is surrounded by mostly large landholdings comprised of working farms and recreational and equestrian properties. The area has a rich history and the European settlement of Orange County stretches back three hundred years. James Madison's Montpelier is located minutes from the farm and numerous Civil War battles took place nearby, including one of the war's turning points, the Battle of the Wilderness.



Forty-five minutes south of Linden Farm is Charlottesville, a lively university town with vibrant music, art, and food & wine scenes. The countryside between the farm and Charlottesville is a mixture of traditional working lands, sporting properties, country estates, and vineyards. It's an area that checks all the boxes often requested by our clients – rural, scenic, engaging, and easily accessible by car and plane.

Ninety minutes away, our nation's capital provides an excellent counterpoint to the farm's rural setting. In recent years Washington, D.C. has gained a reputation as being far more than a government town and is widely recognized as a vibrant city, business center, and cultural destination.



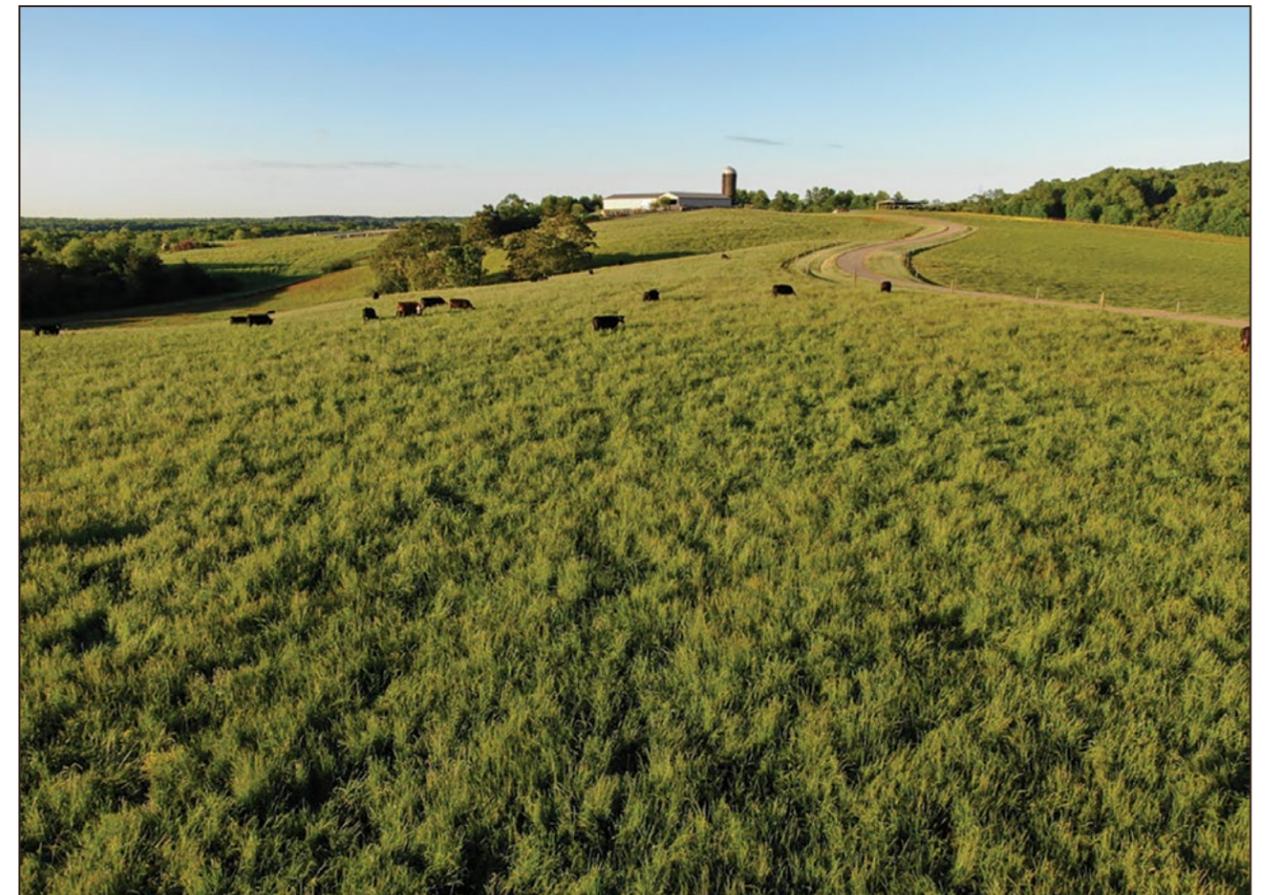
GENERAL DESCRIPTION

Linden Farm is accessed off Clark's Mountain Road, a quiet two-lane country road. The entrance is marked by an impressive 4.1-acre pond and the driveway enters the property over the pond's dam, creating a scenic and unique entry. From there the gravel road continues to the farm's interior, passing the 12.3-acre Brooke's Lake, a scenic focal point of the property.

Linden's primary land use is cattle pasture, although its gently rolling topography is suitable for any number of alternate uses, including crop production, vineyards, equestrian facilities, and upland bird habitat. The views throughout the Linden Tract are spectacular and the viewshed is often described as the finest in the Rapidan River Basin. The rolling pastures, two large ponds, and wide vistas of the Blue Ridge Mountains rival the scenery found anywhere in central Virginia.

The manor house on the property occupies a central elevated location that provides expansive views of the mountains and surrounding landscape. Accompanying the manor house is the guest house, carriage house, and pool and pool house. There is also a four-bedroom manager's house and two-bedroom tenant cottage. The number of dwellings on this tract (five in total) offer turn-key availability and the potential for a multi-generational retreat.

The barns and poultry houses lie southeast of the owner's compound and can be accessed via internal farm roads or a separate farm entrance off Clifton Road. The agricultural improvements were all designed with efficiency in mind and are built to accommodate large equipment and farm deliveries.





NUTRIENT BANK

Approximately 30 acres of the farm are enrolled in nutrient banking, a statewide Virginia program whereby agriculture acreage is converted to forest. Once converted, the acreage must remain in trees in perpetuity. The acreage enrolled was selected both for its suitability for the program as well as secondary benefits the forested land will bring to the farm, including perpetual privacy along the property boundaries and expanded wildlife habitat.



ACREAGE

An approximate breakdown of the acreage and land uses is as follows:

Fields and Pastures ~ 312 acres

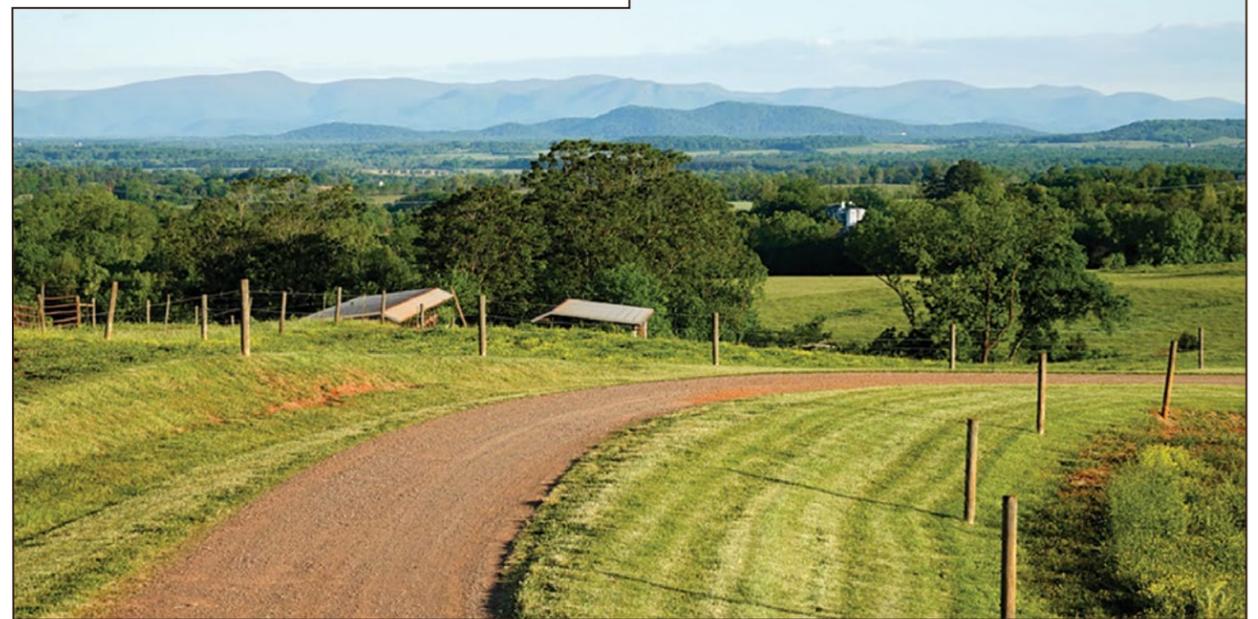
Forest (mixed hardwoods) ~ 85 acres

Ponds ~ 16 acres

Other (building sites, roads, etc) ~ 20 acres

Nutrient Bank ~ 30 acres

Total ~ 470 acres



IMPROVEMENTS



The centerpiece of the residential improvements is the owner's compound, which is anchored by a beautiful Georgian-style manor house. The house was built in 1930 and its traditional design is perfectly scaled to merge with the landscape. The house requires renovation but has been stripped down to the studs and readied for construction. It's a rare opportunity to update and personalize a classic home without the surprises that often accompany historic renovations. Adjacent to the main house is the three-bedroom carriage house and the one-bedroom guest cottage. Both are fully updated and tastefully appointed and allow a new owner to enjoy the farm on Day One of ownership. Completing the owner's compound is a superb pool and pool house with landscaped outdoor living spaces.

Housing for farm staff includes the recently updated four-bedroom manager's house known as Linden Inn, and a two-bedroom tenant cottage known as the Gate House. The Linden Inn's renovation in 2021 makes it well-suited for immediate use as an additional guest house.



The agricultural aspects of Linden are well-improved. There are 280± acres of fenced pasture, all of which have automatic waterers. Four of the pastures have access to three covered, concrete feed bunkers. The farm shop area includes a cattle barn and working facilities, heated workshop, equipment barn, and a bunker silo. Adjacent to the farm shop are two 50' x 674' poultry houses and a separate litter storage facility.



CLIMATE

Central Virginia enjoys an agreeable four-season climate. Summers are warm and humid, and average temperatures in July and August are in the upper 80s and low 90s. Winter temps are generally in the 40s, although they frequently dip lower for short periods in January and February.

Spring and fall showcase Virginia at its best, and the brilliantly green countryside in May and stunning foliage of October are hard to compete with. During these seasons temperatures consistently reach the 70s during the daytime and cool off into the 50s at night. Average annual rainfall is 43 inches and average annual snowfall is 19 inches.



AGRICULTURAL OPERATIONS

Agriculture has played a significant role on the farm over the past thirty years. Cattle continue to be at the center of this, with a focus on bred heifers and cattle genetics. The operation and management are highly regarded, and Linden's bred heifers are sold up and down the East Coast to a carefully developed group of top buyers.



In addition to cattle, the farm has two poultry houses where domestic hen turkeys are raised for premium fresh turkey markets in the East. The houses produce competitive flocks and generate meaningful net annual income. An added efficiency for the rest of the farm is the reliable production of fertilizer as a by-product of the turkey operation.

The farm has earned a reputation for being at the forefront of best management practices and is an excellent example of how working lands can be effectively balanced with conservation goals. Linden has been recognized on several occasions for its conservation practices, in particular, its successful development of projects on the property to demonstrate how to operate a cattle and poultry operation while generating cleaner waters to the Chesapeake Bay Watershed.



RECREATIONAL CONSIDERATIONS

Linden Farm has a history of excellent dove hunting, as well as quality opportunities to pursue whitetail deer and eastern wild turkeys. For 30 years, the farm has been carefully managed to promote robust wildlife populations alongside a successful agricultural operation, and the results are enviable. The waterfowl hunting on Brooke's Lake can be highly productive, and there is lots of potential to further develop waterfowl habitat. The farm is on the western edge of the Atlantic flyway, and proximity to Lake Anna and Lake Orange provide a steady influx of waterfowl in the winter months. Ducks regularly seen on the farm include wood ducks, mallards, gadwalls, black ducks, and pintails.

Beyond hunting, Linden's two ponds provide fishing, kayaking, and all-around family recreation. There are farm roads throughout the property and significant opportunities exist to create an accompanying trail network for hiking, running, horseback riding, mountain biking, and ATV use. The diversity of the topography and land features also make for an excellent sporting clays course.

Lastly, while there are currently no horses on the farm, Linden has been home to hunter/jumpers and quarter horses in the past, and the acreage is ideal for equestrian activities. Central Virginia is known as horse country for good reason, and there are best-in-class resources nearby for developing and maintaining equestrian properties. The farm is on the border of the Keswick Hunt and the Bull Run Hunt, and both have fox hunted on the property in recent years. A highlight of Linden's history was hosting a large-scale cavalry demonstration that featured over 300 horses engaging in multiple events.



TAXES

Annual property taxes are approximately \$15,540.



BROKER COMMENTS

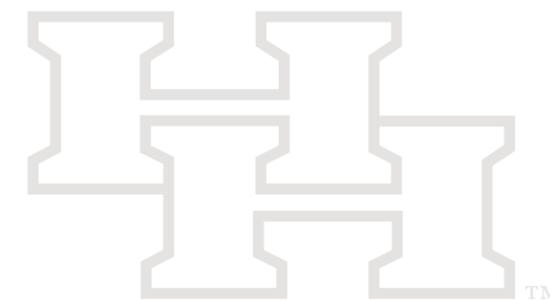
Linden Farm fits an ideal property profile – working lands balanced with productive wildlife habitat, excellent recreational potential, mountain views, and classic Virginia architecture. When people think of the Virginia Piedmont, they're likely picturing Linden Farm.



Click on map above for link to MapRight map of property.

PRICE

\$5,495,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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VIRGINIA DISCLOSURE OF BROKERAGE RELATIONSHIP EXPLANATION TO CONSUMERS

Upon having a substantive discussion about a specific property or properties with an actual or prospective buyer or seller who is not the client of the licensee and who is not represented by another licensee, a licensee shall disclose any broker relationship the licensee has with another party to the transaction. Further, except as provided in Virginia Code § 54.1-2139, 54.1-2139.1, 54.1-2139.2, or 54.1-2139.3, such disclosure shall be made in writing at the earliest practical time, but in no event later than the time when specific real estate assistance is first provided. Such disclosure may be given in combination with other disclosures or provided with other information, but if so, the disclosure must be conspicuous, printed in bold lettering, all capitals, underlined, or within a separate box. Real estate licensees in Virginia are required by law to make prompt written disclosure of any brokerage relationship to members of the public who are unrepresented. Licensees must also make written disclosures and obtain timely written consents from their clients before entering into other brokerage relationships. If a licensee's relationship to a client or customer changes, the licensee shall disclose that fact in writing to all clients and customers already involved in the specific contemplated transaction. Copies of any disclosures relative to fully executed purchase contracts shall be kept by the licensee for a period of three years as proof of having made such disclosure, whether or not such disclosure is acknowledged in writing by the party to whom such disclosure was shown or given.

Definitions:

"Brokerage relationship" means the contractual relationship between a client and a real estate licensee who has been engaged by such client for the purpose of procuring a seller, buyer, option, tenant, or landlord ready, able, and willing to sell, buy, option, exchange or rent real estate on behalf of a client. "Client" means a person who has entered into a brokerage relationship with a licensee.

"Customer" means a person who has not entered into a brokerage relationship with a licensee but for whom a licensee performs ministerial acts in a real estate transaction. Unless a licensee enters into a brokerage relationship with such person, it shall be presumed that such person is a customer of the licensee rather than a client.

"Ministerial acts" means those routine acts, which a licensee can perform for a person, which do not involve discretion or the exercise of the licensee's own judgment.

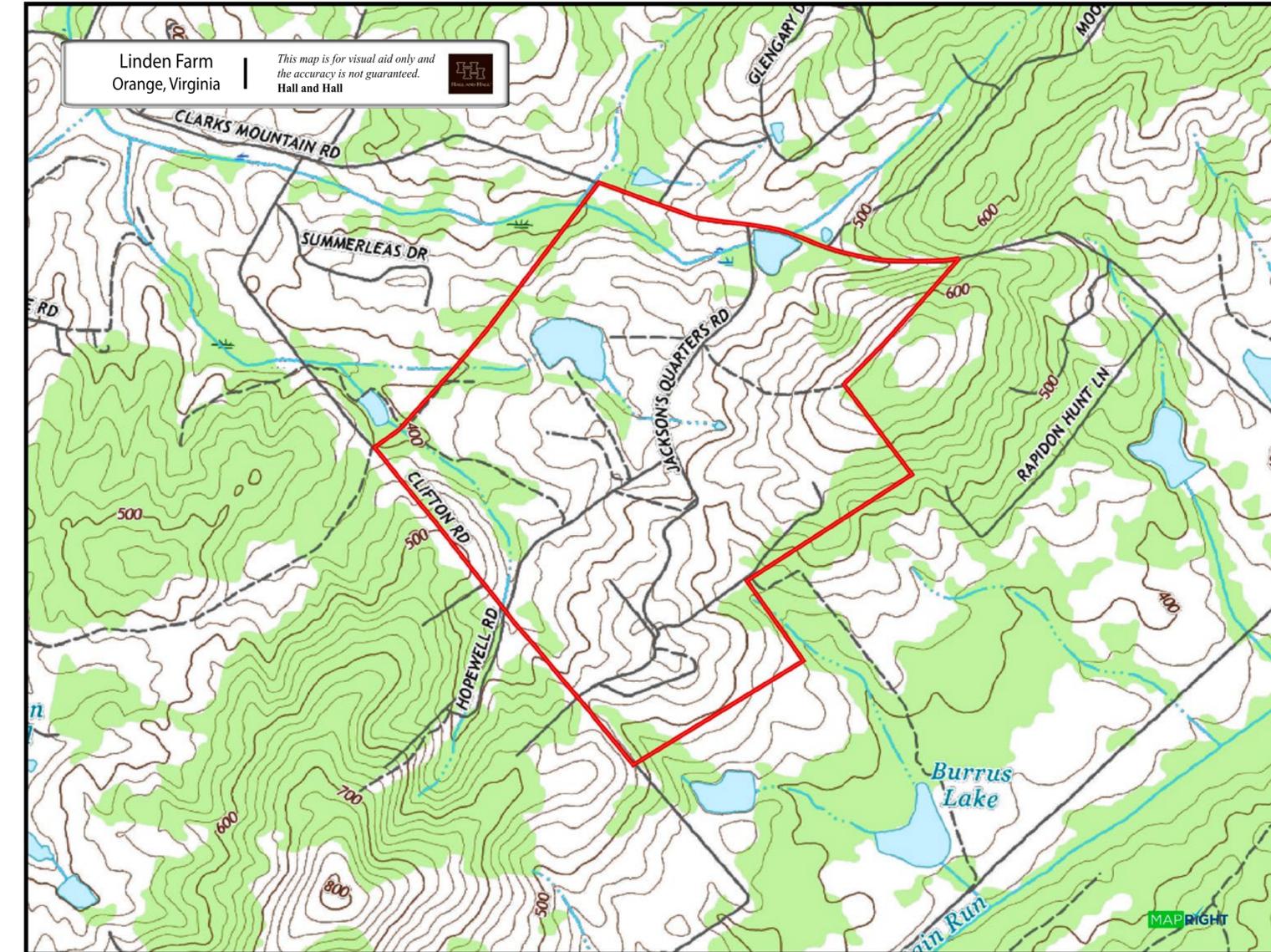
Forms of Client Representation:

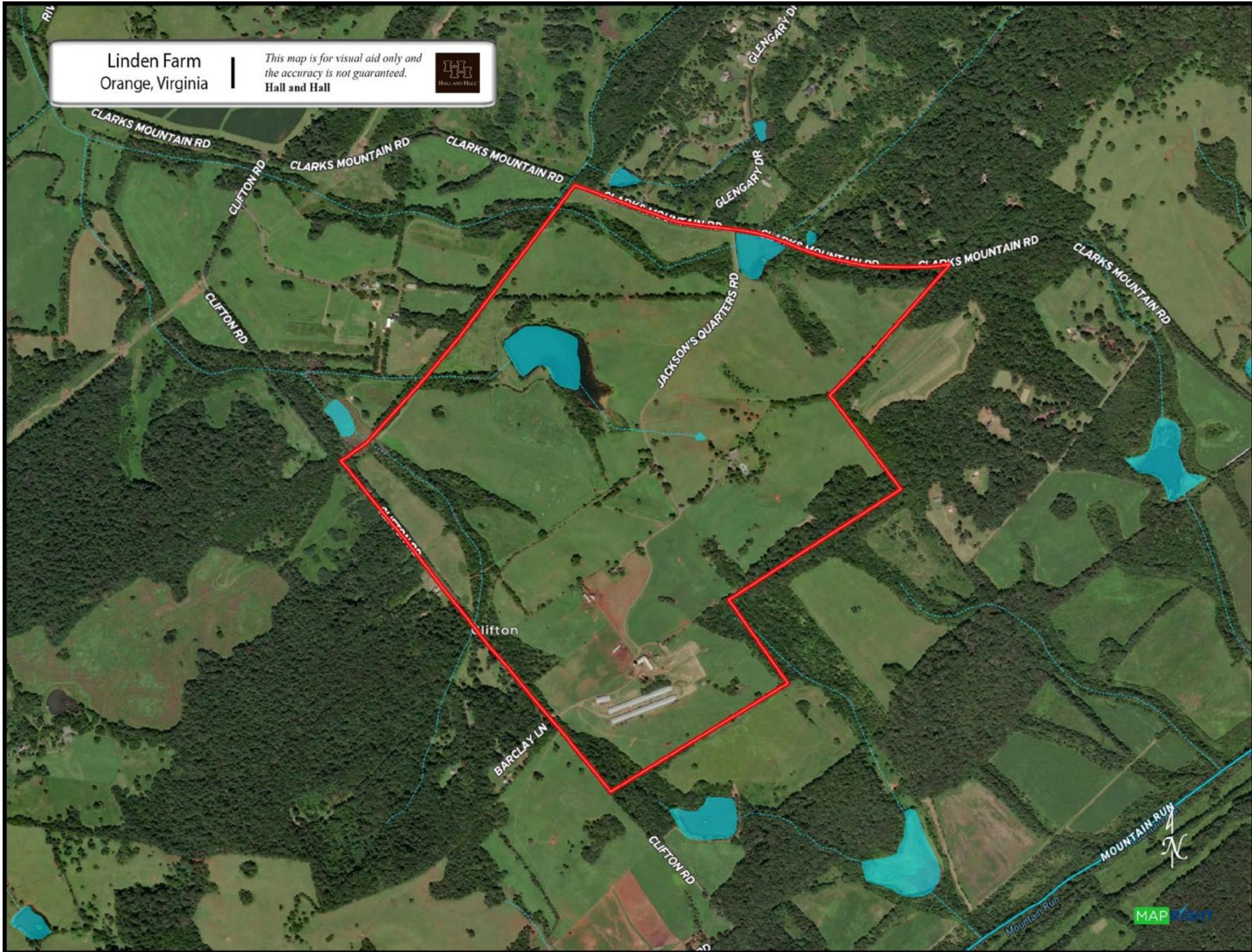
"Standard agent" means a licensee who acts for or represents a client in an agency relationship. A standard agent shall have certain obligations to his client and any additional obligations agreed to by the parties in the brokerage agreement. A standard agent must disclose his client relationship whenever dealing with an unrepresented party. A standard agent is also allowed to assist an unrepresented party with ministerial duties.

"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following criteria: (1) It discloses that the licensee is acting as a limited services representative; (2) It provides a list of the specific services that the licensee will provide to the client; (3) It provides a list of the specific statutory duties of a standard agent that the limited-services representative will not provide the client; (4) It includes this language (or its equivalent): By entering into this brokerage agreement, the undersigned do hereby acknowledge their informed consent to the limited service representation by the licensee and do further acknowledge that neither the other party to the transaction nor any real estate licensee representing the other party is under any legal obligation to assist the undersigned with the performance of any duties and responsibilities of the undersigned not performed by the limited service representative. "Independent contractor" (also known as non-agent) is created by a written brokerage agreement that specifically states that the real estate licensee is acting as an independent contractor and not as an agent. The agreement must also state the obligations an independent contractor has, and which have been agreed to by the parties. An

independent contractor relationship is entered into when a licensee is acting as either a designated agent or a dual agent. A "designated agency" is when a principal or supervising broker assigns different licensees within the firm to represent exclusively the seller and buyer. A "dual agent" is a licensee who has a brokerage relationship with both seller and buyer in the same real estate transaction. Dual agency comes with significant limitations to the services a licensee is legally allowed to provide either client. Licensees must provide clients with new, specific language that clearly explains these limitations. These limitations are called "enhanced disclosures." For example, dual agents are prohibited from advising either party as to the merits of specific terms, offers, or counteroffers; dual agents can't advise a buyer client about the suitability of the property or its condition (except the disclosures required by law for seller representatives); and dual agents can't advise either party in any dispute that might later arise relating to the transaction. In dual agency both clients receive a reduced service level.

Listed with Alex Webel of The Wings Group and Trent Jones of Hall and Hall.





Linden Farm
Orange, Virginia

This map is for visual aid only and
the accuracy is not guaranteed.
Hall and Hall



Dedicated to Land and Landowners Since 1946

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