



NYDRIE STUD
ESMONT, VIRGINIA





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ESMONT, VIRGINIA

\$4,950,000 | 585± ACRES



LISTING AGENT: **ALEX WEBEL**

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TRUSTED *by* **GENERATIONS,**
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.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Located 20 minutes south of Charlottesville among the historic farms of Esmont, Nydrie Stud encompasses 585± acres of gently rolling Virginia landscape. Formerly home to a successful thoroughbred stable of the same name, the farm is anchored by a 19th- century 20-stall brick barn. The land features a balanced mixture of open pasture and hardwood forests, and in addition to the barn there are two tenant cottages and an assortment of farm buildings and modest improvements.

The farm is surrounded by other large landholdings, providing privacy and seclusion along with proximity to the conveniences of Charlottesville, airports, and major metropolitan areas. Richmond, Virginia lies one hour to the east, and Washington D.C. is 2 hours 15 minutes to the northeast. The open ground at Nydrie is currently used for hay production and is well suited to a number of alternate land uses, including equestrian, livestock, and vineyard. The farm is unencumbered by a conservation easement and holds significant potential for the conservation minded buyer.

LOCATION

Nydrie is located in Esmont, just south of Charlottesville. The farm lies in the heart of the Southern Albemarle Rural Historic District and is surrounded by other noteworthy historic estates and farms including Esmont, Enniscorthy, Old Woodville, Coleswood, and Tallwood. In addition to its extensive history, this part of Albemarle County is known for its rural character and lack of development.

The nearest town is Scottsville, an easy 10-15-minute drive to the southeast. Scottsville is a small town situated on the banks of the James River and traces its roots to the 1700s. The town features basic conveniences and a grocery store, as well as an attractive collection of stores and restaurants. Almost equidistant from Nydrie is the city of Charlottesville, which can be reached in 20 minutes and hosts a wide range of amazing stores, restaurants, galleries, and small businesses.

The closest airport is Charlottesville-Albemarle, 45-minutes away. The airport offers regular commercial flights throughout the eastern US, and is serviced by American, Delta, and United Airlines. The airport has a well-equipped FBO, and the 6800' X 150' runway easily accommodates private jet access. Other nearby airports are Richmond International (90 miles away) and Dulles (118 miles away), which provide convenient access to national and international destinations.



Distance to nearby major metropolitan areas:

Richmond, Virginia ~ 85 miles

Washington, D.C. ~ 130 miles

Baltimore, Maryland ~ 170 miles

Philadelphia, Pennsylvania ~ 270 miles

New York, New York ~ 357 miles



Distances to nearby airports:

Charlottesville-Albemarle (CHO) ~ 39 miles

Richmond International (RIC) ~ 90 miles

Dulles International (IAD) ~ 118 miles



LOCALE

Southern Albemarle County is characterized by its rich history and rolling, rural landscapes. Nydrie is part of the Southern Albemarle Rural Historic District, and several of the neighboring and nearby farms date back to the 1700s and the founding of the county. Many prominent figures in American history called this area home, and three of the first five American presidents lived within an hour of Nydrie. Jefferson's Monticello, a UNESCO World Heritage site, is just 16 miles away and his outsized architectural, historical, and cultural influences are seen and felt throughout the area.



The regional hub of Central Virginia is Charlottesville; a small, vibrant city known for its lively music, arts, and food & wine scenes. Charlottesville and the surrounding countryside routinely top "best of" lists in national publications and the area continues to garner recognition as a fabulous place to both live and visit. It is home to the renowned University of Virginia, which further infuses a level of sophistication and culture not often found in a city of Charlottesville's size.



Immediately west of Charlottesville are the Blue Ridge Mountains and Shenandoah National Park. The mountains are so named because of the isoprene released by the dense forests that cover the mountains, which lend the range a subtle, blueish hue when viewed from a distance. The mountains and their foothills are an outdoor lover's paradise, with endless opportunities for mountain biking, hiking, fly fishing, and hunting. And no discussion of Central Virginia would be complete without mentioning its strong equestrian traditions. From foxhunting to eventing to steeplechase races in the spring and fall, Charlottesville's reputation as horse country is well-deserved and celebrated.



Central Virginia is also home to an exciting and dynamic wine scene, and several of the state's top vineyards are located within 45-minutes of Nydrie, including Barbourville, King Family Vineyards, Pippin Hill, Veritas and Michael Shaps. Southern Albemarle itself is an emerging component of this, and Nydrie holds significant potential as a vineyard, winery, or event space.





GENERAL DESCRIPTION

Nydrie's 585± acres encompass a well-balanced combination of fields, pastures, and forest. The farm has two entrances and can be accessed via a driveway off of Esmont Road, which boasts impressive views over the farm; or an older, Rhododendron lined driveway off of Green Mountain Road.

The centerpiece of the farm is the historic main stable. Walking through the central section of the 122-year old barn and out into the interior courtyard, it's easy to feel the pull of history and picture the stable busy with racehorses, grooms, and trainers. Also, within the barn complex are tack rooms, a workshop, and the stable offices. Although the barn is in need of renovation, the potential of the character-rich building remains fully intact and readily awaits a new owner and the next chapter in its storied history. Adjacent to the stable are two modest tenant cottages and an assortment of farm buildings and equipment barns.

The surrounding fields and pastures can be more or less broken into four blocks: 47± acres of former pastures and paddocks immediately surrounding the stable and cottages; a 61± acre block of fields to the east, a 15± acre hayfield along Esmont Road; and an 88± acre block of hayfields and pastures on the western portion of the farm. The wooded acreage at Nydrie is spread evenly throughout the property and consists primarily of hardwoods that are well-established but in various stages of maturity. Riding and walking trails wind throughout the woods. There are two year-round water sources on the property: Totier Creek, which runs through the northeast portion of the property, and a three-quarter-acre spring-fed pond located near the western boundary.

The topography on the farm varies gently between elevations of 500' and 650'. High ground bookends the property to the North and South, giving the center of the farm a private and secluded feeling. On the Southern high ground there are several possible home sites with expansive views over the farm and out towards the Green and Blue Ridge Mountains in the distance.

The farm is not under conservation easement, although many of the surrounding properties are. Nydrie was previously approved for up to 37 development rights by Albemarle County, and as such the farm is a very strong easement candidate for a buyer looking to explore potentially significant tax benefits.

ACREAGE

585± acres, an approximate breakdown of which is:

- Open / Pasture ~ 200± acres
- Wooded / Timber ~ 375± acres
- Other (building sites, pond, etc.) ~ 10± acres



IMPROVEMENTS

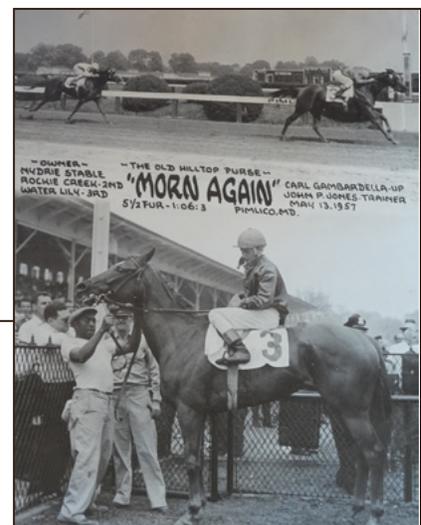
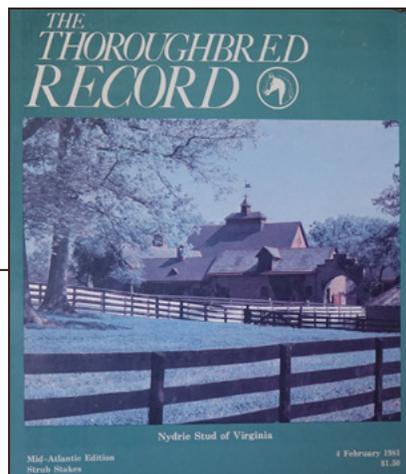
The main structure on the farm is the 20-stall, brick barn (c. 1898). Other improvements include two modest tenant cottages and an assortment of additional barns and farm structures.



HISTORY

In the 1890s Harry Douglas Forsyth, a New Orleans sugar baron and financier purchased what was then known as the Tom Coles Farm. After renaming the farm Nydrie he went about building a massive 50-room manor house that was supposedly modeled after a Scottish baronial castle located on Loch Nydrie. To accompany the house, he built an equally impressive Victorian-style brick barn complex, which at the time of construction was considered one of the largest and most elaborate horse stables in Virginia.

The farm was later purchased by the Van Clief family in the 1920s and incorporated into their assemble of surrounding farms. Although the Nydrie house was never again lived in (and eventually demolished), the stables remained active and began a very successful new chapter under the Van Cliefs. The stable became known as Nydrie Stud and would produce several famous 20th-century racehorses, among them Jet Pilot, winner of the 1947 Kentucky Derby, and Natalma, the dam of Northern Dancer, winner of the 1964 Kentucky Derby and Preakness Stakes. The farm remained in the Van Clief family until 2008, at which point the property was sold to its current owner.





CLIMATE

Central Virginia enjoys an agreeable four-season climate. Summers are warm and humid, and temperatures in July and August average in the upper 80's and low 90's. Winter temps are generally in the 40's, 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 70's during the daytime and cool off into the 50's at night. The average annual rainfall is 45 inches, and average annual snowfall is 16 inches.

RECREATIONAL CONSIDERATIONS

The recreational opportunities on the farm are extensive, but not fully developed. The equestrian potential is evident and could readily be restored and updated to accommodate a variety of pursuits. Numerous trails wind throughout the 375± acres of woods, and are perfect for hiking, riding, trail running, and ATV's. Hunting is not currently a focus; however, the farm has robust deer, turkey, and dove populations, and seasonal waterfowl and black bears are also present in smaller numbers.

The area around the farm offers a wide variety of recreational options. Ten minutes to the south is the James River, the longest river in Virginia, which has excellent fishing, canoeing, and waterfowling, not to mention swimming and floating in the summer. The Blue Ridge Mountains and Shenandoah National Park to the west are home to endless hiking and mountain biking trails, and the cool mountain streams offer excellent fly fishing for native brook trout. The options for horsemen abound for both novices and experts alike. And for those looking for quieter pursuits or a change of pace the surrounding countryside is filled with wineries, breweries, orchards, and farm shops.

TAXES

Annual property taxes in 2019 were approximately \$6,300.



BROKER'S COMMENTS

Nydrie is a terrific farm for anyone looking to purchase a larger acreage property without extensive improvements close to Charlottesville. Its blend of history, privacy, convenience, and potential offers an excellent investment opportunity for the buyer looking to build on an existing framework but implement their own vision.

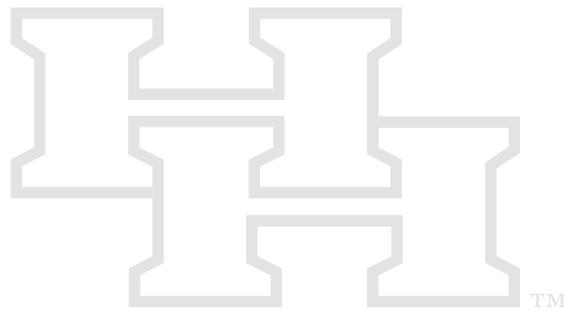




Click on map above for link to MapRight map of property.

PRICE

\$4,950,000



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](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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](#), [Dan Bergstrom](#) or [Brant Marsh](#) 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.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884

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.

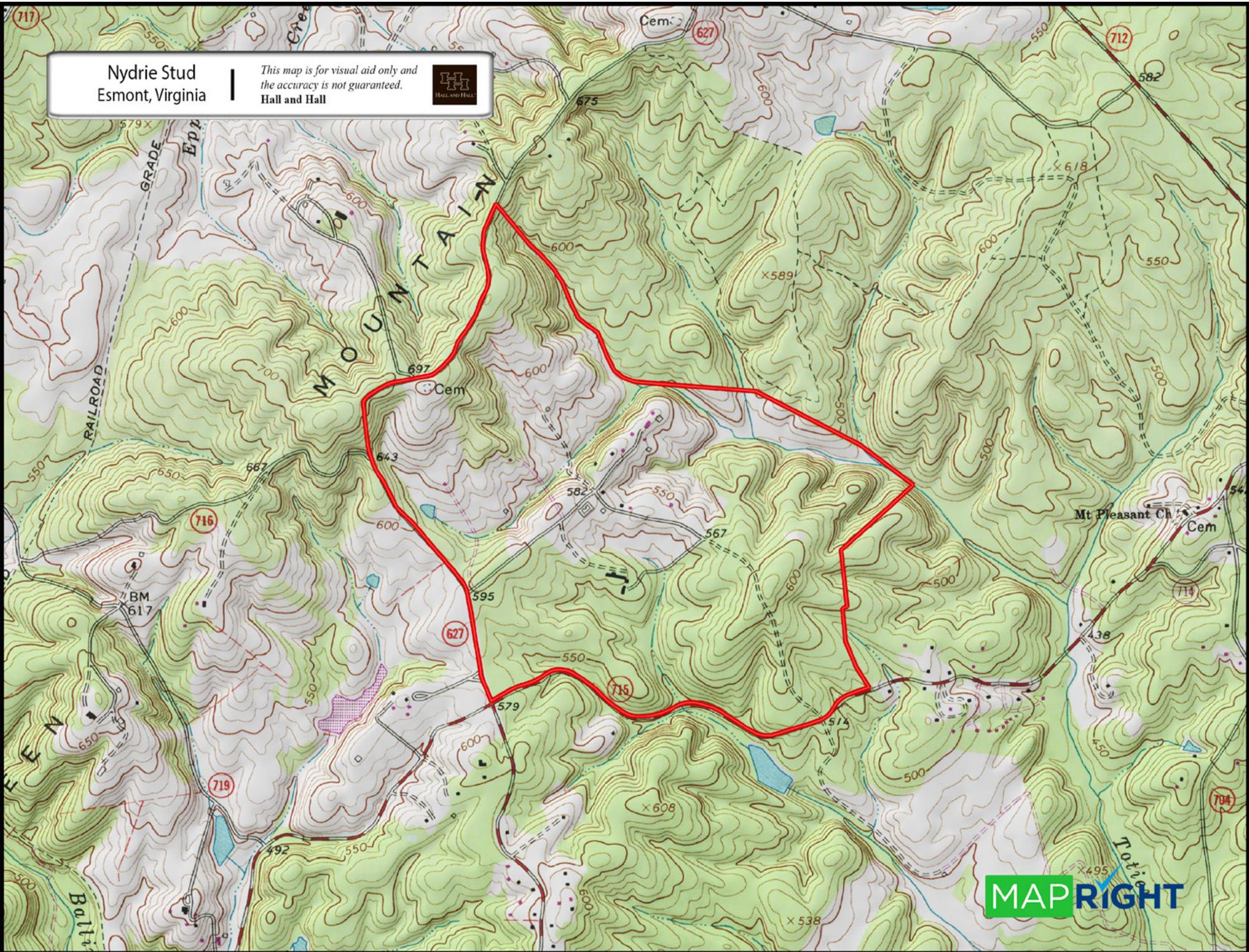
"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following 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.

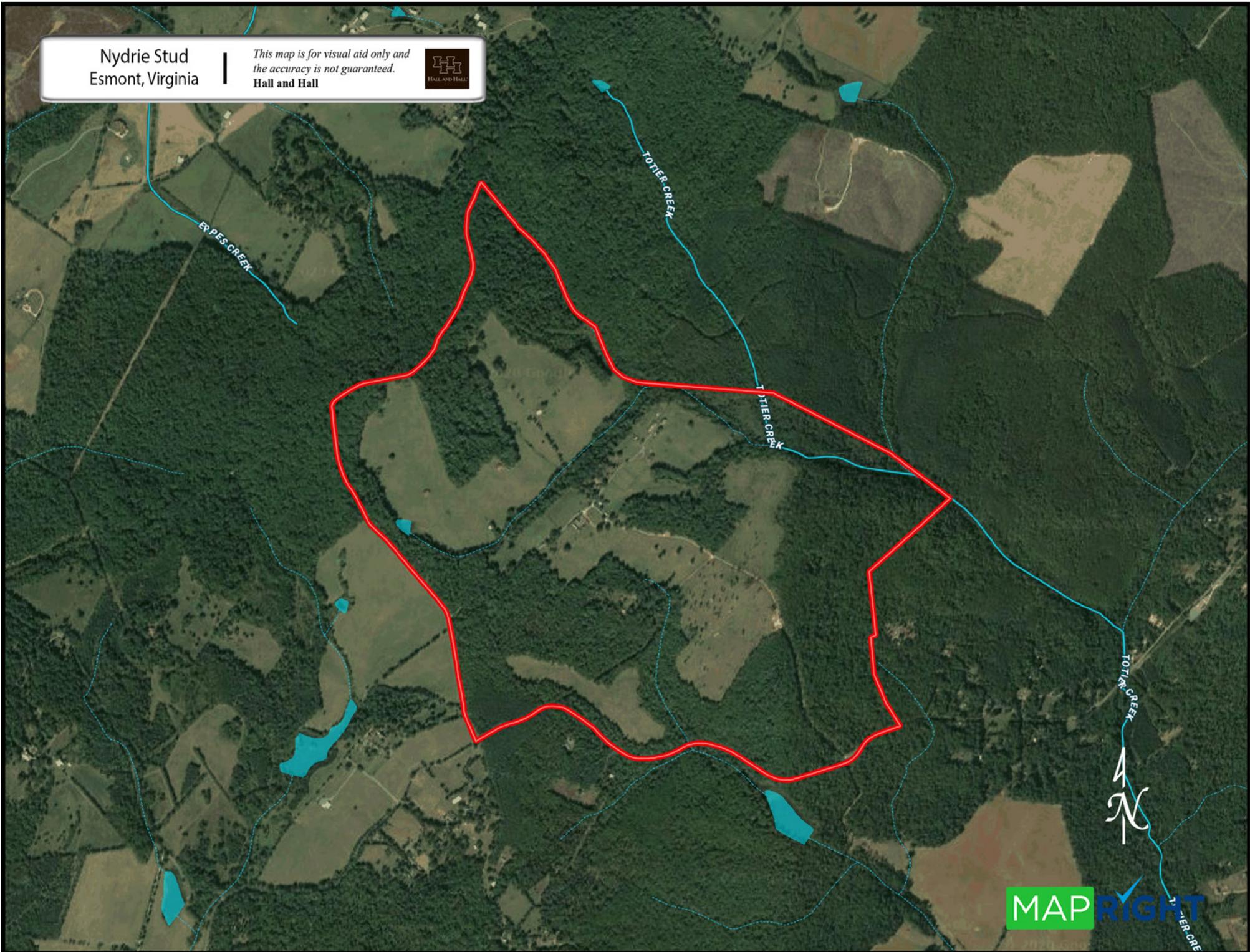
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