

THE FARM ON MAJOR BROWN



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740

540.987.8500 • www.cheriwoodard.com

Major Brown Road, Sperryville

\$1,790,000



The farm has long frontage on the Hughes River

This 272.5 acre farm is a spectacular mix of open land, mature hardwoods, dazzling views and long river frontage on the Hughes River, the area's premier trout stream. From a broad plain along the river to the top of Bald Mountain, at an elevation of over 1,000 feet, the land has a beautifully varied topography. It rolls through a variety of small valleys, open hillocks and a rugged oak and poplar forest. Because of the variety of topography, the land seems even larger than its 272.5 acres.

Approximately 170 acres are open and are crossed-fenced pasture with plenty of water. Currently the pastures support a herd of over 60 beef cattle, as well as supplying ample hay for winter feeding.

In the middle of the property, at the end of a long tree lined drive, there is a 6,000 square foot retreat center. This expansive one-story brick building is roughly shaped like an "H". One leg of the "H" includes a large commercial kitchen (all commercial appliances convey), a spacious dining room, expansive family room, and several smaller meeting rooms. The cross piece of the H is a large chapel that can seat 50 - 60 people. The other leg of the H is a suite of 5 bedrooms, each with its own bathroom. The building is currently used as a retreat for a religious organization but the applications are manifold.

At the entrance to the property on Major Brown Road, there is a comfortable two bedroom, two bath tenant house along with several dependencies.



Great Views in Every Direction



Conference Center

At A Glance

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|----------|------------------|
| Address: | Major Brown Road |
| Acres: | 272.5 Acres +/- |
| Price: | \$1,790,000 |
| MLS: | CU9893575 |



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