

THE FARM @ PLEASANT RUN

26786 TATUM ROAD
UNIONVILLE, VA

PRICE REDUCED TO \$1,525,000



Enjoy country living with an abundance of privacy at The Farm @ Pleasant Run in Orange County. This bucolic farm features rolling pastures, pristine hay fields, and mature hardwood forests. Build your dream home on one of the elevated sites or create a weekend retreat. Pleasant Run stream meanders through the property, providing a water source for the abundant wildlife. Recreational opportunities abound on the farm and for watersports & fishing, Lake Anna Marina & State Park are an easy ten minute drive.



THE FARM @ PLEASANT RUN



Acreage: 271.8+/-

Real Estate Taxes: \$1,023/yr

Electricity at the property (REC)

Fiber available at Tatum Road

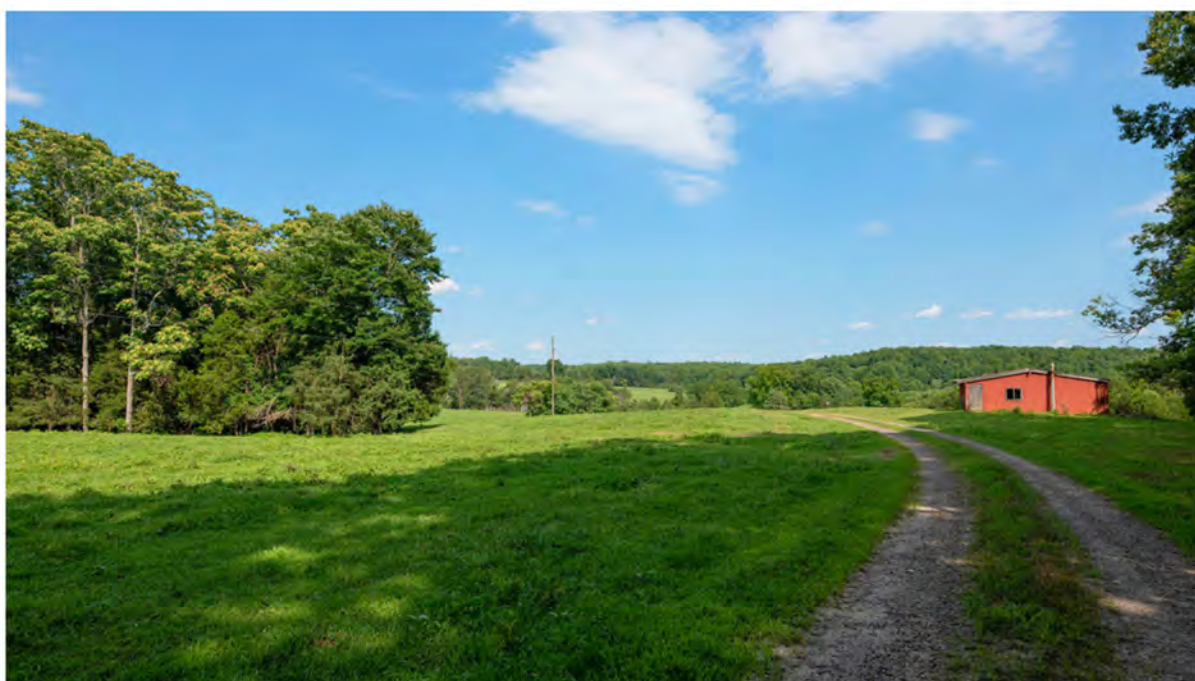
Not under a conservation easement but a good candidate for one.

Leased to a local farmer for \$5,000/yr which keeps it in land use.

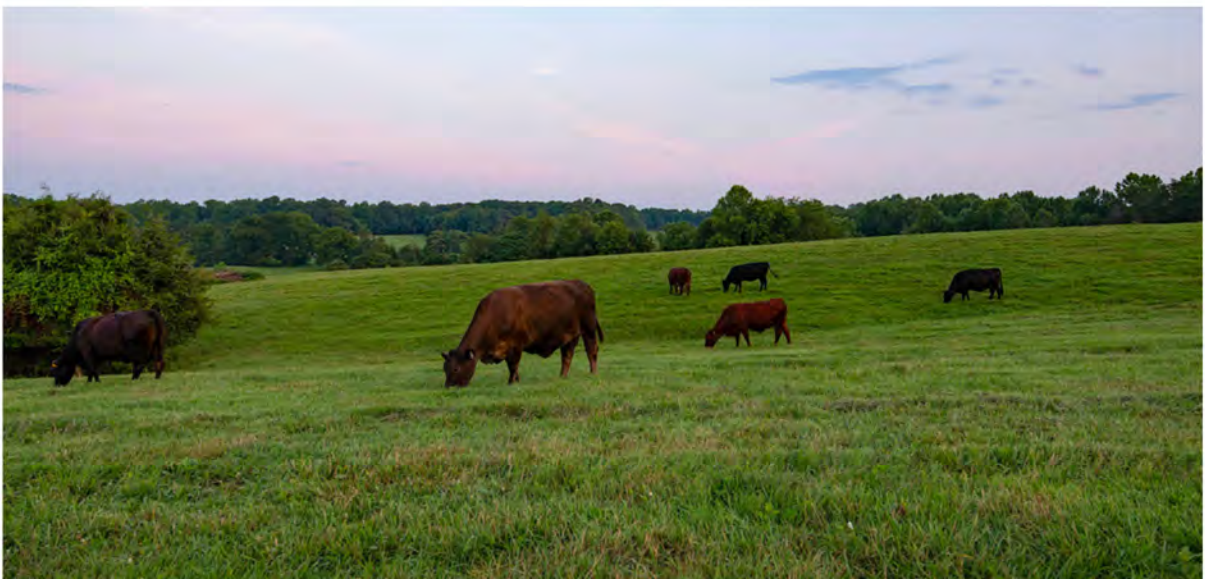
Property is fenced for cattle.

Substantial future timber value.

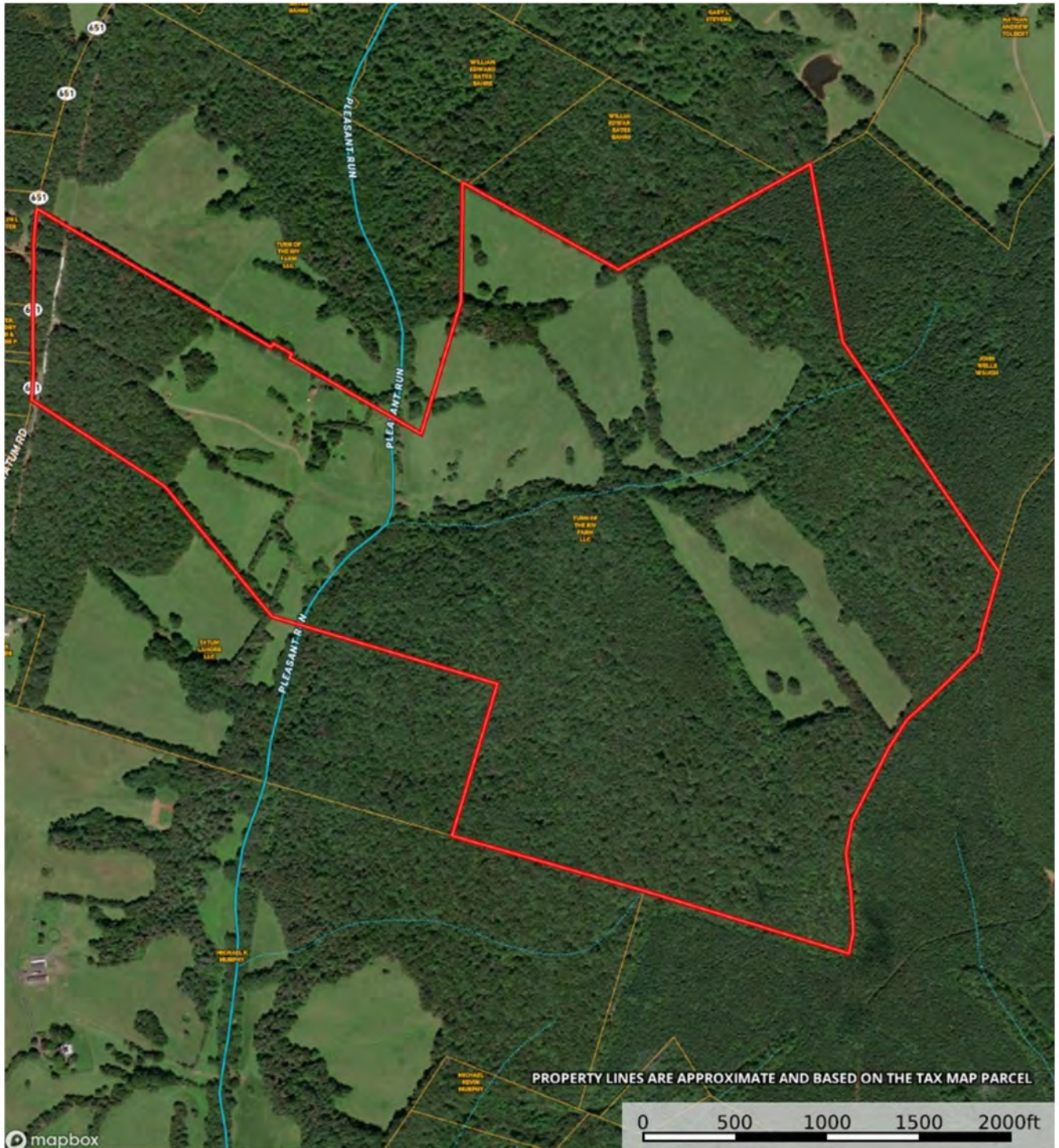
Offered at \$1,525,000



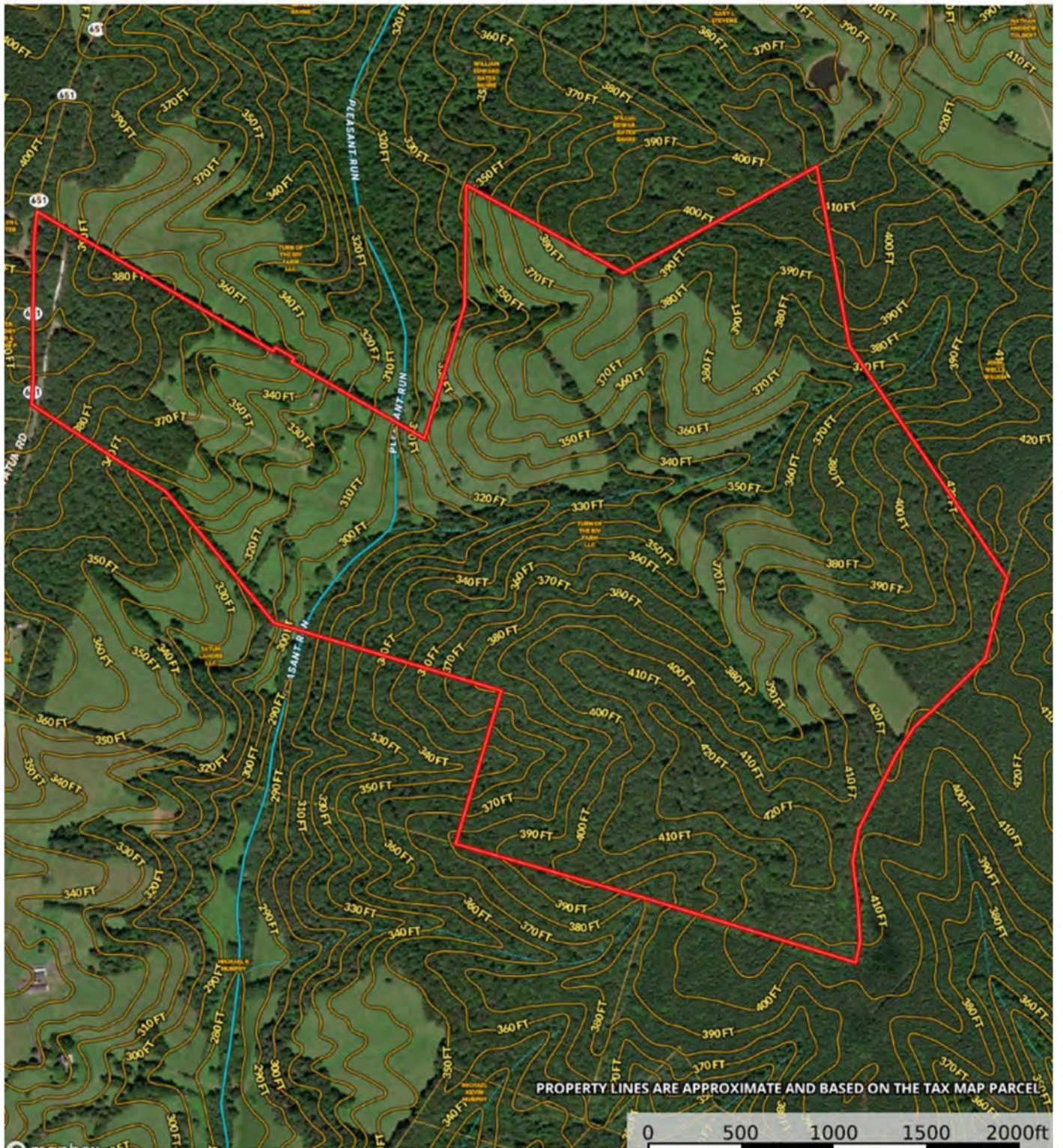
THE FARM @ PLEASANT RUN



THE FARM @ PLEASANT RUN



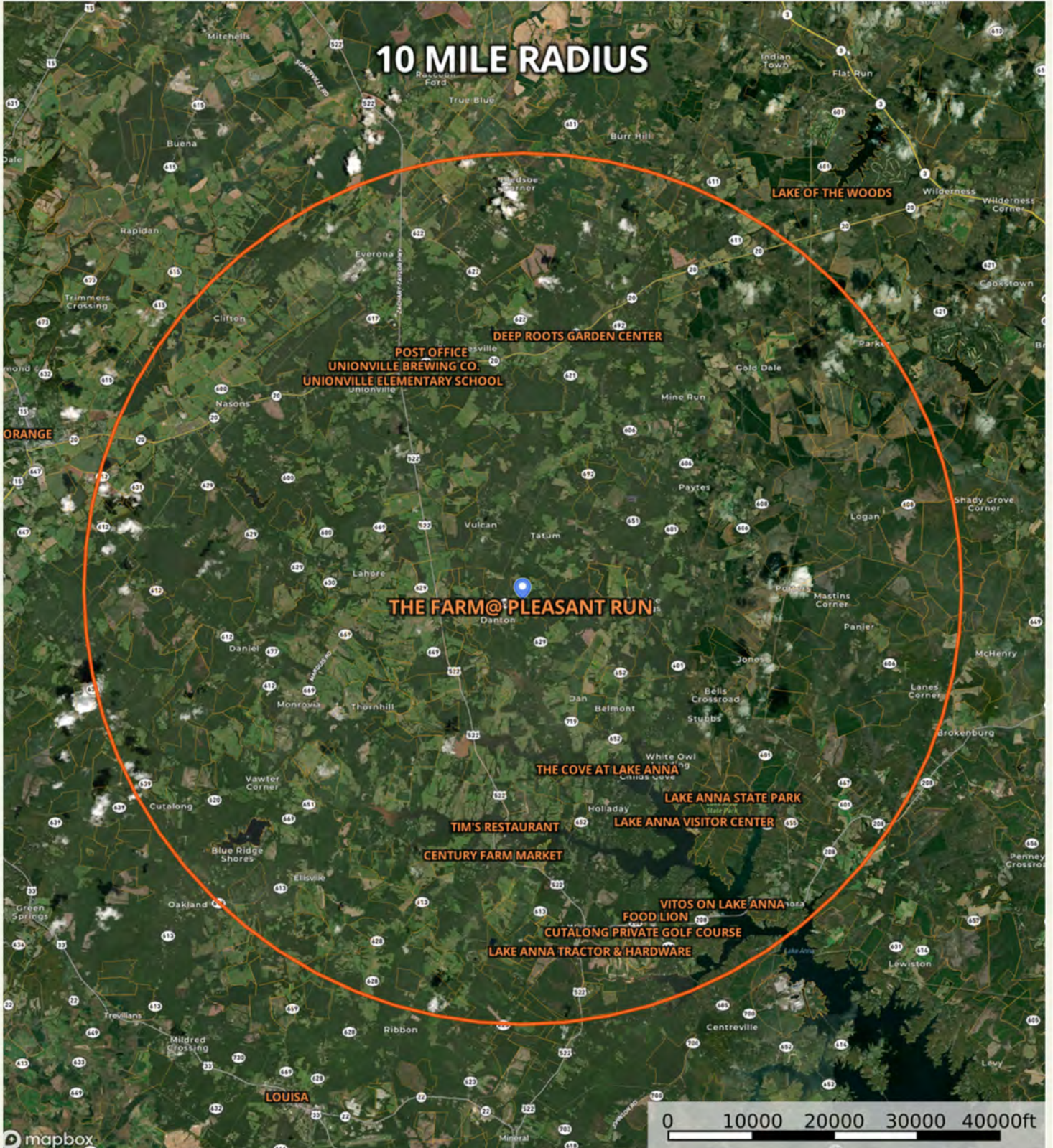
THE FARM @ PLEASANT RUN



THE FARM @ PLEASANT RUN

Tatum Rd 10mi Radius

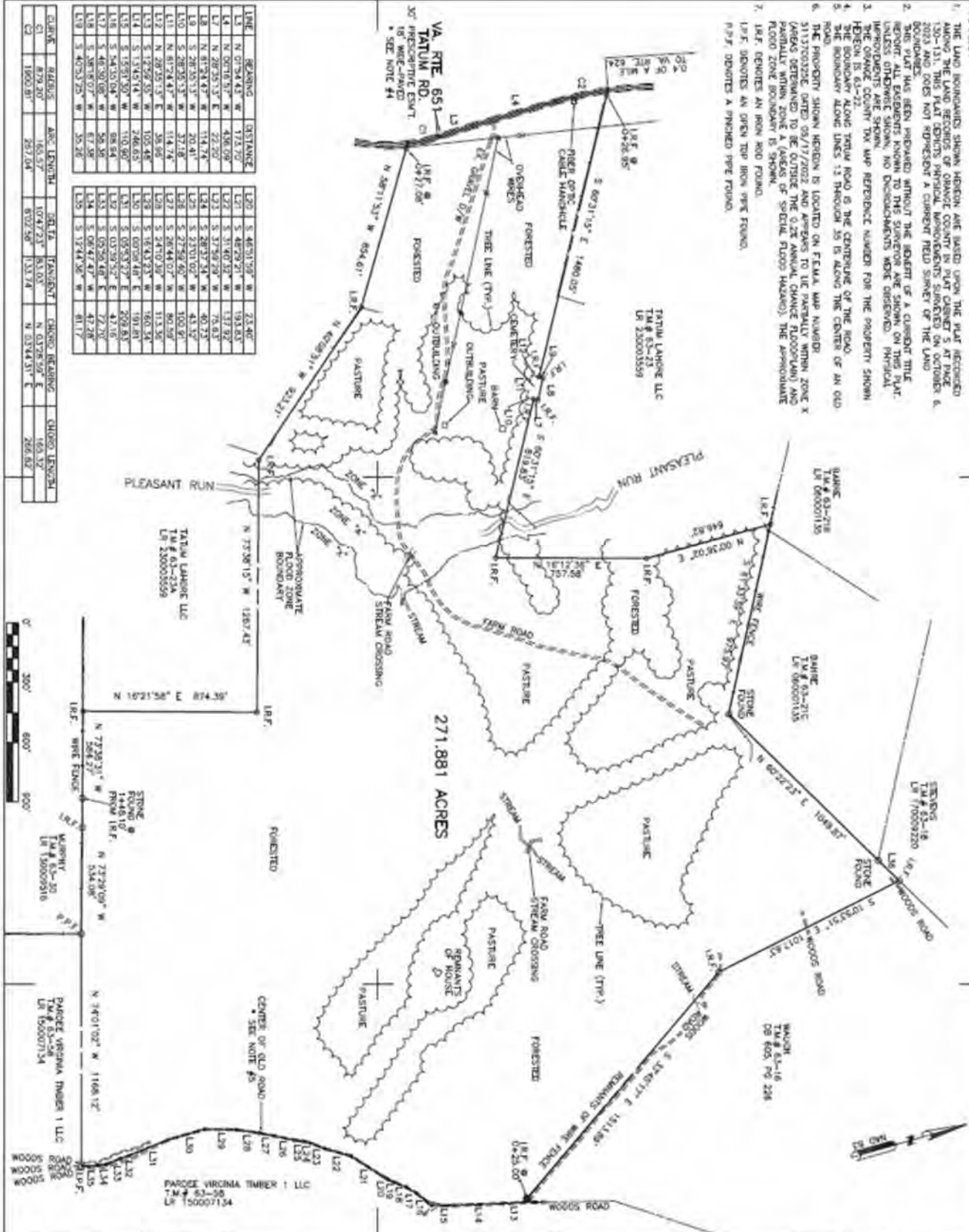
Orange County, Virginia, 271 AC +/-



THE FARM @ PLEASANT RUN

NOTES:

1. THE LAND BOUNDARIES SHOWN HEREON ARE BASED UPON THE PLAT RECORDED AMONG THE LAND RECORDS OF ORANGE COUNTY IN PLAT CASE# 5 AT PAGE 130-131. THIS PLAT SHOWS PHYSICAL IMPROVEMENTS SURVEYED ON OCTOBER 6, 2023 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF THE LAND.
2. SHOULD THIS BEEN PREPARED WITHOUT THE JOINT OF A CLERK OF THE SUPERIOR COURT ALL EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN ON THIS PLAT. UNLESS OTHERWISE SHOWN, NO ENCUMBRANCES WERE OBSERVED. PHYSICAL IMPROVEMENTS ARE SHOWN.
3. THE ORANGE COUNTY TAX MAP REFERENCE NUMBER FOR THE PROPERTY SHOWN HEREON IS 63-218.
4. FEDERAL IS 63-218.
5. THE BOUNDARY ALONG LINES 12 THROUGH 25 IS ALONG THE CENTER OF AN OLD ROAD.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP NUMBER 311370322Z DATED 08/17/2022 AND APPEARS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN ZONE A (AREAS OF SPECIAL FLOOD HAZARD) THE APPROXIMATE FLOOD ZONE BOUNDARY IS SHOWN.
7. L.R.F. DENOTES AN IRON ROD FOUND.
8. L.R.F. DENOTES AN OPEN TOP IRON PIPE FOUND.
9. P.P.P. DENOTES A PINCHED PIPE FOUND.



PHYSICAL SURVEY

THE LAND OF
TURN OF THE RIVER FARM LLC

TAX MAP# 63-22
LR 230000634

TAYLOR MAGISTERIAL DISTRICT
ORANGE COUNTY, VIRGINIA

**BATTLEFIELD
LAND SURVEYING, PLLC**

163 Blue Ridge Drive, Orange, VA 22950
Ph: (540)406-2885 Fax: (866)402-0997

DATE

REVISION

OCTOBER 5, 2023

SCALE: 1" = 300'

SHEET 1 OF 1



GAYLE HARVEY
REAL ESTATE, INC.

198 Spotnap Road Ste. C-5
Charlottesville, Virginia 22911
www.GayleHarveyRealEstate.com
434-220-0256

All information believed accurate
but not guaranteed. Purchaser
should verify anything that is of
importance to him/her.

