

“GREENLANDS”  
120 ACRES +/-  
HANOVER COUNTY, VA

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ASKING PRICE - \$1,695,000



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# PROPERTY DESCRIPTION

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The subject property is shown on Hanover County Tax Map records as GPIN # 7871-54-9431. According to the tax records the property contains 120 acres. The original deed for the farm was recorded in Deed Book 135 on Page 304. The most recent deed reference for the subject property is a 120-acre portion of the farm described in Deed Book 2967 on Page 1580 less an off conveyance of 11.236 Acres found in Deed Book 3112 on Page 3117.

**ADDRESS:** 11357 Cross Corner Road, Ashland, VA 23005

The subject property is currently zoned Agricultural (A-1). It is adjacent to but just outside of Hanover County's current suburban service area (SSA) which means that county water and sanitary sewer are not available to the subject property. The subject property is currently served by well and septic.

There are approximately 2,775 feet +/- of road frontage on State Route 641 (Cross Corner Road) and 580 feet +/- of road frontage on State Route 667 (Blunts Bridge Road).

The subject property has a 1.2-acre +/- pond. There is approximately 2,622 feet +/- of frontage on Falling Creek.

After being used over the years as a cattle farm, the subject property boasts around 64 acres +/- of fenced pastureland. It is situated ideally for cattle and/or horses. There is approximately 3.75 acres that makes up the home site, surrounding gardens and open areas surrounding the other improvements. The balance of the property (51 Acres +/-) is in mixed hardwood and pine woodland as well as in hedgerows along the fields.

Per the homeowner, the northern most portion of the house was the original 2-up and 2-down farmhouse that dates back to the pre-Revolutionary War days. However, the original farmhouse was renovated and brick and/or brick veneer additions were added and finished in the early 1920s. The home currently contains approximately 6,509 finished square footage. Broken out, there is approximately 2,561 sqft on the first floor, 2,466 sqft on the second floor and 1,482 sqft on the third floor. There is a partial basement with cellar, several open and enclosed porches, two small sleeping porches on the second floor, and an abundant walk-in storage area on the third floor.

The house contains 6 bedrooms on the second floor and up to 4 additional bedrooms on the third floor. There is a half bath on the first floor, three full bathrooms on the second floor and an unfinished full bathroom on the third floor.

Additional improvements on the subject property include a pre-Civil War era servants kitchen/quarters, 3-car detached garage, two farm barns and a grain bin.

# PHOTOGRAPHS # 1

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## PHOTOGRAPHS # 2

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# PHOTOGRAPHS # 3

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# PHOTOGRAPHS # 4

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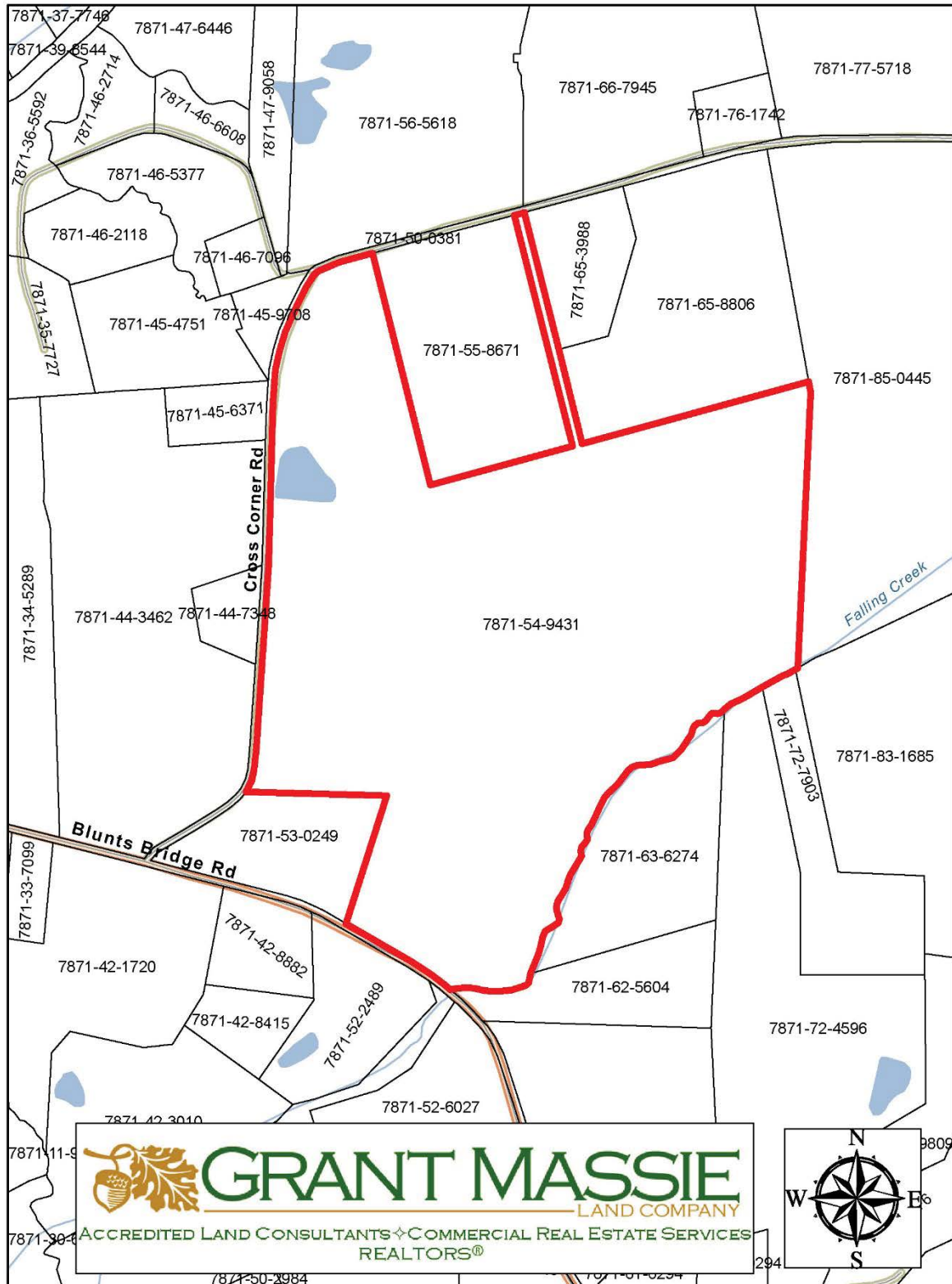
# PHOTOGRAPHS # 5

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# TAX MAP

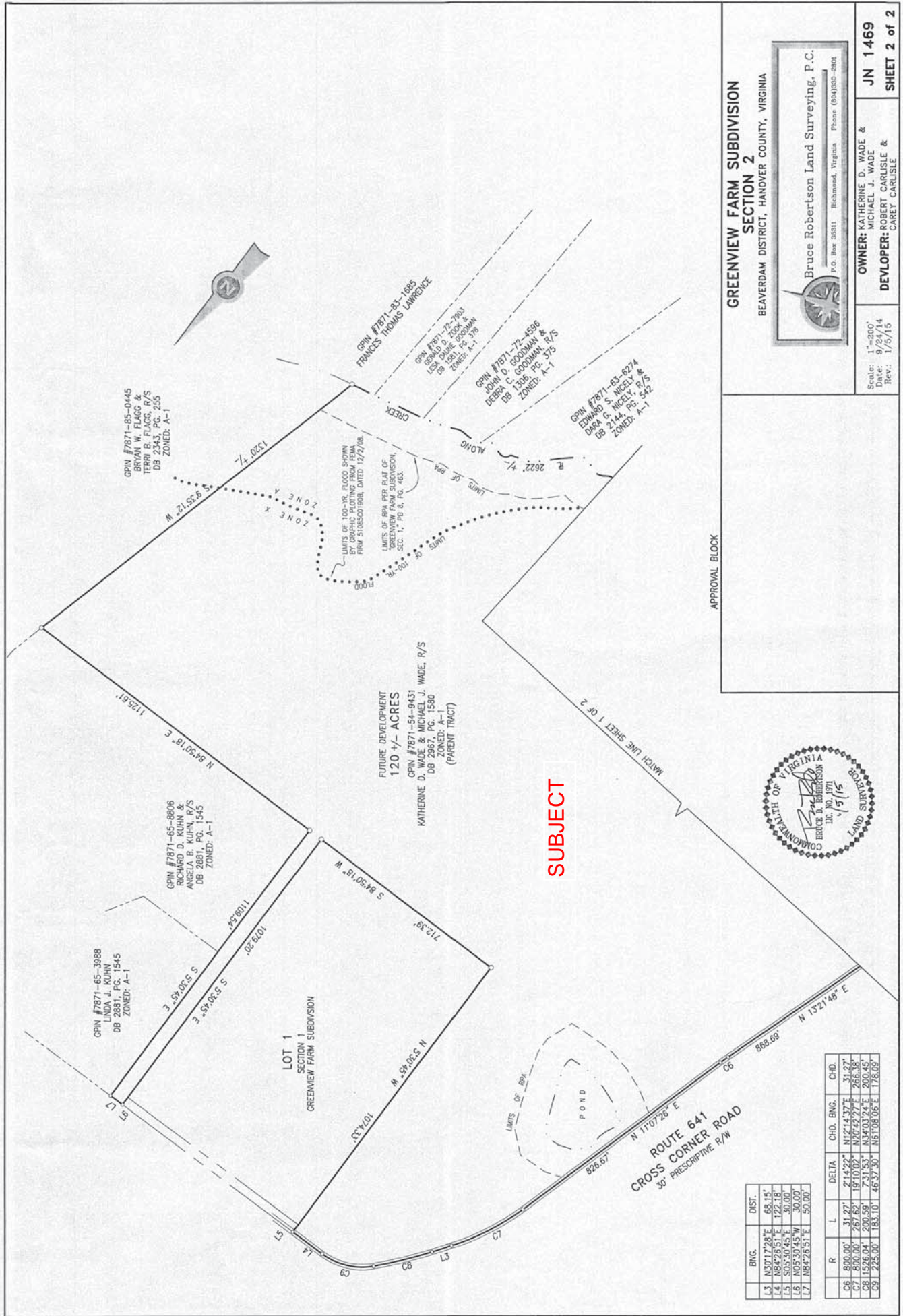






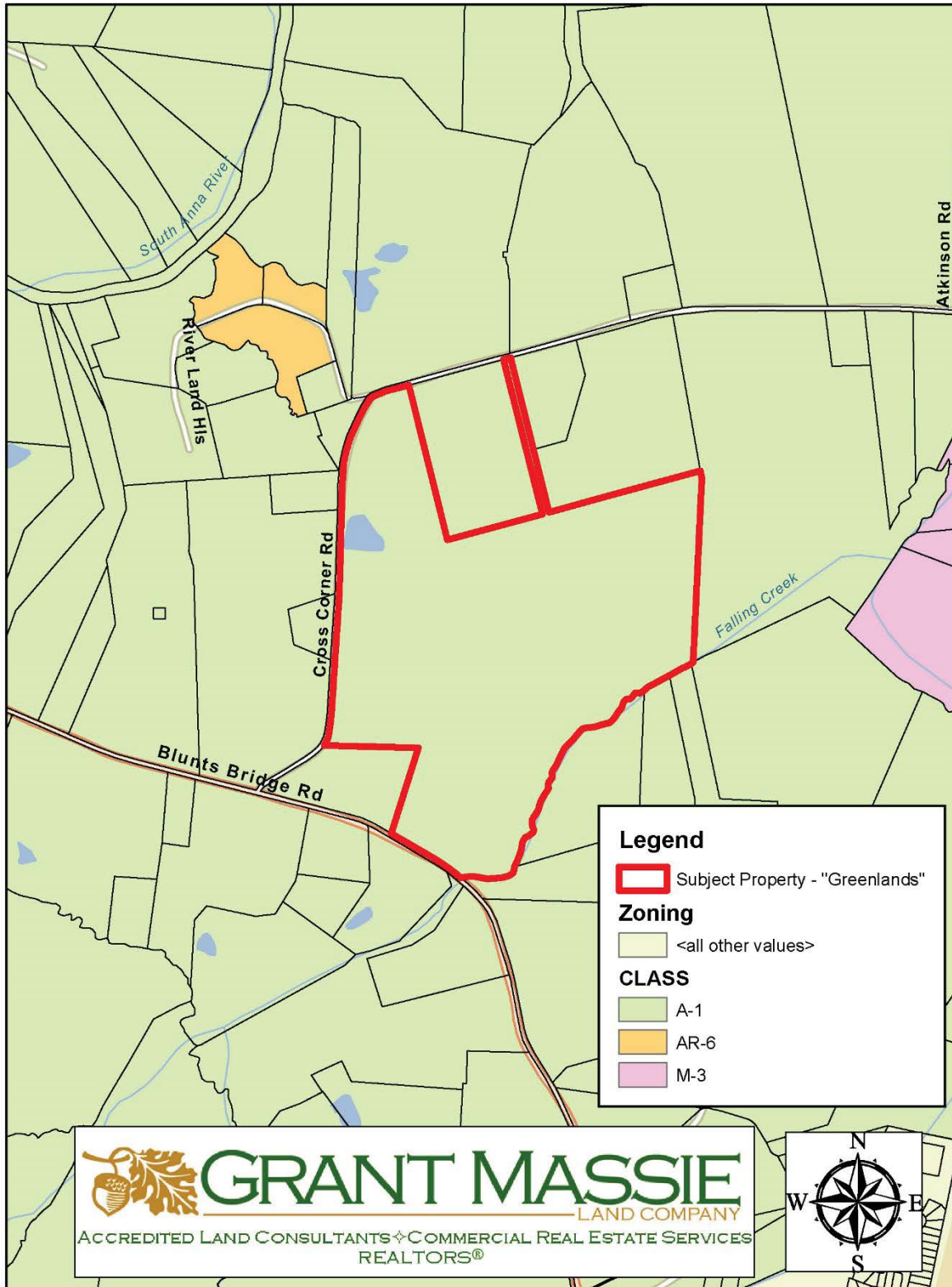


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BK: 42 Pg: 117  
Hanover Co VA  
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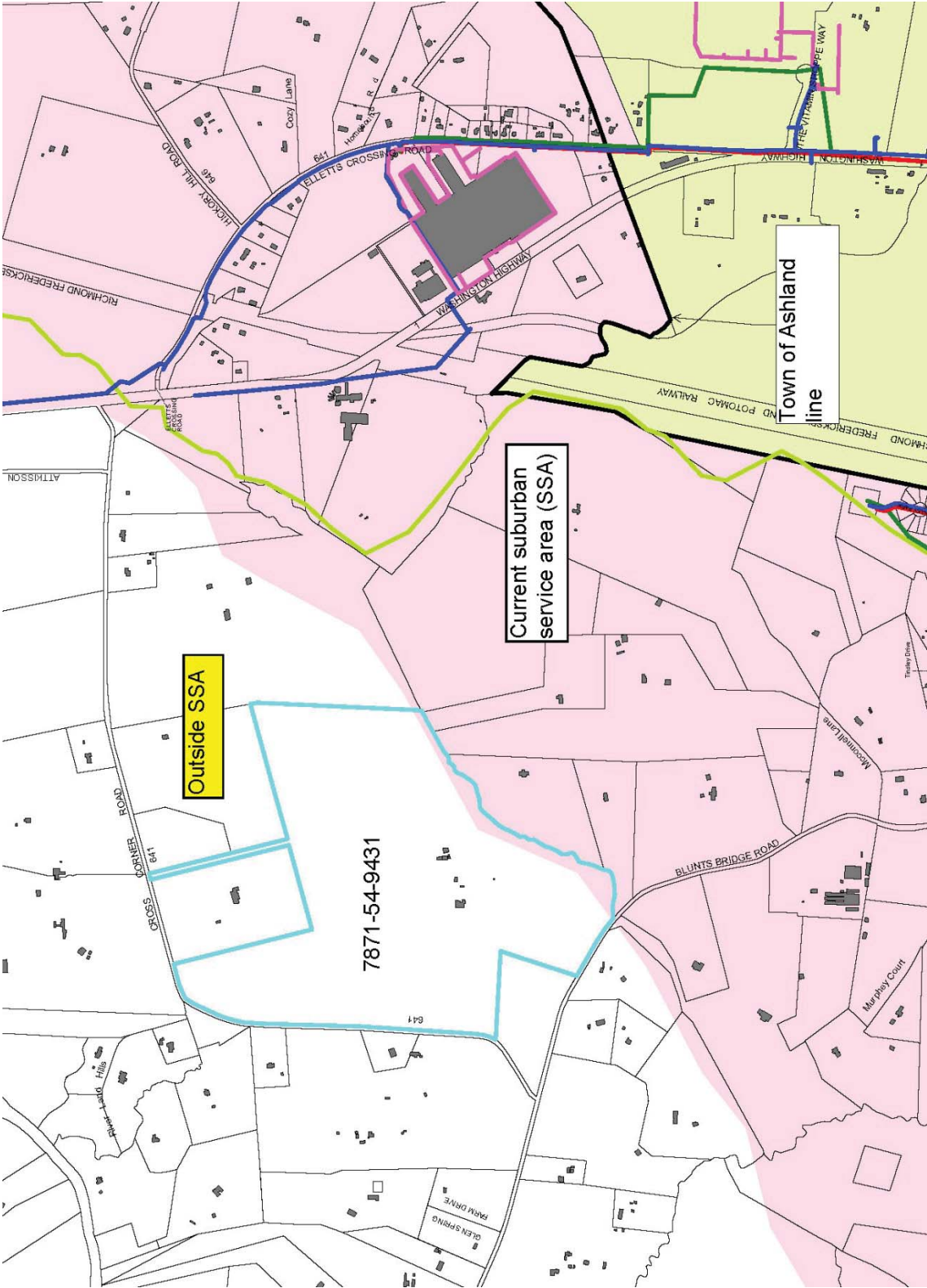
# ZONING MAP





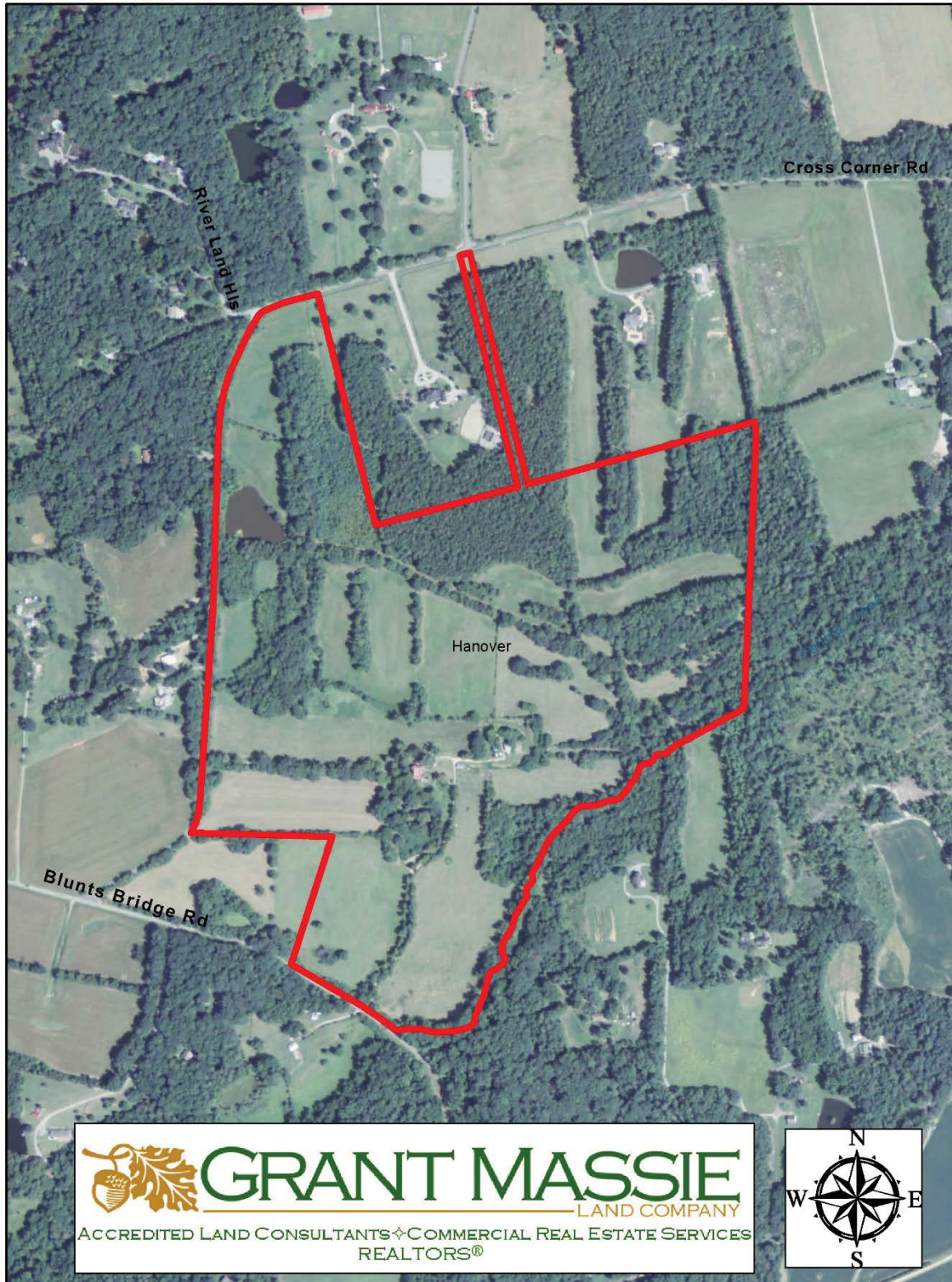
# UTILITY MAP – SUBURBAN SERVICE AREA

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# AERIAL PHOTOGRAPH

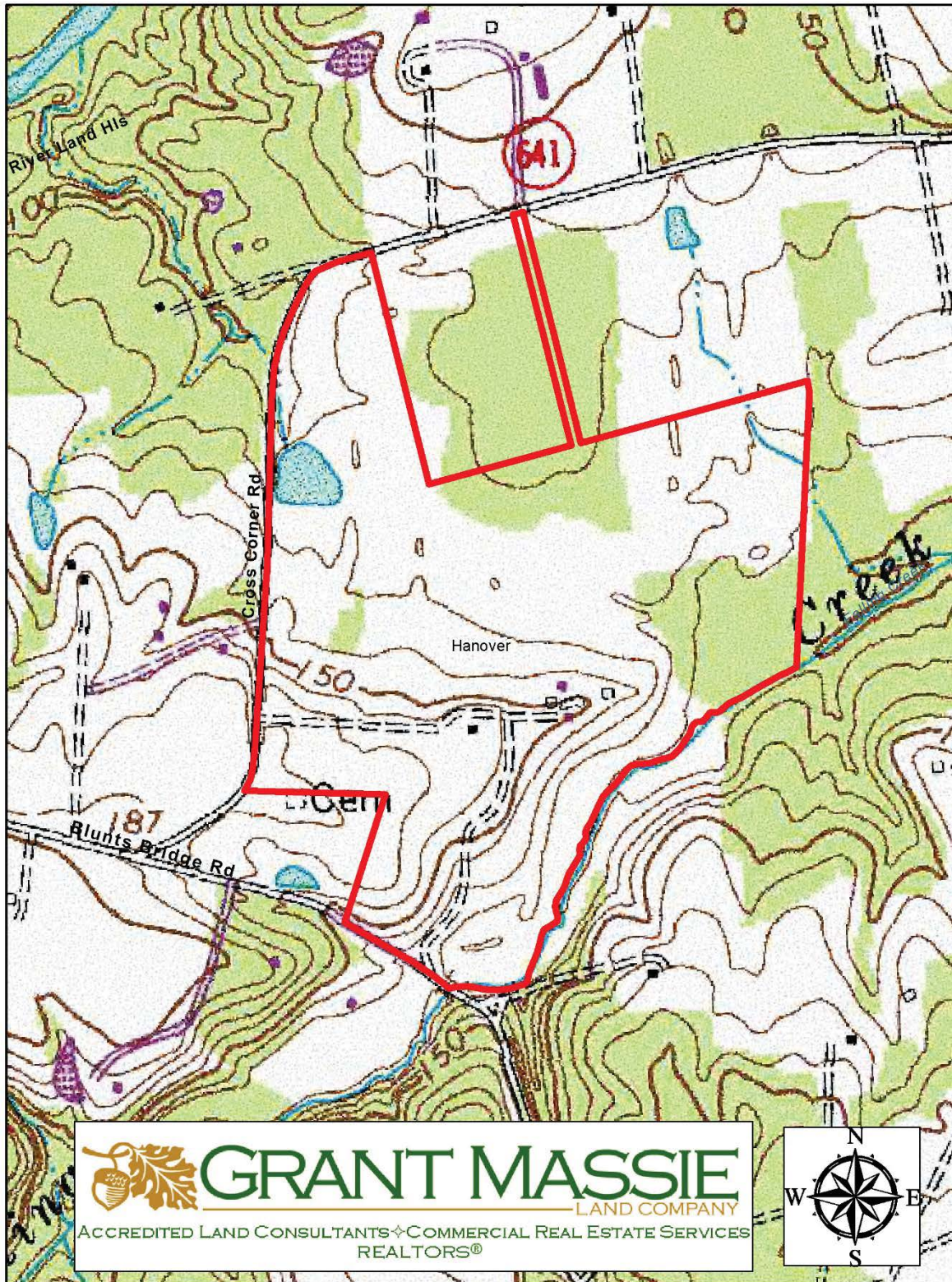
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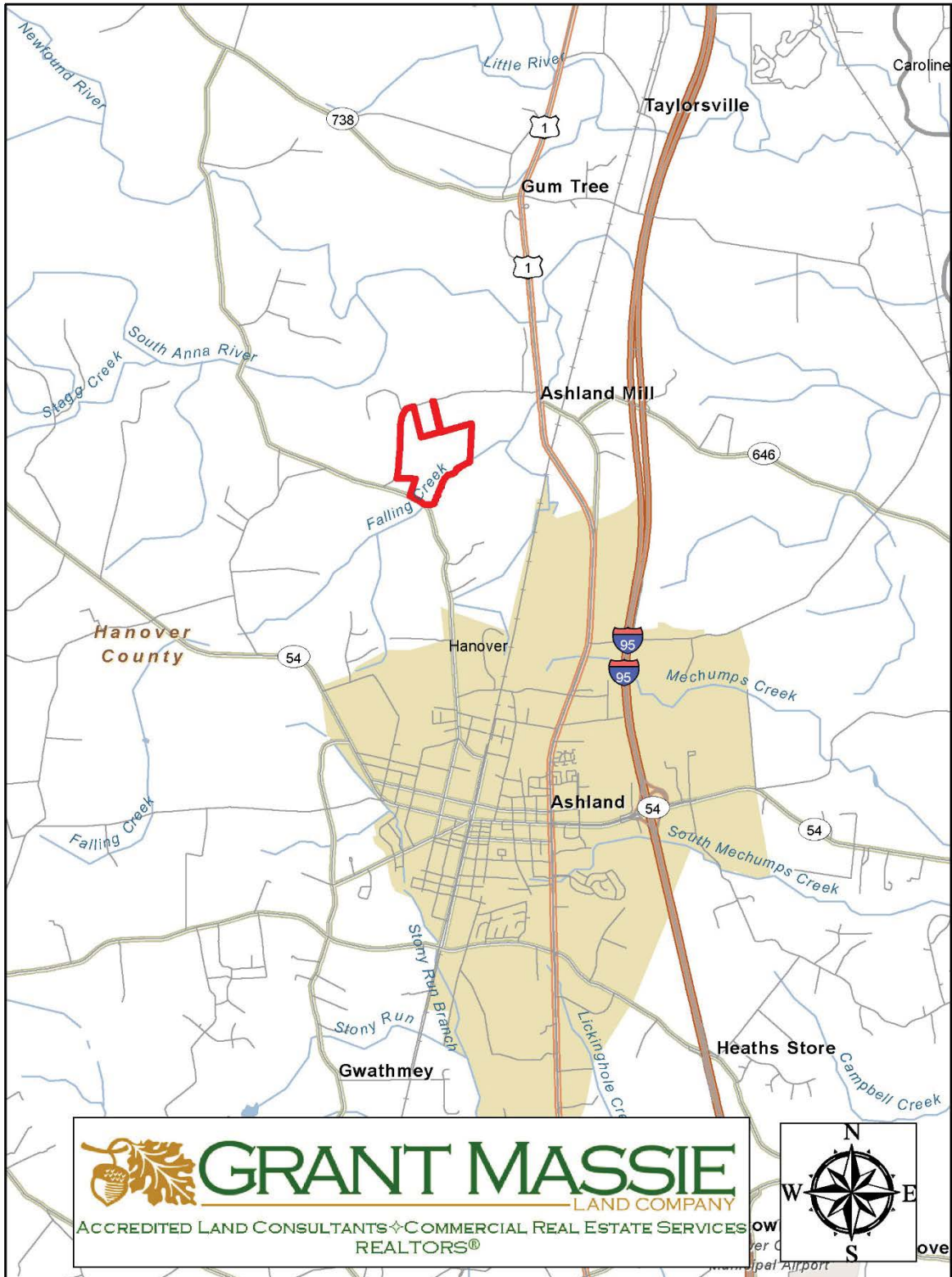
# TOPOGRAPHIC MAP

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# LOCATION MAP





# FOR SALE - "GREENLANDS" FARM

## 120 ACRES +/- IN HANOVER COUNTY, VA



### PROPERTY INFORMATION:

- ✘ Antebellum Home with 6,509 sqft was renovated to brick and/or brick veneer around 1921 and includes a 1,260 sqft basement;
- ✘ Home has 10 bedrooms (6 on 2nd Floor & 4 on 3rd Floor), 3.5 bathrooms and one additional unfinished bathroom on 3rd Floor;
- ✘ Farm includes a pre-Civil War era servants kitchen/quarters, 3-car detached garage, two farm barns/sheds & grain bins (Poor Quality);
- ✘ There is about 64 acres +/- of fenced and cross-fenced pastureland;
- ✘ 1.2-acre Pond and long frontage (2,622 ft +/-) on Falling Creek;
- ✘ Long frontage on Route 641 (Cross Corner Rd), on Route 667 (Blunts Bridge Rd) & nice tree-lined driveway & interior farm roads;
- ✘ 3.75 Ac.+/- in gardens, yard, & open areas around improvements;
- ✘ Balance (51 Ac.+/-) is mixed hardwood/pines & wooded hedgerows;
- ✘ Excellent investment for a discerning Buyer to renovate the improvements/grounds into an illustrious showplace.

# \$1,695,000

For 24-hour recorded information,  
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**www.GrantMassie.com**



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All information is deemed reliable, but not guaranteed.

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