

1,139.88 ACRES +/-
“HOLLYFIELD/BASSETTAIRE FARM”
KING WILLIAM COUNTY, VIRGINIA

ASKING PRICE - **\$5,495,000**



REPRESENTED BY:

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PROPERTY DESCRIPTION

HOLLYFIELD FARM

Hollyfield Farm is shown on King William County Tax Map records as parcel number 33-17. According to the tax records, the property contains 805.7 acres. The original deeds are recorded in Deed Book 114 on Page 123 and Deed Book 116 on Page 155.

The manor home on Hollyfield Farm is characterized as a Greek Revival (c. 1750) with a total 5,346 square feet, 8 bedrooms and 4.5 baths in the main structure per the tax records. Attached to the main home via an enclosed walkway is a 2,193 square foot Rath Cellar (or Rathskeller), reminiscent of an old German tavern, with two large fireplaces, a bar, and an attached L-shaped screened porch overlooking the 27-acre Hollyfield Pond. It is considered the home's "west wing." A large front veranda overlooks the farm's long tree-lined entrance drive, similar to the veranda on President Washington's Mount Vernon.

The original portion of the main house contains 3 bedrooms upstairs with a shared full bathroom. In the east wing, there are 3 additional bedrooms with a shared full bathroom upstairs and 2 bedrooms downstairs with 2 private bathrooms. There is a half bathroom downstairs in the main hallway. Additional rooms downstairs include a formal dining room with crystal chandelier, formal parlor with full-size fireplace, formal study/library, carpeted family room, breakfast kitchen leading to the rear screened porch, and separate larger kitchen which connects to the formal dining room and the walkway to the Rath Cellar. There is a 2,402 square foot English basement with five rooms also.

Additional outbuildings situated behind the manor house include a 656 sqft office building, 1,659 sqft garage/shop, 6,000 sqft block barn, 924 sqft shop, 827 sqft carport, and 954 sqft of equipment sheds. Other farm buildings include a 12,000 sqft of loafing sheds, silos, grain bins and old chicken house. There are three tenant houses including a 1,048 sqft Rancher, a 1,144 sqft rancher and a 1,260 sqft Rancher.

Hollyfield Farm contains around 338 acres +/- of partially irrigated cropland with an additional 185 acres of reclaimed mined cropland. The estate complex where the manor house and other improvements are located is about 20 acres. Hollyfield Pond and a smaller pond used for irrigation purposes take up approximately 28 acres +/- . The balance of the farm (i.e., 234 acres +/-) is in forested marshland along the Pamunkey River. There is about 8,075 feet +/- of frontage on the Pamunkey River along this farm's southern boundary.

The farm has long frontage on State Route 605 (Old Newcastle Road). It is located six-tenth of a mile from Highway 360 and 12.25 miles +/- east of Mechanicsville and I-295. The subject property is currently zoned Agricultural Conservation (AC).

There is a possibility of a Wetlands Mitigation Bank on the subject property based on a late 1990s or early 2000s engineering study completed by Kimley-Horn and Associates, Inc. For additional information, please contact Bill Grant or Jeffrey Huff to obtain additional references regarding the possible wetland mitigation bank.

BASSETTAIRE FARM

Bassettaire Farm is shown on King William County Tax Map records as parcel number 34-9. According to the tax records, the property contains 331.38 acres. The deed is recorded in Deed Book 328 on Page 1345.

This farm contains about 217 acres +/- in open and crop land, 66 acres in river lowground, 8 acres in swampland and overflow pond with the balance in wooded area and house sites.

There is approximately 1,850 feet of frontage on State Route 605 (Old Newcastle Road), 3,100 feet of frontage on Hollyfield Pond and 4,475 feet +/- of frontage on the Pamunkey River along this farm's southern boundary. The property is Zoned Agricultural-Conservation (A-C).

The improvements include three small frame rental houses covered with vinyl siding, one cinder block rental house which is bricked over, one block structure which was once the feed storage building for the dairy farm, a dairy barn, a grain silo and a pole barn.

CAPE COD HOME ON 1.8-ACRE LOT

The subject property is shown on King William County Tax Map records as parcel number 33-17B. According to the tax records, the property contains 1.8 acres. The deed is recorded in Deed Book 316 on Page 1564.

The subject property is currently zoned Agricultural-Conservation (A-C). It contains no road frontage; however, it fronts on the private road called Hollfield Lane. Per the subject lot's plat, it fronts just over 232 feet on Hollyfield Pond.

The house is characterized as a two-story Cape Cod (c. 1976) with some colonial styling along the front. It contains approximately 2,995 square feet of living space. It has 4 bedrooms and 2.5 bathrooms. It also has a partial wrap-around rear deck that faces the pond. There is a single fireplace. The house has a separate septic system; however, it doesn't have its own well. It utilizes the well from the manor house.

ASSORTED PHOTOGRAPHS



HOLLYFIELD - MAIN HOUSE



HOLLYFIELD - MAIN HOUSE



POND & GROUNDS



LAND & POND



OTHER IMPROVEMENTS



OTHER IMPROVEMENTS



LAND, LOW GROUND & RIVER



MARTIN CAPE COD



BASSETTAIRE FARM - PHOTOGRAPHS



HOUSE # 187



HOUSE # 311



HOUSE # 387



HOUSE # 471



HOUSE #626 AND DAIRY BARN



DAIRY BARN



CROPLAND



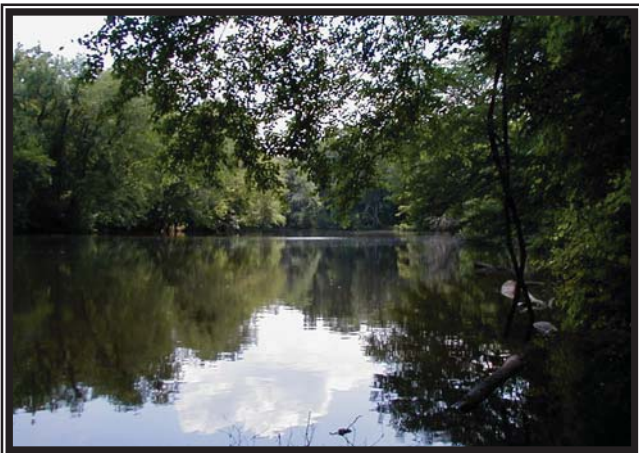
FIELD AND CROPLAND



RECLAIMED CROPLAND



OVERFLOW POND

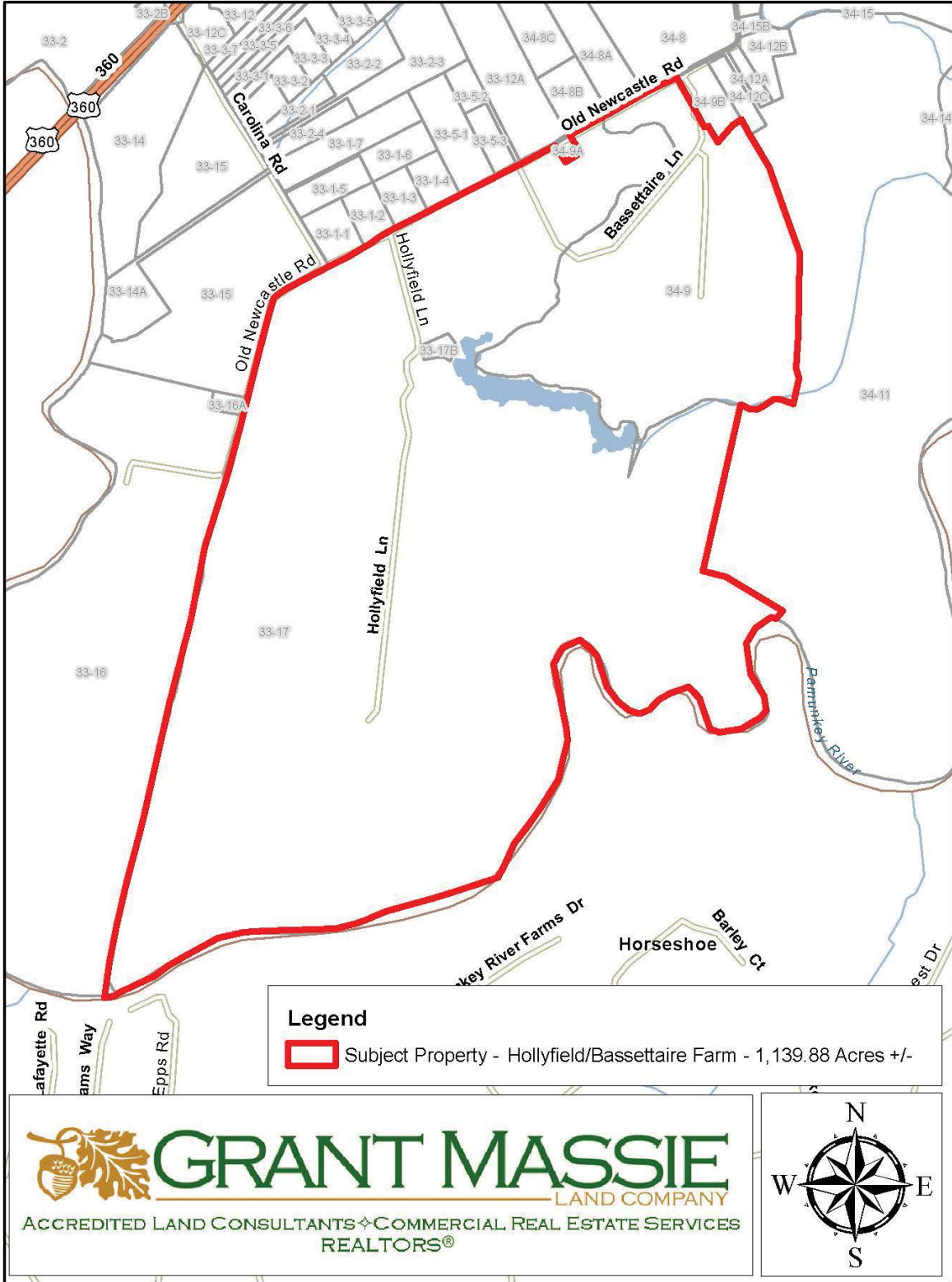


PAMUNKEY RIVER

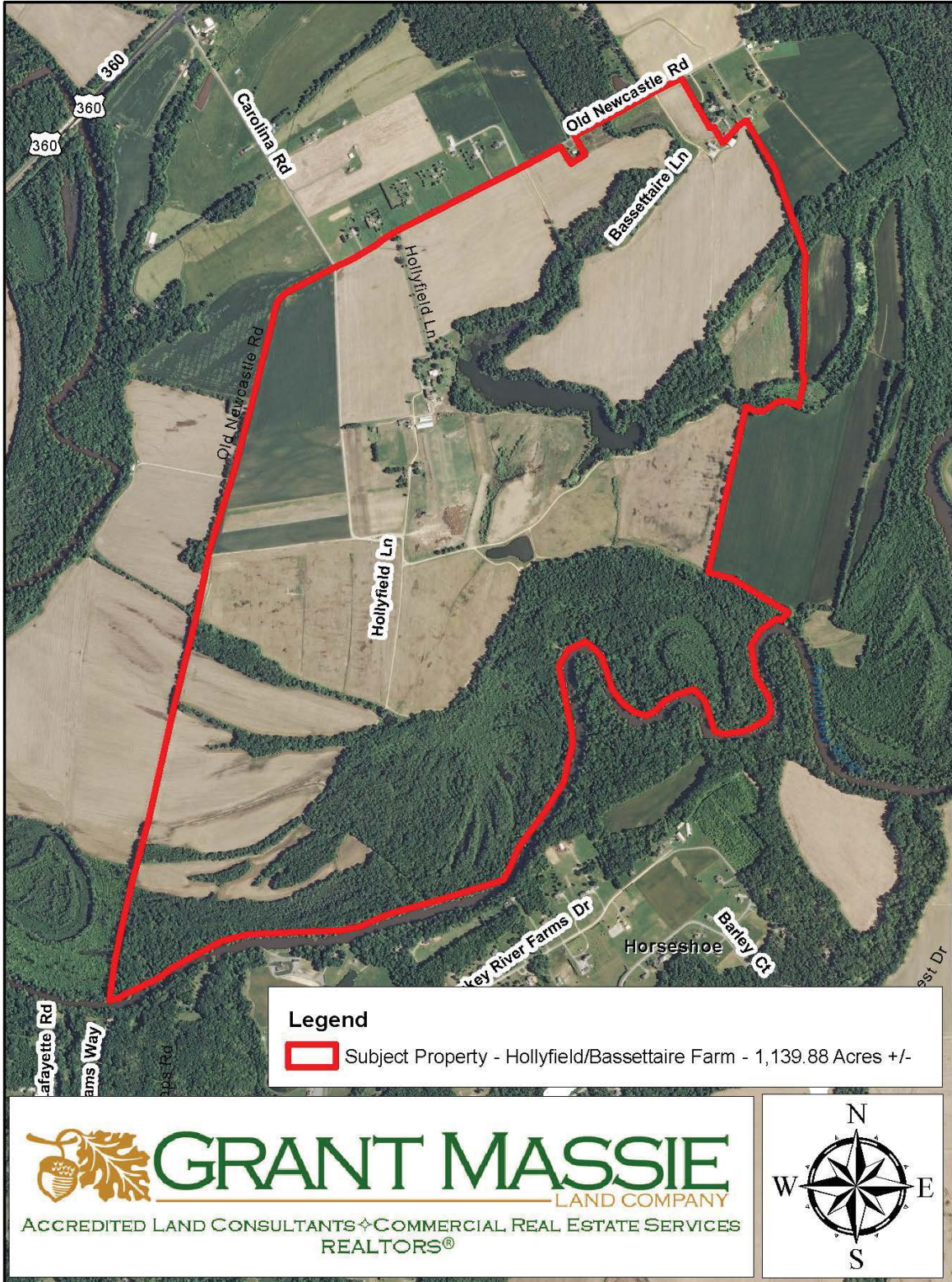


PAMUNKEY RIVER

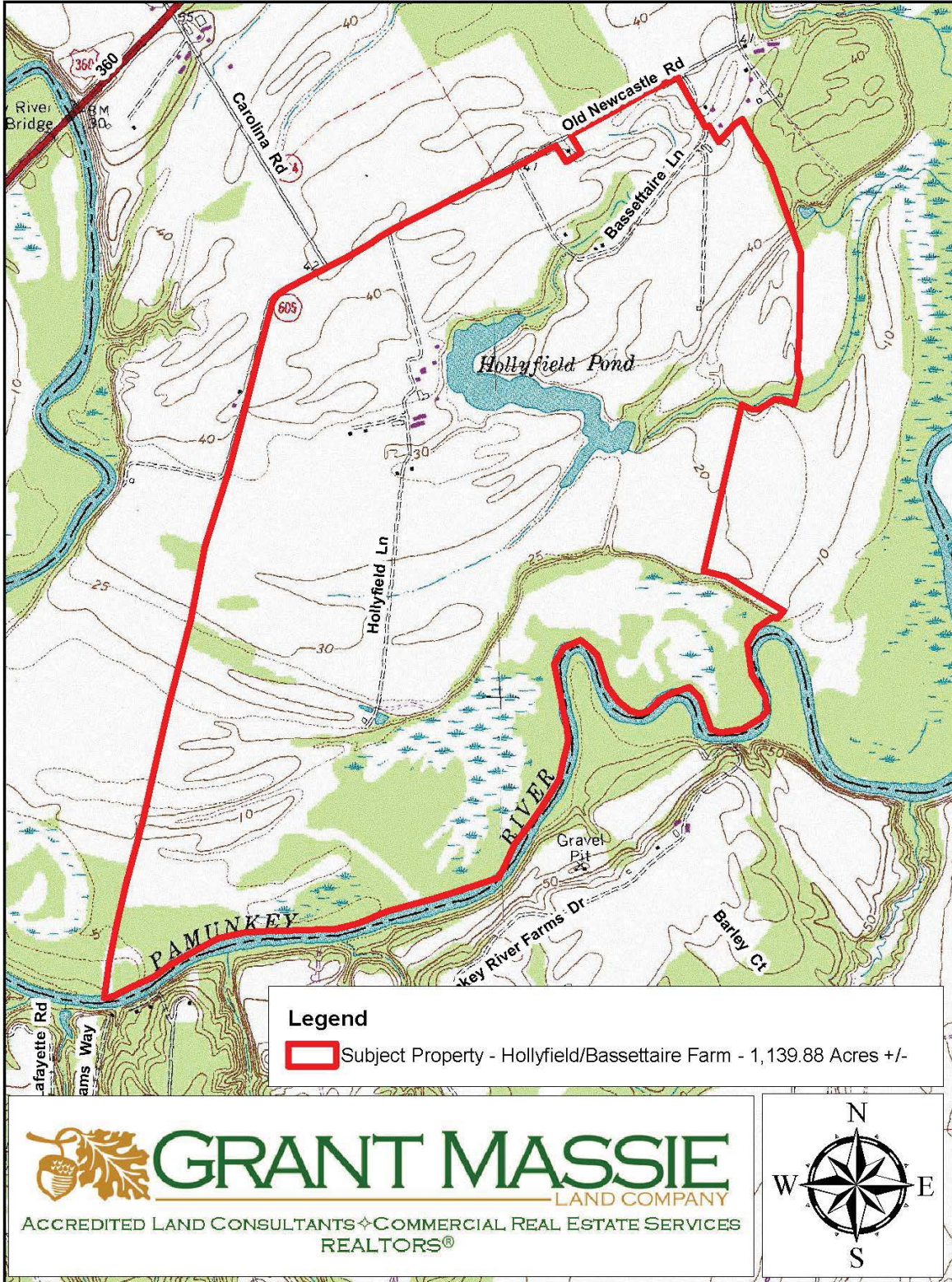
TAX MAP



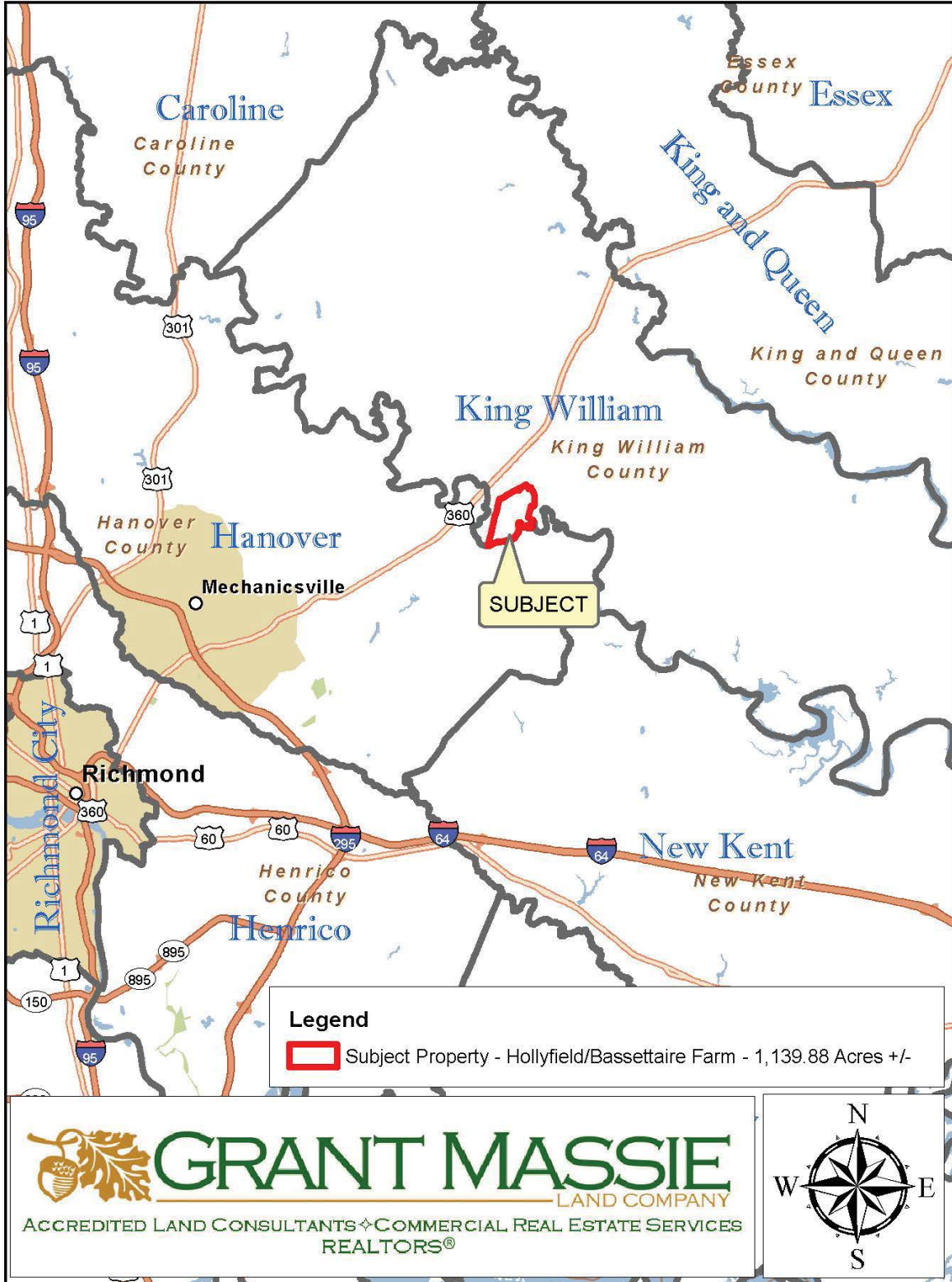
AERIAL PHOTOGRAPH



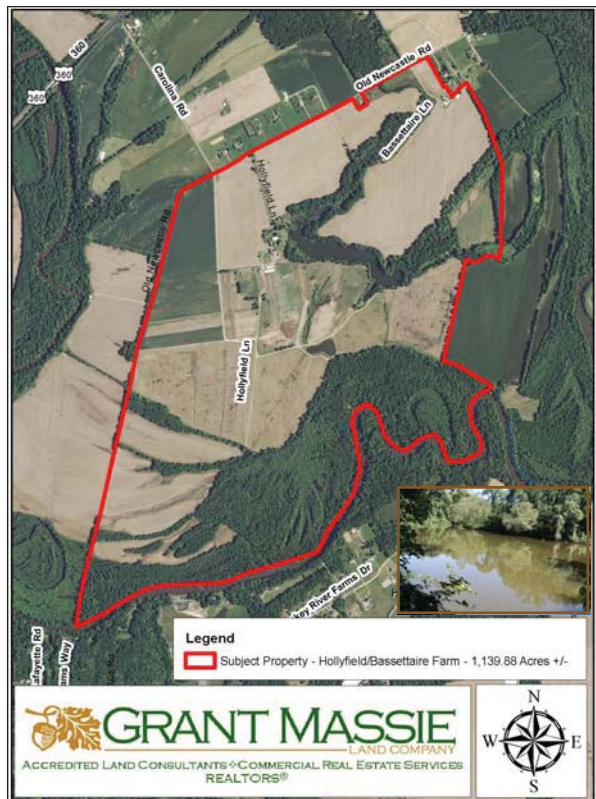
TOPOGRAPHIC MAP



LOCATION MAP



FOR SALE - HOLLYFIELD & BASSETTAIRE FARMS 1,139.88 ACRES +/- IN KING WILLIAM COUNTY, VA



PROPERTY INFORMATION:

- ✘ Greek Revival Manor House (c. 1750) with 7,566 sqft, a large front veranda, Rathskeller tavern and a 2,402 sqft basement;
- ✘ Farm includes several barns, office, garage/shop, equipment sheds, misc. farm buildings & 7 tenant houses;
- ✘ 2-story Cape Cod (c. 1976) with 2,995 sqft, 4 bedrooms and 2.5 bathrooms on separate 1.8-acre pond-front lot;
- ✘ Manor house & above overlooks 27-ac. Hollyfield Pond;
- ✘ 2.37 miles +/- of frontage on the Pamunkey River;
- ✘ Long frontage on State Route 605 (Old Newcastle Rd) & interior roads like Hollyfield Lane and other farm roads;
- ✘ About 555 acres of partially irrigated cropland & 185 acres of reclaimed mined cropland, balance in wooded lowgrounds along river.
- ✘ Wetlands Mitigation Bank potential based on a late 1990s engineering study completed by Kimley-Horn and Associates, Inc.

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or visit our website at
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All information is deemed reliable, but not guaranteed.

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