



# SOLITUDE FARM

Louisa County, VA



COMMONWEALTH  
LAND

**TABLE OF CONTENTS**

The Offering . . . . . 3

Property Highlights . . . . . 4

Road System . . . . . 5

House Information . . . . . 6

Outdoor Amenities . . . . . 7

Recreation & Wildlife . . . . . 8

Location . . . . . 9 - 10

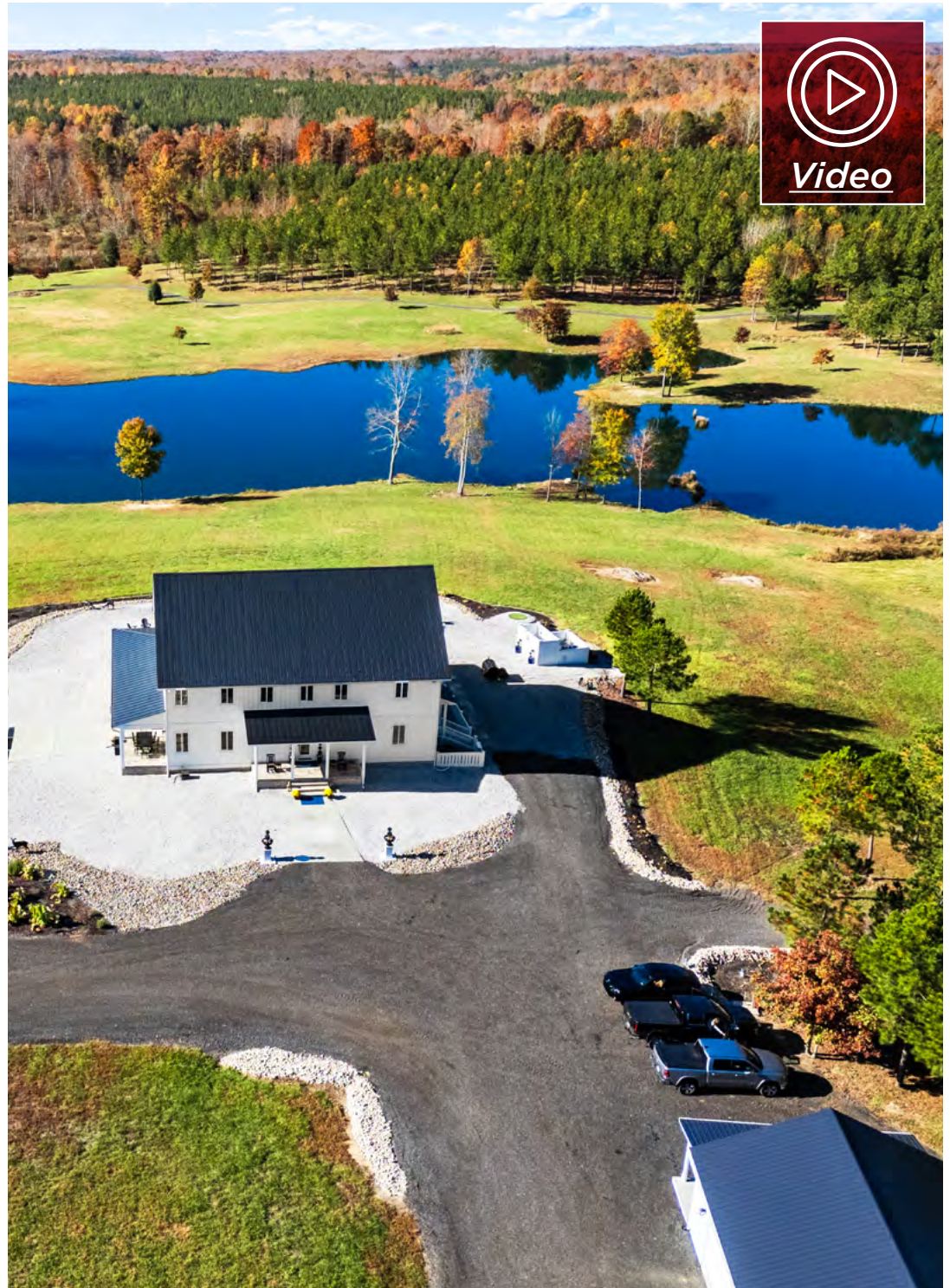
**Solitude Farm** represents the modern Virginia Farm providing a pastoral setting located near Lake Anna and the Town of Mineral in the eastern Piedmont of Virginia. It provides a sense of solitude and yet is conveniently located within an hour of Richmond, Charlottesville and Fredericksburg. It offers a truly bucolic lifestyle with a beautiful viewshed blended with extensive modern improvements and amenities which can accommodate any number of uses. It must be seen on the ground to appreciate all it has to offer. **Contact Broker to arrange for a private showing.**



**FOR MORE INFORMATION:**

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*Commonwealth Land represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.*



# The Offering

Welcome to Solitude Farm located along the eastern edge of the Piedmont of Virginia near Lake Anna in Louisa County. This 471 acre modern estate fronts Cedar Hill Road and offers complete privacy and security with three gated points of access along the state road as well as the Little River Basin and Bearden Pond as its natural boundaries. The grounds are anchored by a strategically located 6,600 sqft 5-bedroom 4½ bath custom home ('22) providing panoramic views with an inground saltwater pool all of which overlooks a 3.5 acre spring fed stocked pond.

Solitude offers approximately 380 acres of planted Loblolly pine plantations with optimal accessibility throughout provided by miles of milled and turf roads & trails. The rolling hills rich in history display significant geological features from large boulders to veins of quartz and granite. Solitude's rolling topography has been managed for optimal wildlife habitat production providing the ideal balance of open pastureland, lake/pond, dense hedgerows, spring creeks and vast river bottom. Selected grasses and clovers have been planted and meticulously maintained over the years specifically to develop healthy populations of wildlife

**Solitude Farm**  
**4280 Cedar Hill Road, Mineral, VA 23117**  
**Louisa County**  
**37.9685, -77.8305**



The perimeter of Solitude beyond the natural river basin buffer is bound by woven wire mesh fencing and those points of access into the property from the state road are secured by several electric gates. The interior of the property offers three (3) divisions with high tensile, electric and barbed wire fencing along with livestock handling areas; one for cattle with fenced working lane and squeeze chute as well as another for sheep with multiple shelters and a tack shed. There is a lakefront hunting cabin, garage and fuel depot on the eastern side of the property. Underground electrical service and high speed fiber optic internet services are provided to the property as well.

Solitude offers an ideal blend of serene, countryside living and modern conveniences—all within an hour of Richmond, Fredericksburg, and Charlottesville, in a region experiencing remarkable growth and development.

## PROPERTY DETAILS

471<sup>±</sup> DEEDED ACRES

380<sup>+</sup> ACRES

Merchantable planted Loblolly pine providing cash flow

6,600<sup>±</sup> FT

5-bedroom 4½ bath custom home (2022)

6 Car detached garage and workshop with full front porch and covered area

3.5 ACRES  
Spring fed stocked pond

## EXTENSIVE

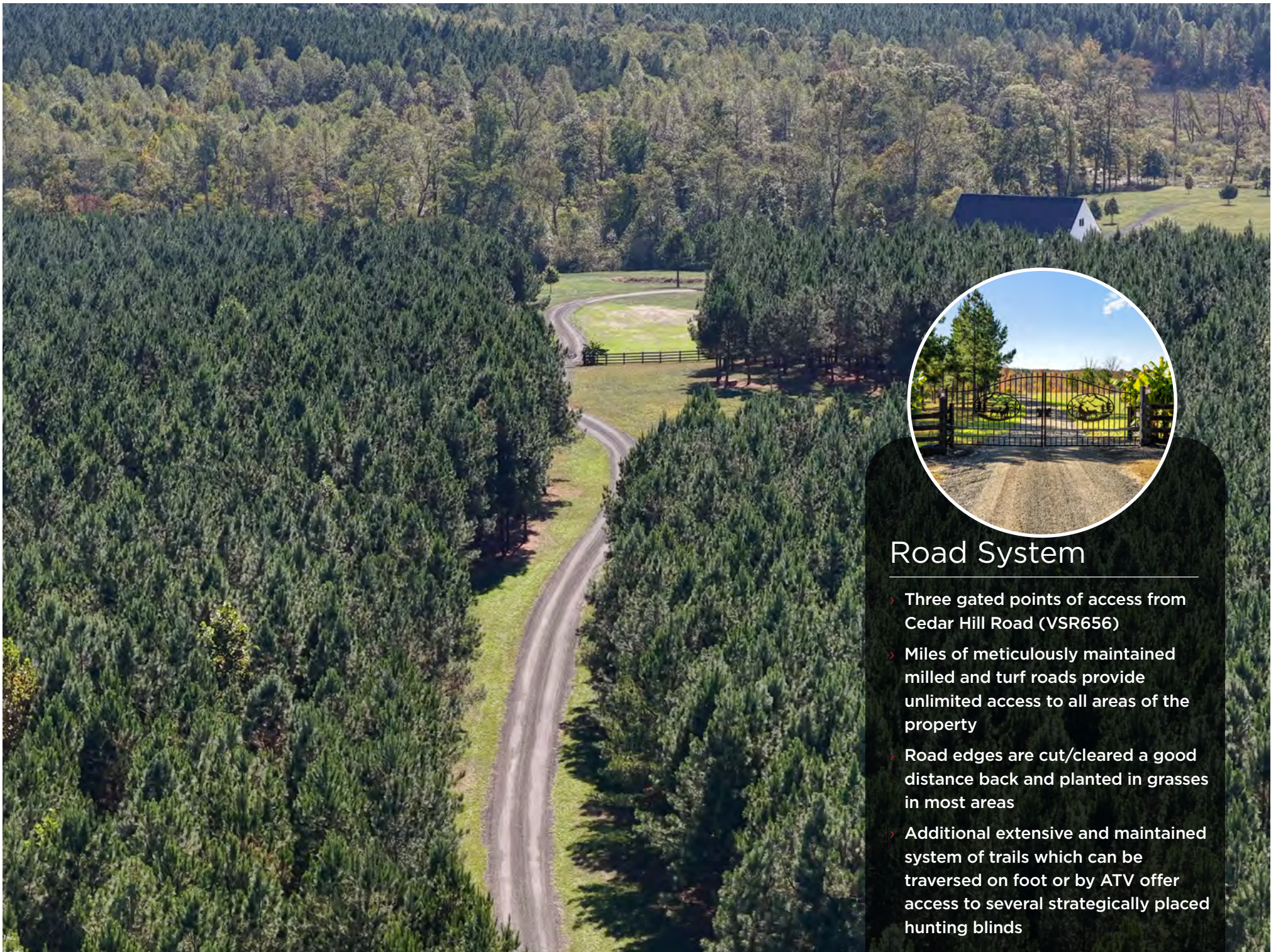
internal road system, both milled & turf along with an additional complex of manicured trails

## PRICE

\$8 MILLION

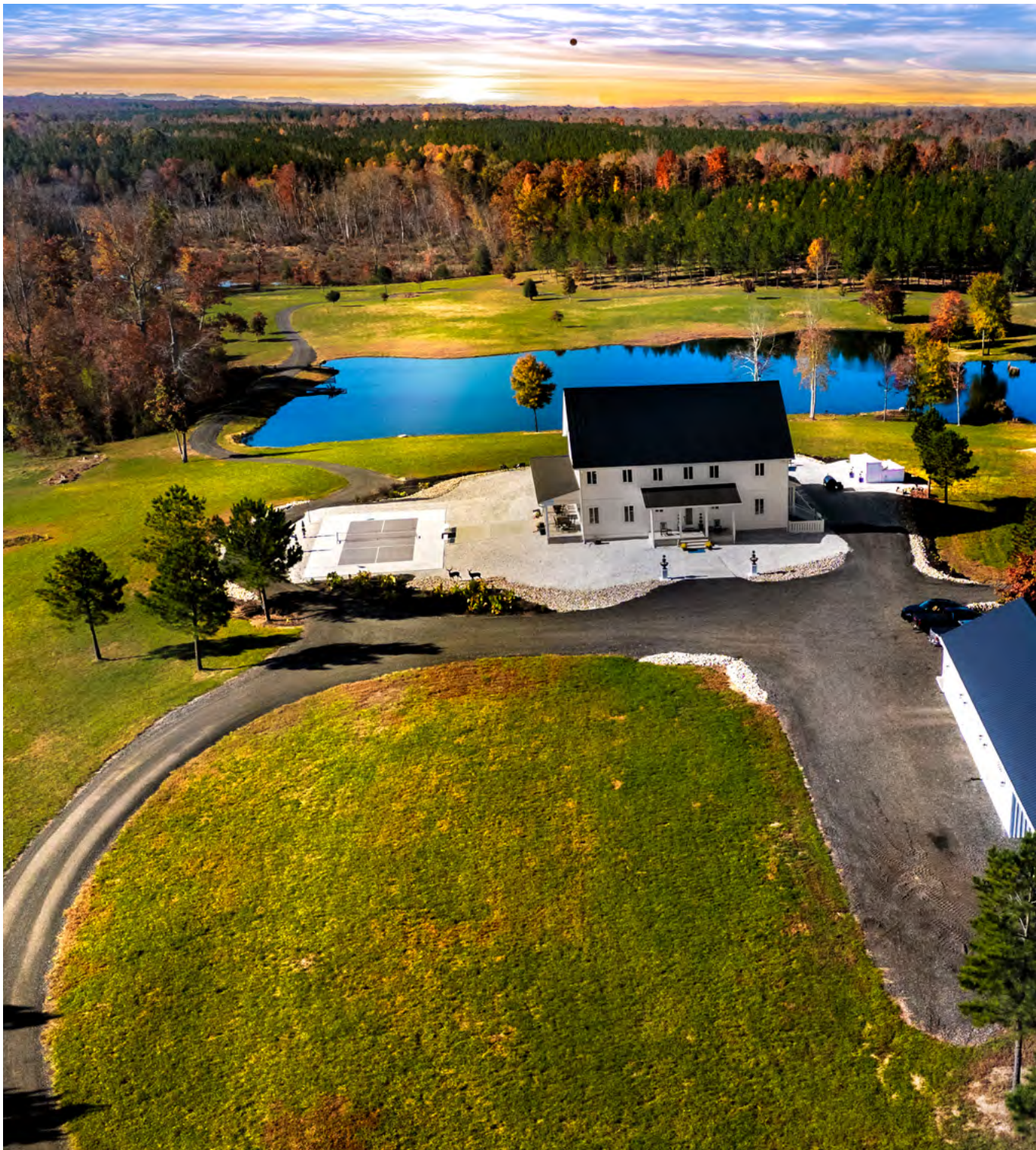
## Property Highlights

- › 471 acres of complete Privacy & Security bound to the South by the Little River Basin with the remaining perimeter secured by woven wire fencing
- › Modern Farmhouse with custom saltwater pool, lighted pickleball court and 6 car garage built in 2022, all serviced by underground power and high-speed fiber optic internet
- › Vast system of well-maintained interior roads and paths
- › A habitat management plan has been utilized with a balance of pine plantations, pastureland, river bottoms, ponds and spring creeks combined with selective grasses and clovers being established and maintained to help support and maintain populations of deer, turkeys and quail
- › 3.5 acre stocked spring-fed pond
- › Hunting cabin and (“off grid”) with garage overlooking Bearden Pond
- › Minutes from access to Lake Anna, a 13,000 ac body of water offering countless recreational activities



## Road System

- › Three gated points of access from Cedar Hill Road (VSR656)
- › Miles of meticulously maintained milled and turf roads provide unlimited access to all areas of the property
- › Road edges are cut/cleared a good distance back and planted in grasses in most areas
- › Additional extensive and maintained system of trails which can be traversed on foot or by ATV offer access to several strategically placed hunting blinds

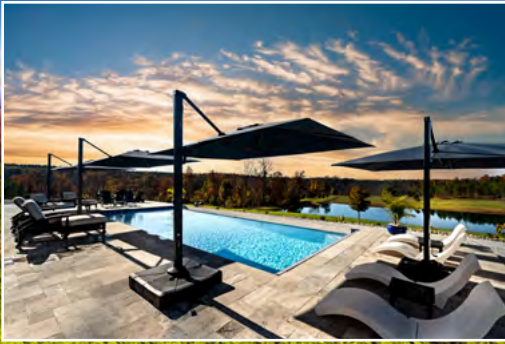


## House Information

- › 6,660sqft, 4 bedroom/5th (bonus room on 3rd floor) 4½ baths. 11'+ ceilings on first floor
- › 3 zone HVAC and 2 tankless water heaters with first floor gas propane heat
- › Extremely low maintenance exterior surfaces with rigid insulated vinyl and pvc siding and trim with custom standing seam metal roofing, commercial gutters and gutter guards
- › 2x6 construction with commercial grade spray foam insulation in all ceilings, floors, walls and attic
- › Custom natural hickory cabinetry throughout with granite countertops throughout kitchen, laundry and all baths with commercial grade engineered flooring, ceramic tile and stain warranted carpeting
- › 1000-gallon inground propane tank for gas cooking, water heaters, first floor gas heat, and pool heating system
- › 1800 square feet of covered porches with travertine flooring, ceiling fans and recessed lighting
- › Whole house Kohler gas generator with additional backup power interface

## Outdoor Amenities

- › Gunnite custom saltwater inground infinity edge pool with tanning ledge, fully automatic cover, heat pump heating with propane heating for winter months use accompanied by pool equipment area with shower and storage area
- › 900 square feet of travertine patio surface with propane fire pit, propane grill line, hot tub and spa
- › Regulation pickleball court with lighting
- › 6 car garage and workshop with full front porch and covered machinery bay
- › All house and pool grounds stone scaping is professionally designed for low maintenance, drainage and deter wildlife intrusion
- › Hunting cabin overlooking Bearden Pond (located on the eastern side of the farm)



# Recreation & Wildlife

- › Miles of milled and turf roads accompanied by a vast system of additional manicured hiking/ atv trails offer optimal access to the property.
- › A habitat management plan has been implemented for the last 8 years utilizing specific grass and clover plantings in order to support healthy populations of deer, turkey and quail. A trapping program has been utilized to help maintain a healthy balance of native predators on the property.
- › Numerous weatherproof tower blinds have been strategically placed around the property along active game transportation corridors.
- › Bearden Pond and the Little River Basin offer ample opportunities for Wood Ducks and other puddle ducks during the fall and winter months.



## 3.5-ACRE STOCKED SPRING-FED POND

- |                           |               |
|---------------------------|---------------|
| H-1 Hybrid Florida Strain | Shell Cracker |
| Largemouth Bass           | Crappie       |
| Catfish                   | Grass Carp    |
| Bream                     |               |

## WILDLIFE HABITAT:



healthy populations of deer, turkeys and native bobwhite quail



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**LEGEND**

- 1 Main House
- 2 6 - Car Detached Garage
- 3 Spring Fed Pond - 3.5 AC
- 4 Hunting Cabin
- 5 Bearden Pond
- 6 Little River Basin

**3**   
**GATED POINTS  
OF ACCESS FROM  
CEDAR HILL ROAD**



SOURCE: Carl, USDA/PSA, Sotheby's Real Estate, Earthstar Geomarketing, and the GIS U

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## Location

### CITIES

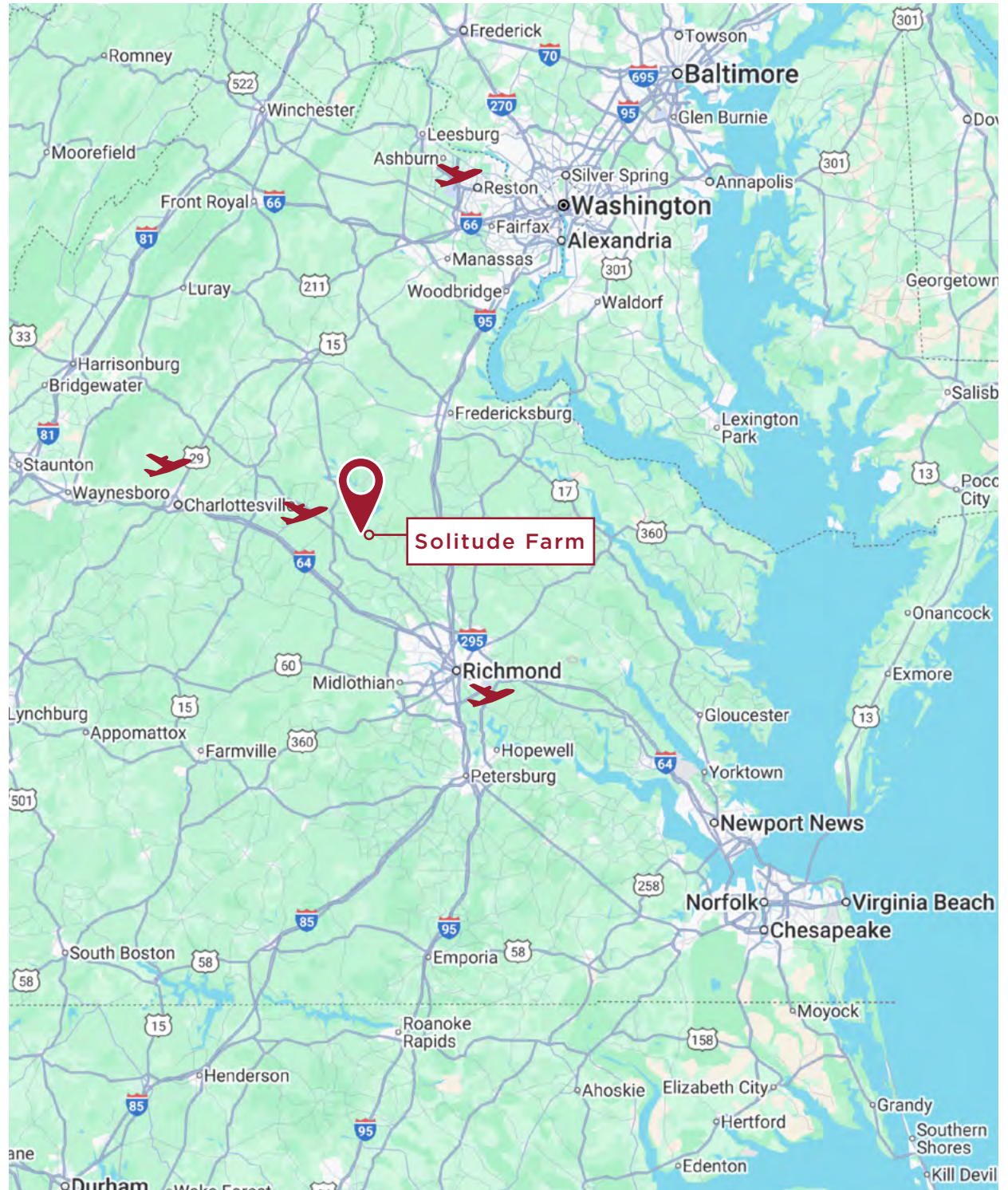
Richmond, VA	58 Minutes/48 Miles
Charlottesville, VA	48 Minutes/44 Miles
Fredericksburg, VA	1 Hour/42 Miles
Washington D.C.	2 Hours/96 miles

### AIRPORTS

Louisa County	19 Minutes/10 Miles
Charlottesville/Albemarle	66 Minutes/47 Miles
Richmond International	68 Minutes/55 Miles
Dulles International	2 Hours/99 miles

## Additional Information

- › Located within an hour of Richmond, Charlottesville and Fredericksburg
- › Property Comprised of Three (3) Separate Tax Parcels and taxed under Land Use
- › Not currently encumbered by a conservation easement
- › All water rights and mineral rights convey with the property
- › Owner is a licensed real estate broker in the state of Virginia





# COMMONWEALTH LAND

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## **INVESTMENT POTENTIAL:**

Ideal setting for private family living or corporate retreat located in an area of Virginia currently experiencing positive transitional growth

## **CONSERVATION:**

Strong candidate for a conservation easement and potential tax benefits

## **TIMBER:**

380+acs of merchantable planted Loblolly pine providing future cash flows

## **RECREATION:**

Strong stewardship toward habitat management supporting healthy populations of wildlife

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## **FOR MORE INFORMATION:**

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