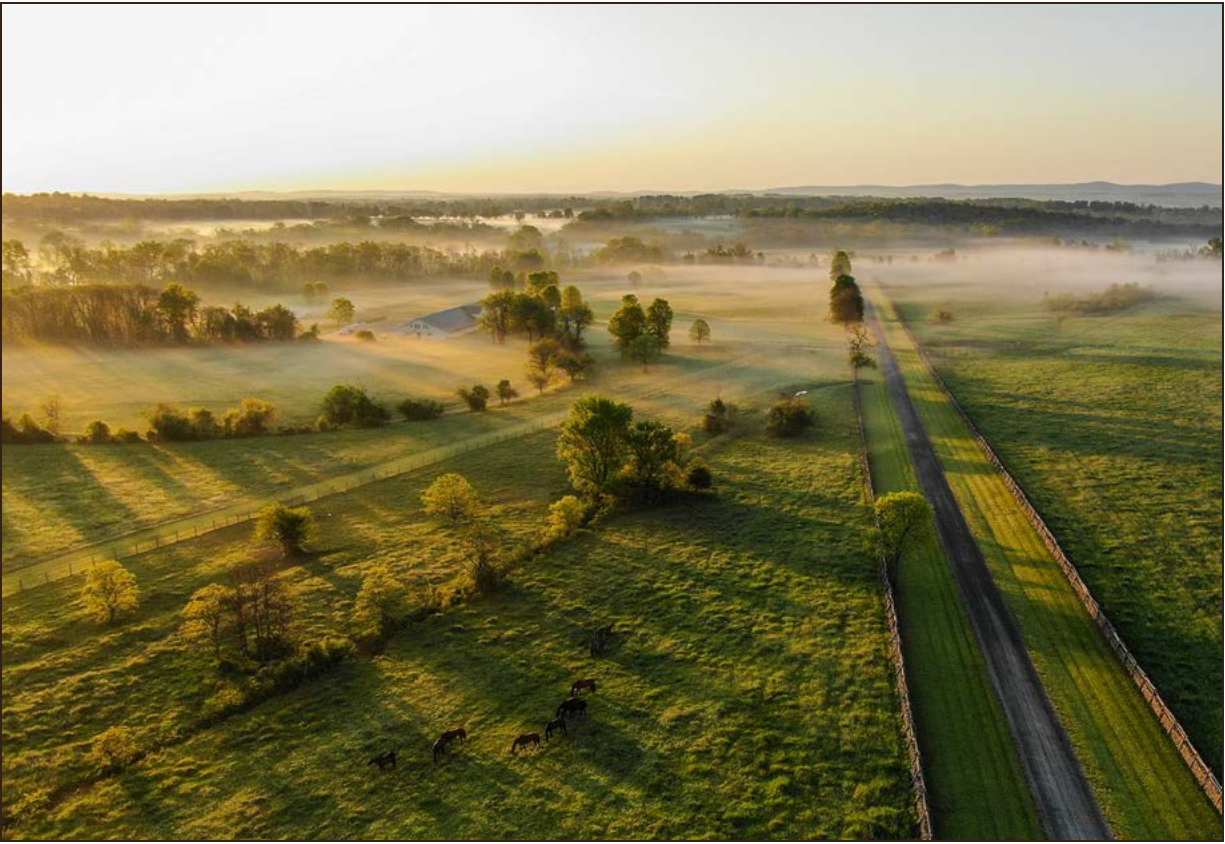




**LLANGOLLEN**  
UPPERVILLE, VIRGINIA







**LLANGOLLEN**  
**UPPERVILLE, VIRGINIA**

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**\$26,500,000 | 1,100± ACRES**

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LISTING AGENT: **ALEX WEBEL**

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**TRUSTED** *by* **GENERATIONS,** 

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*for* **GENERATIONS**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

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DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	DALLAS, TEXAS
CHARLOTTESVILLE, VIRGINIA	

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*At the heart of every exceptional property is a sense of place. Llangollen's is unmistakable and tells a remarkable story spanning 230 years and 1,100± acres.*

*Anchoring the farm is an immaculately restored nine-bedroom Colonial Revival manor house (circa 1795) that sits at the end of a mile long driveway with sweeping 180-degree views. In front of the house, 700± verdant acres of Virginia pasture unfold, while an additional 400± acres of forested mountain land rises up behind it. Numerous historic barns and stables, including the iconic Horseshoe Stable, are spread across the property. Other improvements include world-class polo fields, eight tenant cottages, a 12-bay maintenance building, and miles of impeccably restored stone walls.*

*Llangollen's balance of seclusion, privacy, and convenience is unbeatable. The nation's capital is only one hour away and Dulles International and two smaller FBOs can be reached in 45 minutes or less. Middleburg, one of Virginia's most appealing towns, lies just 15 minutes to the east. Llangollen stands as a testament to the enduring appeal of Virginia and the hunt country lifestyle and presents a rare opportunity to own one of the area's legacy landholdings.*



## LOCATION

Llangollen occupies an enviable location on the western edge of Loudoun County. It is surrounded by a rural patchwork of farms, historic estates, vineyards, and narrow country roads flanked by stone walls. The farm is accessed off Trappe Road, which is part of a network of protected country roads called the Beaverdam Historic Road District, many of which have traced the same paths since colonial times.

Five minutes to the south lies the historic village of Upperville, while fifteen minutes east is the popular town of Middleburg. The town centers of both Upperville and Middleburg are on the National Register of Historic Places.

Washington D.C. is within commuting distance and just over an hour away. Dulles International Airport is similarly accessible and only 45 minutes away. FBO's in Leesburg and Winchester can be reached in 35 minutes or less, both of which have 5500'x100' runways. The net result is a remarkably accessible property that is equally well suited for buyers seeking a full-time residence, weekend getaway, or destination farm.

## TOWNS AND CITIES

Upperville, VA: 5 minutes • Middleburg, VA: 15 minutes  
Charlottesville, VA: 1 hour 45 minutes • Richmond, VA: 2 hours 10 minutes  
Philadelphia, PA: 3 hours 10 minutes

## AIRPORTS

Winchester Regional: 30 minutes • Leesburg Executive: 35 minutes  
Dulles International: 45 minutes • Washington National: 1 hour 10 minutes





## **LOCALE**

Middleburg and Upperville are rightfully known as horse country and equestrian traditions here run as deep as the history. The idyllic landscape has long been a favorite getaway for business leaders and politicians in Washington, D.C. and the Mid-Atlantic.

The historic village of Upperville is home to the oldest horse show in America, as well as several of the most notable farms in the area. Nearby, Middleburg the “Nation’s Horse and Hunt Capitol” features an excellent selection of restaurants, shops, and amenities. At the center of town is the Red Fox Inn, founded in 1728, and one of the oldest continually operating inns in the country.

Spread throughout the annual calendar are a number of events ranging from the Virginia Gold Cup steeplechase races to the Middleburg Film Festival, all of which make for a vibrant and engaging rural community. The wider Middleburg area is also home to over 40 vineyards and wineries. And thanks to one of the highest concentrations of conservation easements in the country the area has a well-preserved sense of place and continuity rarely found today, much less in such close proximity to a major metropolitan area.



## GENERAL DESCRIPTION

The first thing many visitors notice about Llangollen are its stone walls along Trappe Road, meticulously restored and braced with locust posts. The walls lead to an understated, hand painted sign that welcomes visitors to Llangollen, which appropriately translates to “Land’s End” in Welsh. The main gravel driveway is almost a mile long and forms the center axis of the farm. Driving in, the equestrian facilities appear along the right side of the drive and farm roads branch off to access the various barns, outbuildings, and tenant cottages. A stunning allée of mature hardwoods marks the final approach to the main house and stretches one-third of a mile.

Surrounding the main house are several historic outbuildings, including the icehouse, cooling dairy, and blacksmith shop. Immediately behind the house is the Horseshoe Stable, a gorgeous structure built by the Whitneys in the 1930’s. The stable’s 24 stalls are not currently in use but could easily return to active duty or be creatively repurposed. Within the barn is the farm office, the artist’s studio, and a large entertaining space. Adjacent to the house and Horseshoe Stable is the farm’s vegetable garden and the Jockey House. The Jockey House is a more modern home that has been partially finished and would make an ideal guest or in-law cottage, and it offers some of the best views on the property.



Additional structures on the farm are spread throughout the northern portion of the property and include eight tenant cottages, barns, stables, polo facilities, and maintenance barn. The maintenance barn was constructed in 2012 and is a valuable operational resource. Six large open bays connect with six enclosed bays and workshop spaces, allowing most of the farm’s maintenance and improvements to be completed in-house. The building also features a staff room and manager’s office. Connecting everything on the farm is a thoughtfully laid out road system that efficiently joins everything while minimizing traffic around the house.



## ACREAGE

Llangollen is unusual in that it's an outstanding equestrian property, yet it could easily be adapted for alternate uses. The open ground is mostly level, making it ideal for farming, livestock, or wildlife habitat. Where there is topography, it is gently rolling and provides just enough elevation to make recreational pursuits interesting. An approximate breakdown of acreage at Llangollen is:

- Open Ground ~ 700± acres
- Wooded ~ 400± acres

Elevations range from 1,660 feet to 540 feet above sea level.





## IMPROVEMENTS



Much like the farm itself, the main house at Llangollen had humble beginnings. Originally a one and a half story 16'x20' patent house, the home steadily evolved with its owners and their times. During the 1830's it was expanded in the popular Federal Style, and later, over several substantial renovations, the house took on a Colonial Revival aesthetic.







In many ways the house is a successful and enjoyable balancing act. The old mixes with the new, the formal with the casual, and quiet corners offset larger entertaining spaces. Spread throughout the 24 rooms are 17 fireplaces. The nine bedrooms are thoughtfully broken up into groups of two's and three's across the house, an ideal layout for hosting groups and multiple generations. Above all, Llangollen is a country house in the truest sense, designed to be lived in and enjoyed.





## HOUSE FACTS:

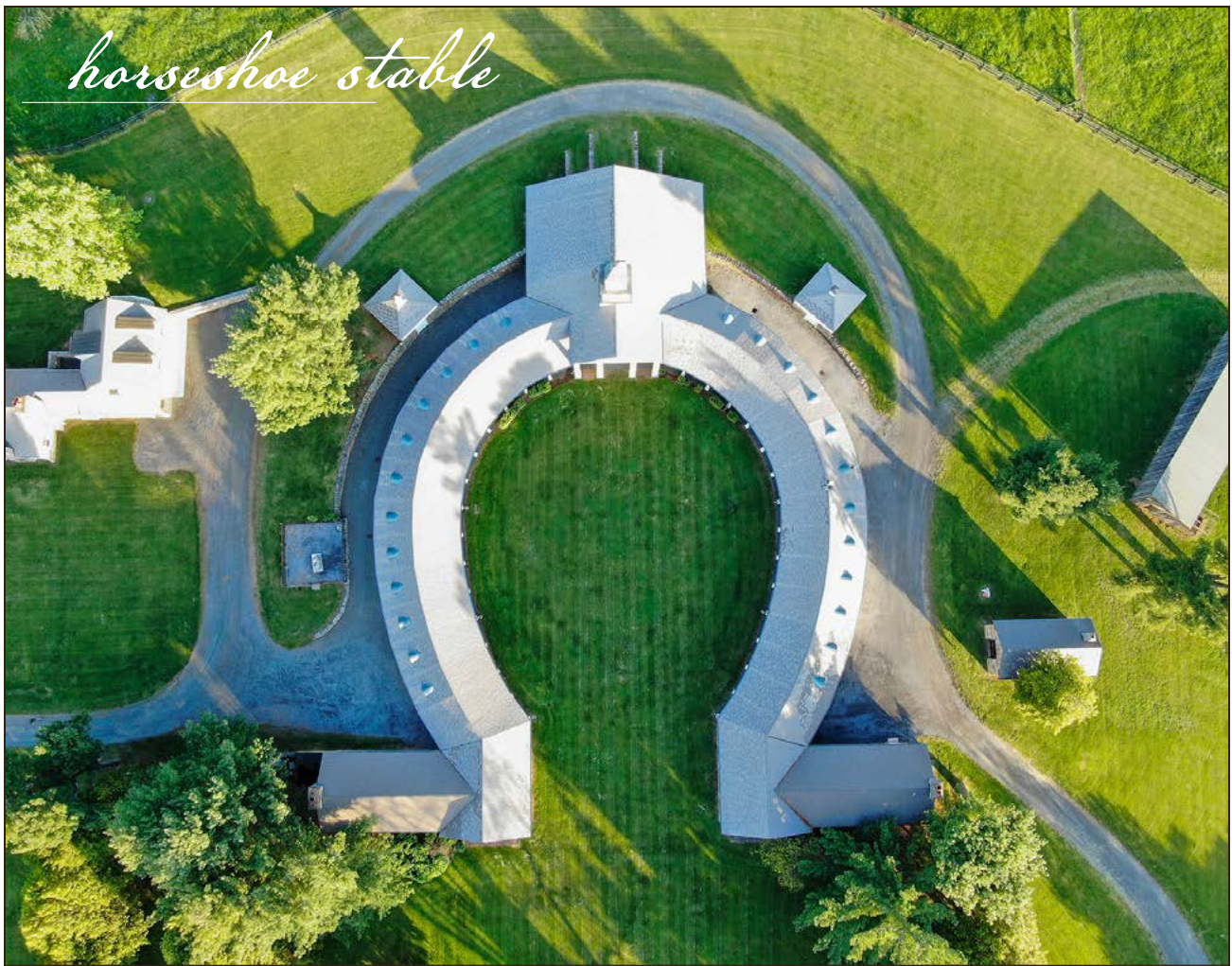
1795 origins • 12,500± square feet • 24 rooms • 17 fireplaces • Nine bedrooms  
Eight full bathrooms • Three half-bathrooms • Modern, eat-in kitchen  
Three-car garage and apartment











*horseshoe stable*

Over the past one hundred years Llangollen established a rich equestrian tradition and it became one of the leading thoroughbred stables of the mid-twentieth century. Among the many notable horses bred at Llangollen was Sherluck, the 1961 Belmont Stakes winner.

Polo was originally introduced to the property in the 1950's and today is a focal point on the farm. The farm's polo complex was meticulously designed and constructed in 2007, and the playing and spectating experience is phenomenal. The main field is larger than regulation size and the Patriot Bermuda Grass pitch is diligently maintained. Bordering the main field are tiered grass and hardscape stands, atop of which is a dedicated tent pad equipped with electrical service. Nearby the main field is a 320'x160' stone dust polo arena and an additional practice field, also planted with Patriot Bermuda Grass. Supplementary polo infrastructure includes a stick and ball field, 5/8ths exercise track, round pen, hitting cage, and an Asado pavilion for post-play gatherings.

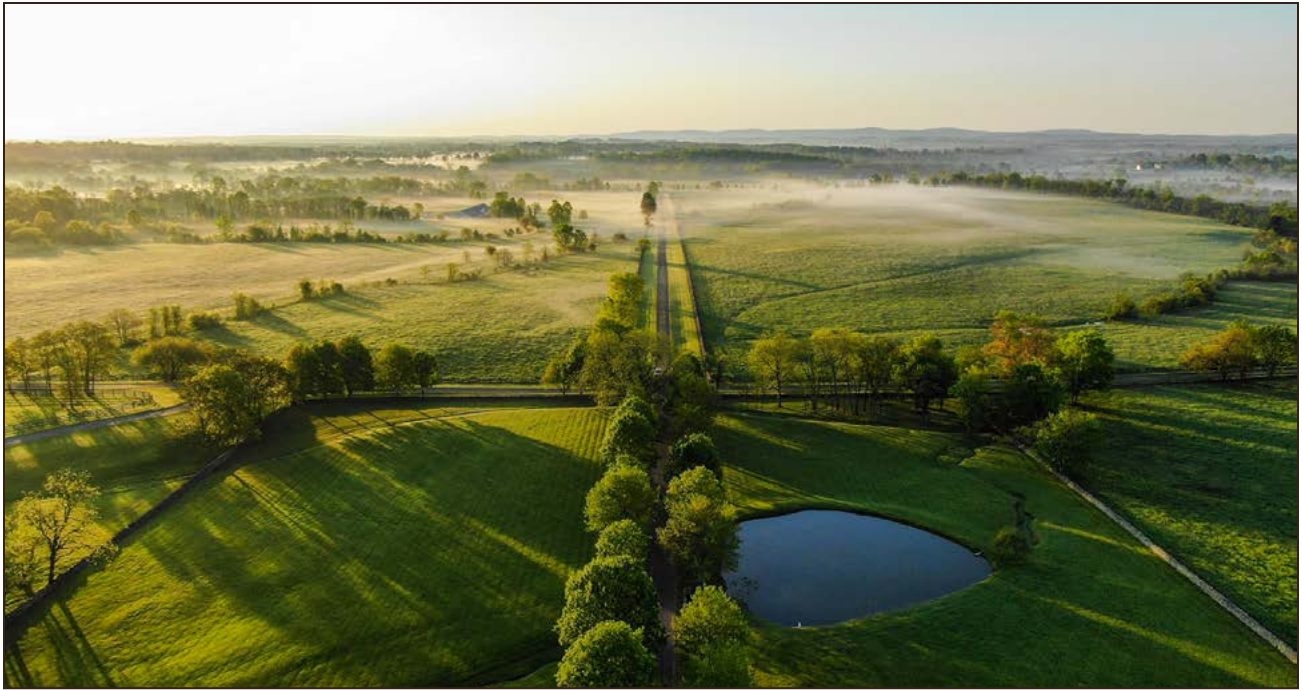
In recent years, operations have centered around the training barn, mare barn, and dairy barn. Turnout options are abundant and include a mix of large open pastures, medium-sized fields, and small individual paddocks. Run in sheds are spread throughout the fields and the extensive fencing is a mix of board fence and woven wire. Multiple tenant homes and apartments are strategically located across the property, providing ample housing for stable staff.



While the echoes of Llangollen’s racing and polo legacy resonate throughout the farm, the potential for other equestrian activities is boundless. The terrain is ideal for a cross-country or steeplechase course and the layout of the barns lends itself to a multi-trainer operation, breeding facility, or full-service equestrian center catering to any discipline. A new owner could streamline existing operations or reimagine the infrastructure to suit their vision, making Llangollen a unique opportunity for any equestrian.







## CLIMATE

Northern Virginia experiences a true four-season climate. Summers are warm and humid and temperatures in July and August average in the upper 80's and low 90's. Winter sees temperatures in the 30's and 40's, occasionally dipping lower in January and February. Spring and fall showcase Virginia's landscape at its best and high temperatures consistently reach the 70's during the daytime and cool off into the 50's at night. Average annual rainfall is approximately 42 inches, while average annual snowfall is around 21 inches.



## RECREATIONAL CONSIDERATIONS

Outside of polo, past equestrian activities have included steeplechase, thoroughbred racing, and foxhunting, and the farm would be a welcome home to virtually any discipline. Internal farm roads connect to an established trail system that winds up the western mountainside and there is ample potential to expand the trails for further hiking, riding, or mountain biking on the property.

Wildlife is abundant with whitetail deer, eastern wild turkey, black bear, red fox, and other species regularly seen on the farm. Hunting is currently pursued on a limited basis, but establishing additional wildlife habitat and implementing a management program would be easy to do. The eight ponds on the property have been periodically stocked and offer an easy escape for anyone looking to cast a rod.









## TAXES

The annual estimated taxes are \$42,784.



## CONSERVATION EASEMENT

The property is protected by a conservation easement that ensures the property's natural and scenic value remain intact, but also provides options for future owners. The property may be subdivided into 11 parcels with a wide range of associated improvements permitted on each parcel.



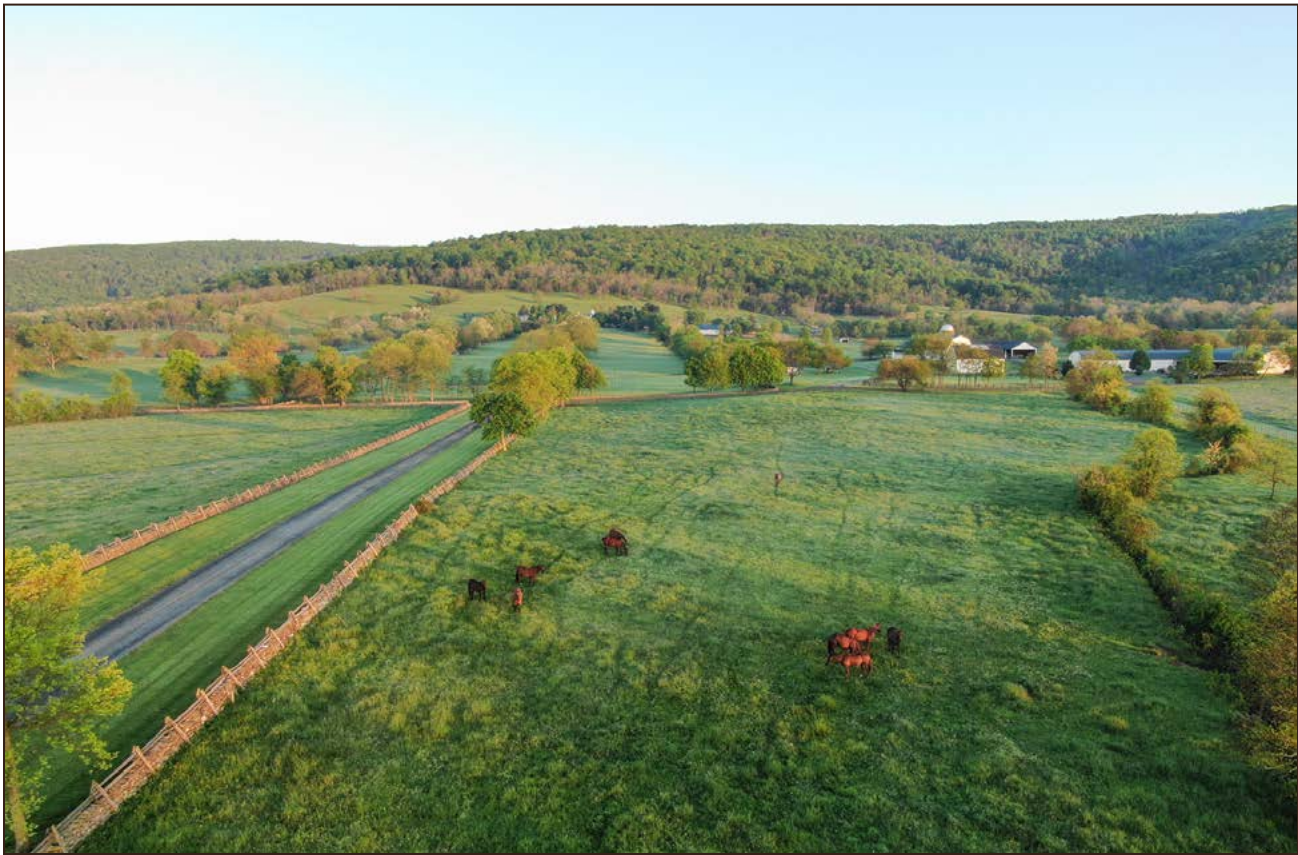


## **BROKER'S COMMENTS**

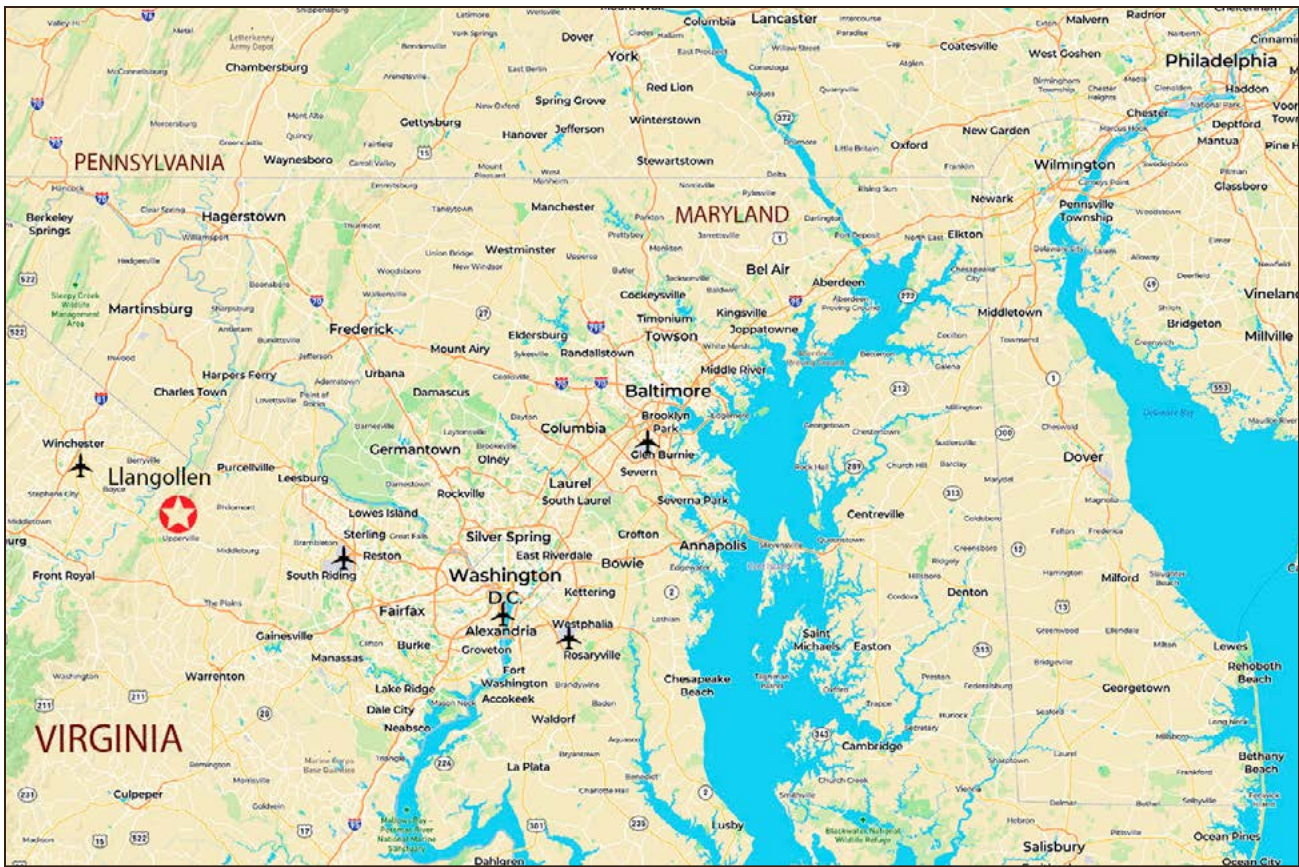
*As a land broker, I have the privilege of seeing a lot of remarkable land in special places. Occasionally there are properties that rise above the rest – Llangollen is one of them. It is easy to appreciate its many exceptional features, but equally exceptional is the opportunity it holds. That may sound unusual for such an established property, but adaptability has defined Llangollen for 230 years. From modest patent house to grand farm to renowned equestrian property, Llangollen has evolved with its owners and offers the rare opportunity to live in history while also writing it. For any buyer seeking a generational asset in one of the East's most iconic landscapes, this is a property with few peers.*







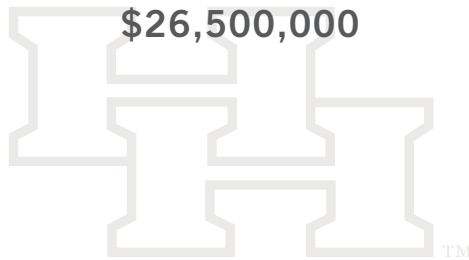




Click on map above for link to LandID map of property.

## PRICE

\$26,500,000



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## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882



## VIRGINIA DISCLOSURE OF BROKERAGE RELATIONSHIP EXPLANATION TO CONSUMERS

Upon having a substantive discussion about a specific property or properties with an actual or prospective buyer or seller who is not the client of the licensee and who is not represented by another licensee, a licensee shall disclose any broker relationship the licensee has with another party to the transaction. Further, except as provided in Virginia Code § 54.1-2139, 54.1-2139.1, 54.1-2139.2, or 54.1-2139.3, such disclosure shall be made in writing at the earliest practical time, but in no event later than the time when specific real estate assistance is first provided. Such disclosure may be given in combination with other disclosures or provided with other information, but if so, the disclosure must be conspicuous, printed in bold lettering, all capitals, underlined, or within a separate box. Real estate licensees in Virginia are required by law to make prompt written disclosure of any brokerage relationship to members of the public who are unrepresented. Licensees must also make written disclosures and obtain timely written consents from their clients before entering into other brokerage relationships. If a licensee's relationship to a client or customer changes, the licensee shall disclose that fact in writing to all clients and customers already involved in the specific contemplated transaction. Copies of any disclosures relative to fully executed purchase contracts shall be kept by the licensee for a period of three years as proof of having made such disclosure, whether or not such disclosure is acknowledged in writing by the party to whom such disclosure was shown or given.

### **Definitions:**

"Brokerage relationship" means the contractual relationship between a client and a real estate licensee who has been engaged by such client for the purpose of procuring a seller, buyer, option, tenant, or landlord ready, able, and willing to sell, buy, option, exchange or rent real estate on behalf of a client. "Client" means a person who has entered into a brokerage relationship with a licensee.

"Customer" means a person who has not entered into a brokerage relationship with a licensee but for whom a licensee performs ministerial acts in a real estate transaction. Unless a licensee enters into a brokerage relationship with such person, it shall be presumed that such person is a customer of the licensee rather than a client.

"Ministerial acts" means those routine acts, which a licensee can perform for a person, which do not involve discretion or the exercise of the licensee's own judgment.

### **Forms of Client Representation:**

"Standard agent" means a licensee who acts for or represents a client in an agency relationship. A standard agent shall have certain obligations to his client and any additional obligations agreed to by the parties in the brokerage agreement. A standard agent must disclose his client relationship whenever dealing with an unrepresented party. A standard agent is also allowed to assist an unrepresented party with ministerial duties.

"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following criteria: (1) It discloses that the licensee is acting as a limited services representative; (2) It provides a list of the specific services that the licensee will provide to the client; (3) It provides a list of the specific statutory duties of a standard agent that the limited-services representative will not provide the client; (4) It includes this language (or its equivalent): By entering into this brokerage agreement, the undersigned do hereby acknowledge their informed consent to the limited service representation by the licensee and do further acknowledge that neither the other party to the transaction nor any real estate licensee representing the other party is under any legal obligation to assist the undersigned with the performance of any duties and responsibilities of the undersigned not performed by the limited service representative.

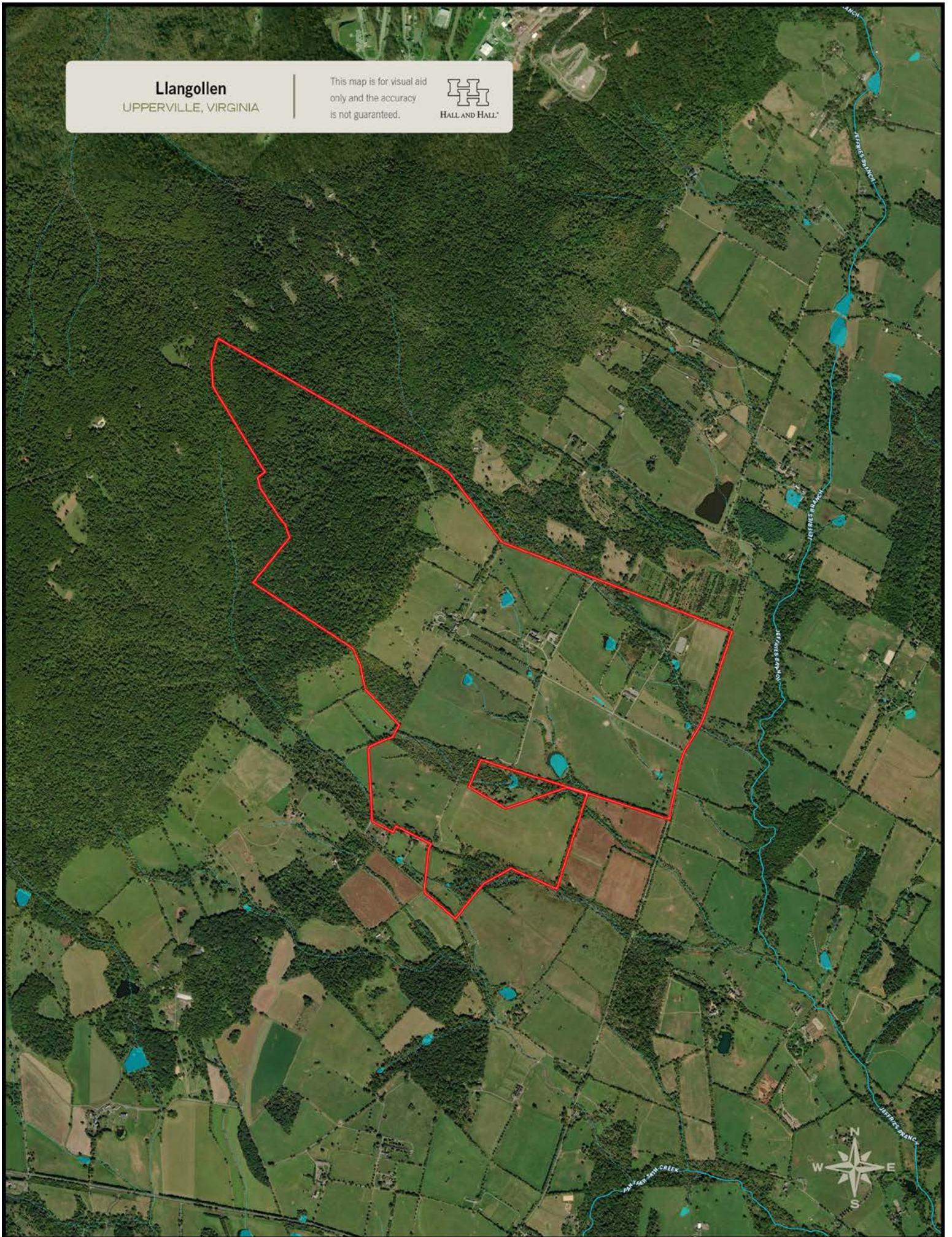
"Independent contractor" (also known as non-agent) is created by a written brokerage agreement that specifically states that the real estate licensee is acting as an independent contractor and not as an agent. The agreement must also state the obligations an independent contractor has, and which have been agreed to by the parties. An

independent contractor relationship is entered into when a licensee is acting as either a designated agent or a dual agent. A “designated agency” is when a principal or supervising broker assigns different licensees within the firm to represent exclusively the seller and buyer. A “dual agent” is a licensee who has a brokerage relationship with both seller and buyer in the same real estate transaction. Dual agency comes with significant limitations to the services a licensee is legally allowed to provide either client. Licensees must provide clients with new, specific language that clearly explains these limitations. These limitations are called “enhanced disclosures.” For example, dual agents are prohibited from advising either party as to the merits of specific terms, offers, or counteroffers; dual agents can’t advise a buyer client about the suitability of the property or its condition (except the disclosures required by law for seller representatives); and dual agents can’t advise either party in any dispute that might later arise relating to the transaction. In dual agency both clients receive a reduced service level.

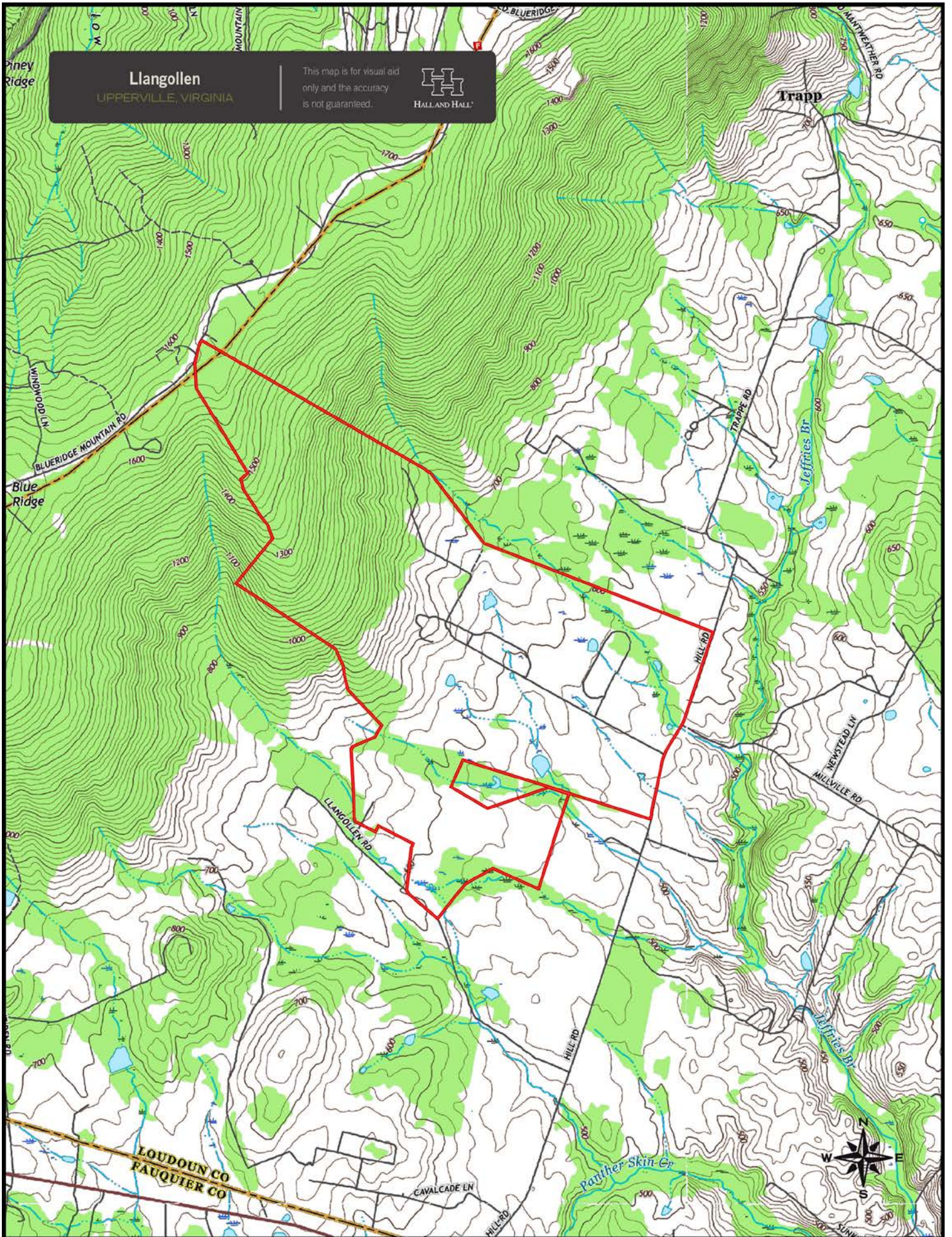


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