



STONEHOUSE PRESERVE
WILLIAMSBURG, VIRGINIA





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\$9,950,000 | 2,712± ACRES



LISTING AGENT: ALEX WEBEL

HALL AND HALL, LLP
145 EDNAM DRIVE, SUITE 305
CHARLOTTESVILLE, VIRGINIA 22903

M: 434.989.1199

WEBEL@HALLANDHALL.COM



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

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:

- | | |
|-----------------------------|------------------------|
| 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 | SOUTHEASTERN US |

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Stonehouse Preserve spans 2,712± acres on the banks of the York River and Ware Creek. The property lies just 15 minutes northwest of Williamsburg and within an hour of many of Virginia's larger cities. The convenient location is balanced by the property's privacy, which is further enhanced by its York River frontage and the surrounding public lands. The 2,600-acre Ware Creek Wildlife Management Area borders Stonehouse to the north, while the nearly 3,000-acre York River State Park is a stone's throw from the property's southern boundary.

The land is a diverse mix of upland timber, deep ravines, numerous creeks, and expansive water frontage, which together form a dynamic property filled with potential. Currently, it is primarily managed for hunting and wildlife, although many additional recreational opportunities exist. The property has been deed restricted to protect Stonehouse's environmental and scenic resources. Flexibility for future owners has also been preserved, and nineteen homes and associated improvements can be built, as well as 130,000 square feet of commercial space. As a result, Stonehouse Preserve can accommodate a range of future ownership scenarios, be it a family compound, best-in-class recreational retreat, or a small-scale, conservation-oriented community.

Complementing Stonehouse's flexibility are its extensive timber resources and overall acreage. Riverfront tracts of this size are rare on the Virginia Peninsula, and the property's low carrying costs make it an excellent long-term, sustainable investment opportunity and 1031 candidate.

LOCATION

It's hard to find a more conveniently located property than Stonehouse Preserve. It sits just fifteen minutes northwest of Williamsburg, while Virginia Beach, Norfolk, Richmond, and Charlottesville can all be easily reached in ninety minutes or less. Washington, D.C. is the nearest major metropolitan area and is only two hours and fifteen minutes away. The property itself is accessed on a paved, state-maintained road, and Interstate 64 can be quickly reached in under ten minutes.

Williamsburg, VA.....	15 minutes
Richmond, VA.....	40 minutes
Norfolk, VA.....	55 minutes
Washington D.C.....	2 hours 10 minutes
Baltimore, MD.....	3 hours



Air travel options are equally varied and accessible, and nearby airports include Newport News, Richmond, and Norfolk. All are good-sized commercial airports within forty-five minutes of the property, and together they service a wide range of domestic and international destinations. The nearest FBO, Middle Peninsula Regional Airport, is close by in West Point and has a 5,000 ft runway.

Middle Peninsula Regional Airport.....	25 minutes
Newport News/Williamsburg International.....	25 minutes
Richmond International Airport.....	35 minutes
Norfolk International Airport.....	50 minutes
Dulles International Airport.....	2 hours 20 minutes

LOCALE

The Virginia Peninsula, also known as the Lower Peninsula, is an area rich in history and is home to some of the earliest settlements and most storied names in American history, including Jamestown, Williamsburg, and Yorktown. The extensive history and settlement of the area has led to a culturally rich and diverse region that encompasses farmland and rural towns, as well as well-developed cities such as Newport News and Hampton. This variety provides the best of both worlds, allowing for a private experience while at Stonehouse, and a wide range of nearby conveniences and amenities.



GENERAL DESCRIPTION

Stonehouse Preserve features multiple access points along Ware Creek Road, Croaker Road, and Sycamore Landing Road, all of which are quiet, paved, state-maintained roads. The property has easy access to Interstate 64, one of the main travel corridors in Virginia. However, even with its accessible location, one of Stonehouse's most noticeable attributes is how quickly the surrounding world is left behind as you approach and enter the property.

The property itself is comprised of two contiguous tracts – the 395± acre 'Riverfront Tract' and the 2,371± acre 'Stonehouse Tract'. The aptly named Riverfront Tract has one mile of frontage on the York River, and its western boundary is formed by Ware Creek. The tract features end-of-the-road privacy, which is further enhanced by the neighboring Ware Creek Wildlife Management Area and the protected viewshed that it creates. Meanwhile, the Stonehouse Tract encompasses the heart of the property, and its western boundary is marked by Ware Creek and Frances Swamp. Several additional, smaller creeks weave through this portion of the land, including Cow Swamp, which serves as the foundation of a wildlife-rich sanctuary in the center of the property.



Miles of well-maintained roads and trails connect the various corners of Stonehouse. The majority of these can accommodate four-wheel drive vehicles, and all are readily accessible on ATV's. The utility and recreational potential of the road network is hard to overstate, and it is a tremendous asset.

A less tangible but very important aspect of Stonehouse Preserve is its flexibility. The property is well suited to a variety of uses and ownership scenarios, which could range from a hunting retreat to a small-scale conservation community. Large, waterfront landholdings in this part of Virginia are becoming increasingly scarce, making Stonehouse an appealing long-term land investment. In addition, the property's timber resources offer a recurring source of revenue, as well as the potential to develop eco-asset opportunities.



ACREAGE

The land features a surprising amount of topographical variety for this part of Virginia, and long steady ridges contrast with steep hillsides and multiple small creeks. The acreage is almost entirely wooded, and the timber stands are comprised of a mixture of hardwoods (primarily red oak, white oak, and poplar) and pines. The age of the timber varies throughout the property. The rolling and somewhat rugged topography gives the land a very private, secluded feeling and makes it feel larger than its already substantial acreage.

The water frontage at Stonehouse is noteworthy, with a mile of shoreline on the York River and more than four and a half miles of winding frontage on Ware Creek. Both waterways, in particular Ware Creek and its numerous tributaries, are flanked by grassland marshes, which are rich with wildlife and create incredibly scenic viewsheds.

IMPROVEMENTS

The property has an extensive and well-maintained road system, making the land and varied terrain easy to navigate. Beyond the roads, the property is a relatively blank canvas with endless opportunity for further improvements.



CLIMATE

The climate on the Lower Peninsula features four distinct seasons. Spring and fall are ideal with high temperatures in the 70s and lows in the 50s and 60s. Summers are hot and humid but tempered by breezes off the river and easy access to the water. Winters can be cold but are generally mild with highs in the 40s and lows dipping into the 30s. Average rainfall is 47 inches per year, and average snowfall is 6 inches per year.



RECREATIONAL CONSIDERATIONS

Stonehouse's recreational potential is considerable due to its size and location. Currently, the primary pursuit on the property is hunting. There are healthy populations of deer and turkey, as well as the occasional black bear. There are also seasonal populations of waterfowl, and the property is located within the eastern flyway, not far from the Chesapeake Bay. There are a series of established duck blinds on the York River and along Ware Creek. With the ample inland water and topography there are numerous opportunities to create ponds and shallow water impoundments.

The existing road system provides an excellent framework for future recreational pursuits, including hiking, ATV's, horseback riding and trail riding, not to mention mountain biking. Lastly, access to Ware Creek and the York River is a standout feature of Stonehouse. This part of Virginia is heavily influenced by the water, and Stonehouse is perfectly positioned to take full advantage of that, whether it's kayaking Ware Creek on a crisp autumn day, escaping the summer heat and boating on the York River, or simply enjoying a waterfront sunset.



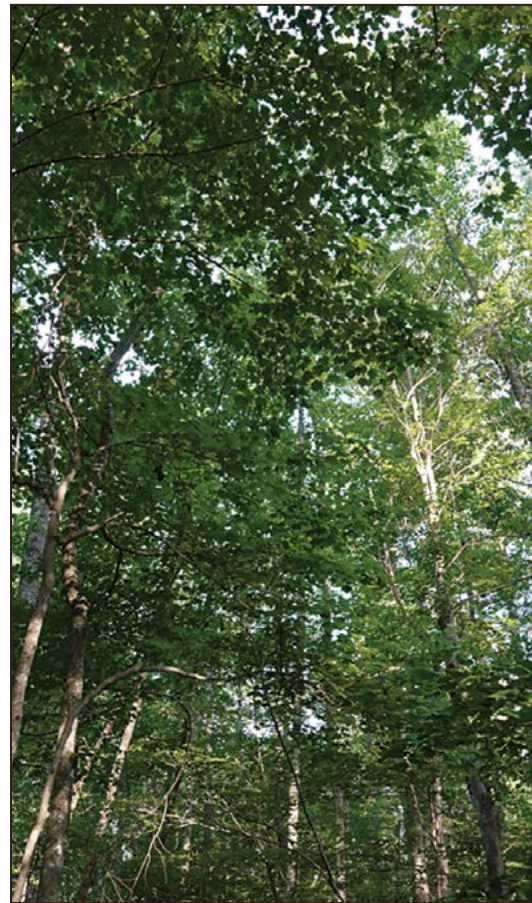
TAXES

Annual property taxes were approximately \$38,021 in 2021.



BROKER'S COMMENTS

Stonehouse is a rare opportunity to purchase a large acreage, highly accessible waterfront property in Virginia's Tidewater. Flanked by protected lands and a major river, it has a wide-ranging appeal and is filled with potential.





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

PRICE

\$9,950,000

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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](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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. [J.T. Holt](#) 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

[Adam Deakin](#) • (970) 716-2120

[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.

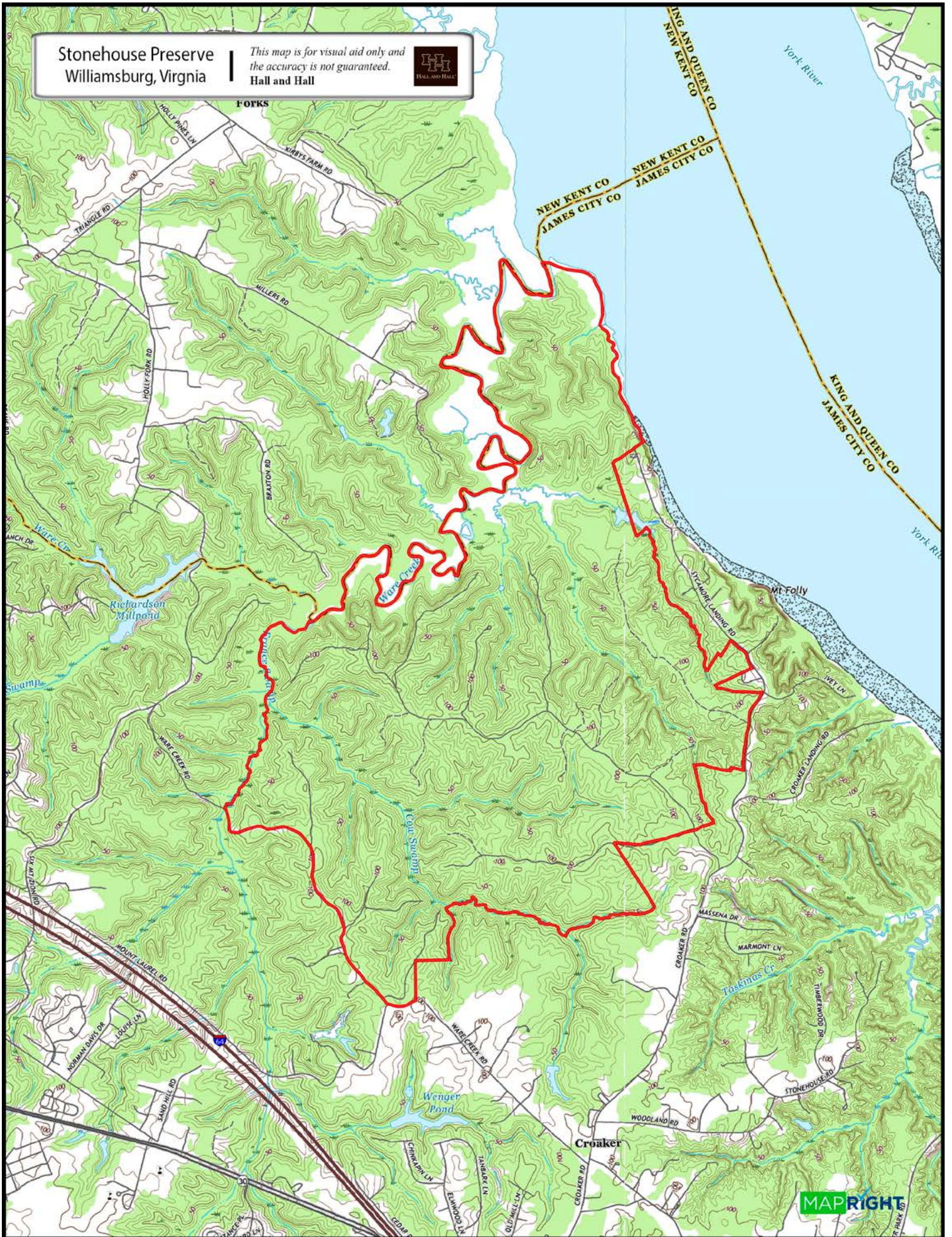
"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following 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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Williamsburg, Virginia

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