



Mount Sion
CORBIN, VIRGINIA





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\$3,250,000 | 843± ACRES



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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.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Located just 15 minutes south of Fredericksburg, Virginia, Mount Sion offers 843± acres of pristine hunting and recreational land. With a well-managed mix of hardwoods and pines, this property has been carefully cultivated for over 20 years to support and sustain thriving wildlife populations, resulting in exceptional hunting and recreational opportunities.

Mount Sion also carries a rich history dating back over 300 years and traces its roots to 1720 when Francis Conway, grandfather of James Madison, built the original home. Structurally sound and ready for renovation, the historic Mount Sion house complements the property's endless possibilities and is similarly adaptable. Nature, wildlife, and legacy all converge here and Mount Sion's future is wide open, whether a future owner chooses to continue managing the property for wildlife or pursues a family- oriented, recreational retreat.

Location

Mount Sion is conveniently located 15 minutes south of Fredericksburg and is roughly equidistant from Washington, D.C. (just over an hour away) and Richmond (just under an hour away). The area immediately surrounding the property has a rural character, affording the best of both worlds – an outstanding hunting property with easy proximity to everyday conveniences and two metro areas. The nearest commercial airports are Richmond International Airport and Ronald Reagan Washington National Airport, each about an hour away. The nearest FBO can be found 30 minutes to the north at Stafford Regional Airport, which features a 6,000-foot runway.

Fredericksburg ~ 15 minutes | Stafford Regional Airport ~ 25 minutes
Richmond ~ 55 minutes | Richmond International ~ 60 minutes
Reagan Washington National ~ 65 minutes | Washington, D.C. ~ 70 minutes
Charlottesville, VA ~ 90 minutes





Locale

Caroline County is a mix of rural charm, historical depth, and scenic pastoral lands. Situated in the central part of Virginia, it serves as a bridge between urban centers like Richmond and Fredericksburg, yet it has retained its agricultural heritage and character. To the north of Mount Sion, the Rappahannock River marks the boundary between Caroline and King George County, while the Mattaponi River runs to the south through the center of Caroline County. Historically, both rivers served as important trade arteries connecting the inland farms and estates with the coast and today they remain popular with both recreationists and wildlife. South of the property is Fort Walker, which has helped serve as a buffer against development over the years, further ensuring the area's quiet and country appeal.

The city of Fredericksburg is the nearest sizeable municipality. With a population of nearly 30,000, it is a dynamic yet manageable city. Established in 1728, the city is almost as old as Mount Sion and played important roles in colonial America, the Revolutionary War, and the Civil War. Today, the attractive and well-preserved historic district along the Rappahannock River features 18th- and 19th-century architecture, brick-lined sidewalks, and a vibrant mix of shops, restaurants, and museums.



General Description

Mount Sion is an appealing mix of gently rolling topography and forested lands, with approximately 50 open acres spread throughout the property. Thinned hardwoods surround the house, while elsewhere, there are blocks of managed pine and hardwoods, open fields of varying sizes, and fertile bottomland and wetlands alongside the creeks. The diverse makeup of the land lends itself perfectly to wildlife management and ample opportunity exists to continue developing habitat throughout the property, including further timber thinning and introducing additional forage.

The main water feature on the property is a five-acre pond. In the summer months, it is ideal for swimming, canoeing, and general family recreation. The pond is also home to citation-sized largemouth bass – and is perfect for novice and experienced fishermen alike. Elsewhere on the property are an unnamed seasonal creek and Snow Creek, one and one-tenth and one and one-half miles in length, respectively. Both serve as important water sources for wildlife on the property and could also play a future role in developing dedicated waterfowl habitat.

History in this area runs deep and the property's address – Old Grain Road – is a reference to a historic commerce road that connected many of the farms and estates in the area to the Rappahannock River, a key economic conduit of the 18th and early 19th centuries. The old sunken roadbed is still passable today and comprises part of Mount Sion's internal road system.

Rounding out the property is the four-bedroom Mount Sion house, which is filled with potential. Other improvements near the house include the old smokehouse, a detached two-car garage, and a small open tractor barn.

Acreage

The land at Mount Sion is primarily wooded and is comprised of mixed hardwoods and pine. The timber has been periodically thinned over the past 20 years to create healthier forests and more productive wildlife habitat. The last thinning took place in 2022 (80± acres selectively harvested). Approximately 50 acres of the property are currently open fields and food plots. Water sources on the property include the five-acre pond and two creeks. Elevations range from 70 feet to 220 feet above sea level.



An approximate breakdown of the acreage at Mount Sion is:

Wooded ~ 788± acres | Open ~ 50± acres | Pond ~ 5± acres

Total ~ 843± acres

Improvements

Mount Sion was established in 1720 by Francis Conway, the grandfather of James Madison. He constructed a classic two-over-two clapboard house that still graces the property today. The house, ready for renovation, is structurally sound and has aged remarkably well. Ten-foot ceilings and many original details are found in most of the rooms. Gordon Conway, a famous global fashion designer in her time, built the addition on the south end of the house in 1937. Today, the house features four bedrooms and three bathrooms.

Nearby, a historic smokehouse still stands, as does a more recent two-car detached garage. Adjacent to that is an additional structure that houses a walk-in game cooler. If a new owner wanted to build additional homes or expand improvements, there are plenty of potential locations to do so.





Climate

Like most of Virginia, Mount Sion enjoys a true four-season climate, all of which are enjoyable in their own right. Spring at Mount Sion features balmy weather and steady rainfall, resulting in the bright green landscapes often associated with central Virginia. Average springtime temperatures range from highs in the 60s and 70s to lows in the 40s and 50s. Summers are warm and humid, with daytime temperatures climbing into the 80s and low 90s. Fall is a sportsperson's paradise in Virginia, with weather to match. Temperatures are similar to those in the spring but with more consistent sunshine and brilliant fall foliage. Winters are manageable with average highs in the 40s and lows in the 20s and 30s. On average, this part of Virginia sees 40 to 45 inches of rainfall and 12 inches of snowfall annually.

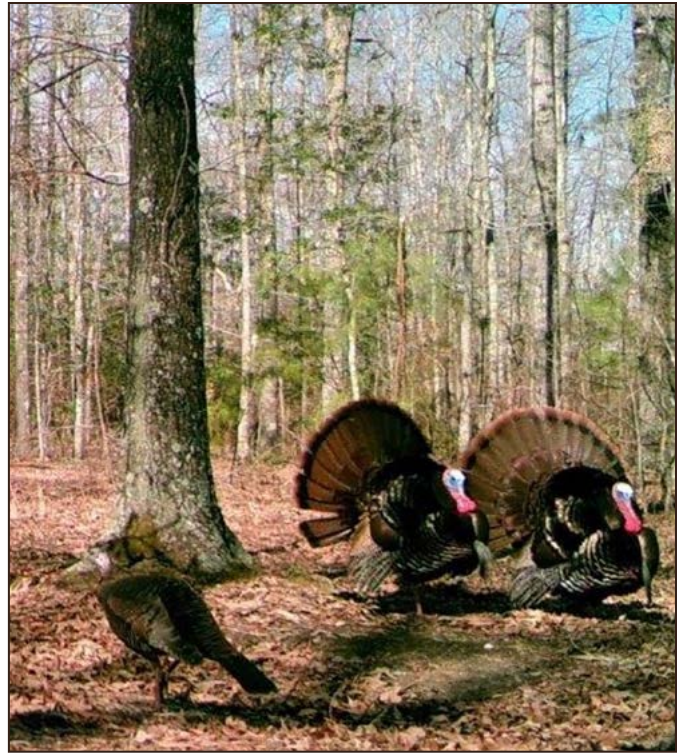


Recreational Considerations

The focus at Mount Sion is currently hunting, fishing, and nature, but the land lends itself to all sorts of recreational pursuits. The established internal road and trail system are perfect for hiking, mountain biking, trail running, and ATVs. Horses would be equally at home at Mount Sion and a future owner could establish an equestrian facility on the open terrain or simply focus on trail riding and enjoying the land. With the rolling topography, a diverse and challenging sport clays course and shooting range would be easy additions.

The hunting program at Mount Sion is centered on whitetail deer and eastern wild turkey, both of which are found in abundance. Deer hunting is tightly controlled, with the goal of growing trophy bucks and maintaining a balanced, healthy herd. The timber management has been approached methodically to diversify and improve habitat and a future owner has the option to undertake additional thinning and selective harvests depending on their goals. Waterfowl are present on the property and there is the potential to expand the hunting opportunities by enhancing wetlands, constructing impoundments, or creating pockets of flooded timber.





Lastly, the five-acre pond holds sunfish, cruppy, and trophy-sized largemouth bass. The pond is the perfect place to spend the warmer days, whether fishing, swimming, or simply relaxing with friends and family.

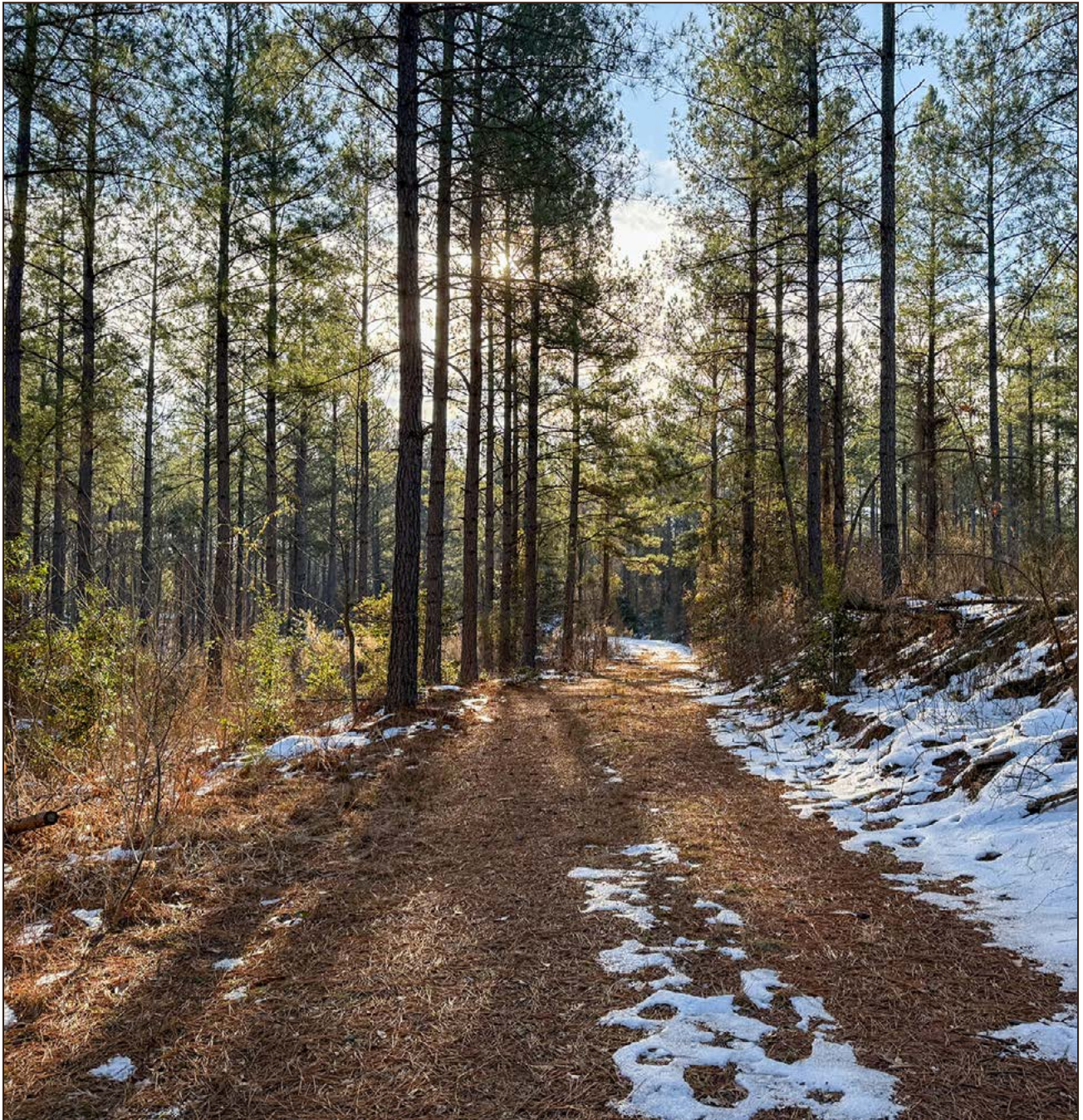


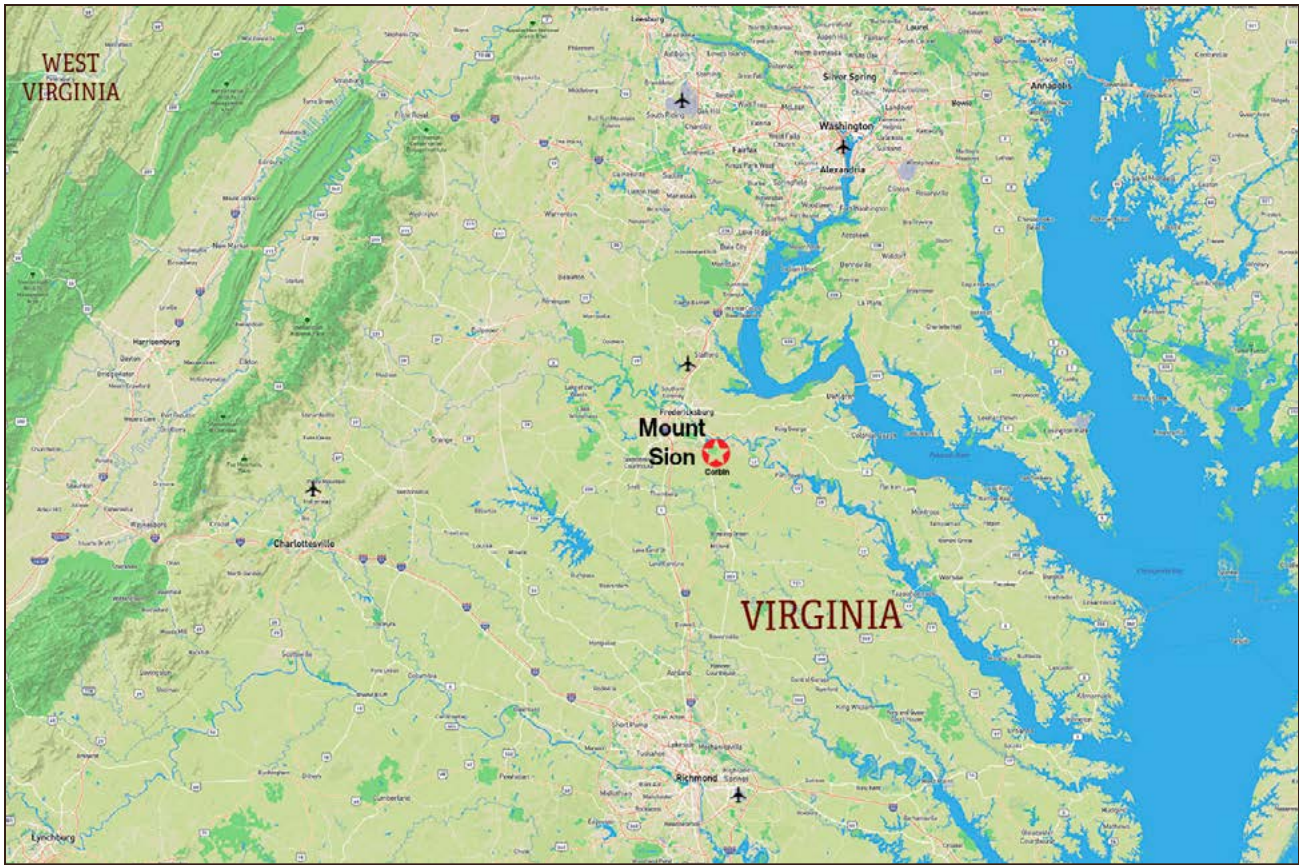
Property Taxes

Annual property taxes were approximately \$7,724 as of 2024.

Broker's Comments

Mount Sion matches a property profile that I am regularly asked to find in Virginia – private yet convenient, with 500-plus acres of usable terrain and a proven hunting program. This property hits that nail on the head. The pieces are all in place here and the appeal is further enhanced by the many different directions a new owner can take.

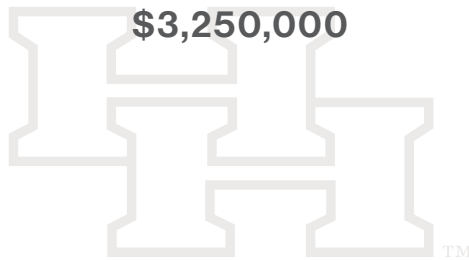




[Click on map above for link to Land id™ map of property.](#)

Price

\$3,250,000



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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](#), [Alex Leamon](#) or [Brian McEntire](#) • (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.

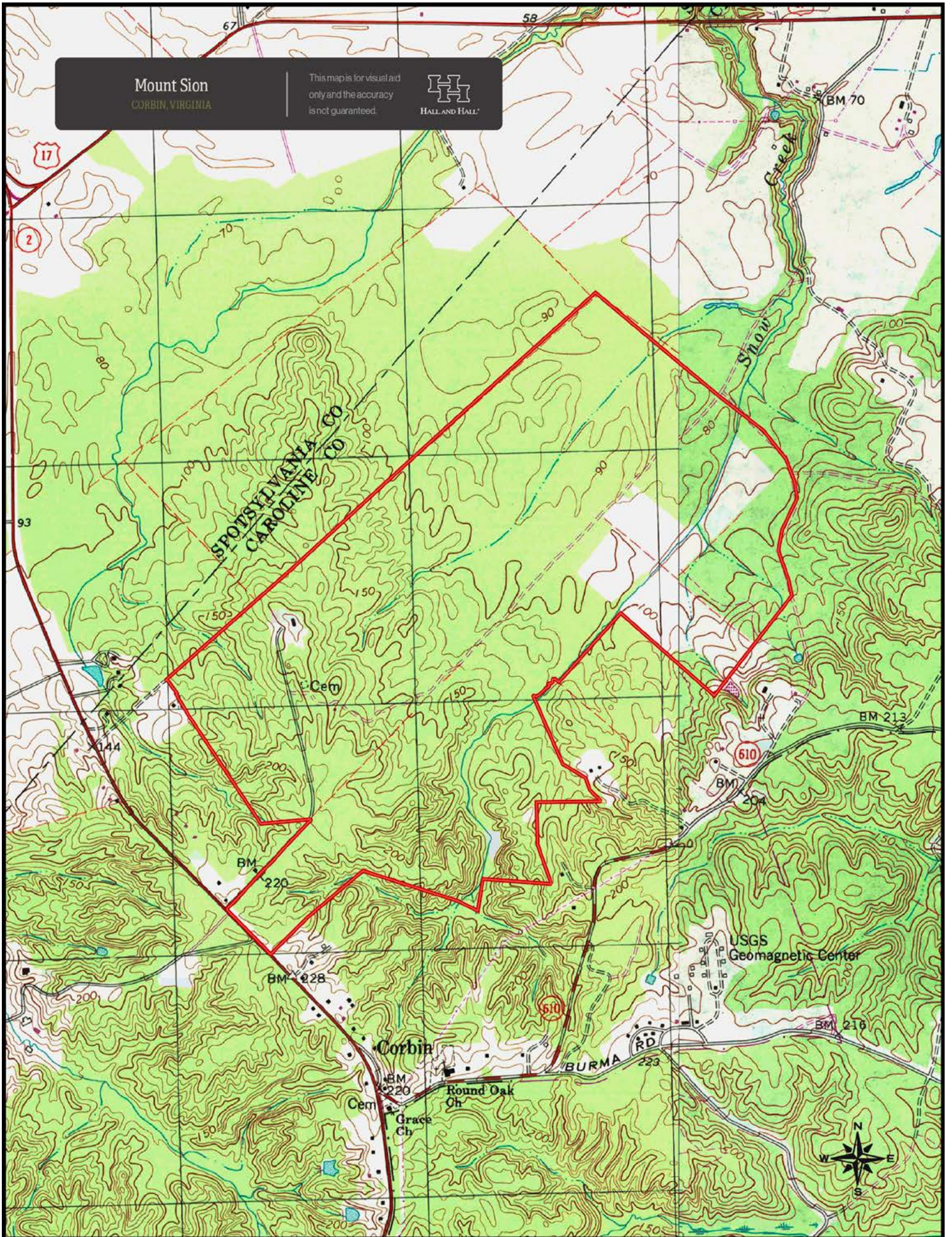
"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following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

Listed with Alex Weble, Hall and Hall Partners, LLP.

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