



**JEFFERSON VIEW FARM**  
CHARLOTTESVILLE, VIRGINIA





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**CHARLOTTESVILLE, VIRGINIA**

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**\$2,750,000 | 583± ACRES**

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LISTING AGENT: **ALEX WEBEL**

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**TRUSTED** *by* **GENERATIONS,** *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	SOUTHEASTERN US

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

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## EXECUTIVE SUMMARY

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*Jefferson View spans 583± acres of prime real estate less than 20 minutes south of Charlottesville. The varied topography features multiple potential homesites that capture views of the surrounding mountains, Monticello, and the Rivanna Floodplain. In the wintertime, the slopes of Wintergreen can be seen in the west. The property is minimally improved, but the land's potential is readily apparent. The acreage is mostly wooded and gently rolling pines are interspersed with steep hardwood draws, creating a well-balanced property waiting to be explored. There are 60± open acres in the property's central, elevated portion.*

*Private yet convenient, Jefferson View is ideally located to take full advantage of nearby Charlottesville. The property is under conservation easement, which allows for the creation of seven parcels, each with a house and associated improvements. Jefferson View is an outstanding opportunity for a buyer looking to create a retreat or recreational property near Charlottesville.*

## LOCATION

Jefferson View is 20 minutes south of Charlottesville, a small, dynamic city home to the University of Virginia. Richmond and Washington, D.C., are within easy driving distance and can be reached in one hour fifteen minutes and two hours, respectively.

Air travel options are wide-ranging, with multiple commercial airports under two hours away. Charlottesville-Albemarle is located 35 minutes away and offers multiple daily nonstop flights to hubs throughout the eastern U.S. Both Richmond International Airport and Dulles International Airport can be reached in under two hours and together provide nonstop access to 103 domestic and 52 international destinations.



### DISTANCES TO TOWNS / CITIES:

<u>Town / City</u>	<u>Distance</u>	<u>Drive Time</u>
Charlottesville	10 miles	20 minutes
Richmond	70 miles	70 minutes
Washington, D.C.	117 miles	2 hours

### DISTANCES TO AIRPORTS:

<u>Airport</u>	<u>Distance</u>	<u>Drive Time</u>
Charlottesville (CHO)	22 miles	35 min
Richmond International (RIC)	77 miles	75 min
Dulles (IAD)	104 miles	~ 2 hours

## LOCALE

Southern Albemarle County is a beautiful corner of central Virginia known for its rural character and deep history. Thomas Jefferson's Monticello, a UNESCO World Heritage site, is only seven miles from the property and James Monroe's home, Highland, is a similar distance. Other nearby attractions include Jefferson Vineyard, Trump Winery, and Dave Matthews' Blenheim Vineyard. The Charlottesville area is also home to numerous golf courses and a wide range of outdoor activities, all set against the backdrop of the nearby Blue Ridge Mountains and Shenandoah National Park.

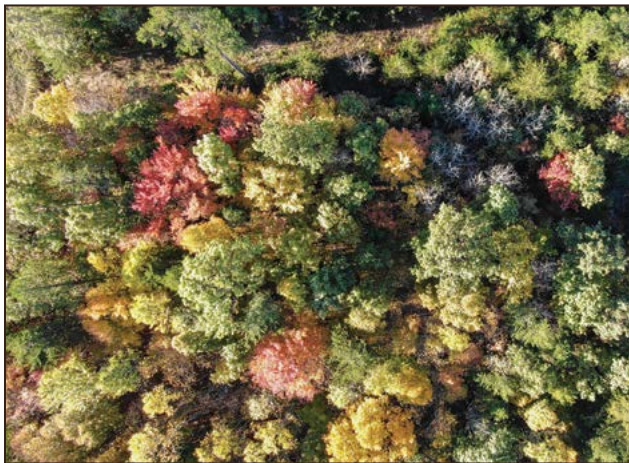
The regional hub is Charlottesville, a lively university town with vibrant music, art, and food and wine scenes. It routinely tops "best of" lists and has a well-deserved reputation as a desirable place to live and work. Jefferson View's proximity to Charlottesville offers a coveted balance of convenience and country living.

For larger cities, Richmond and Washington D.C. are easy day trips from the property. Both are engaging cities that continue to evolve. Washington, D.C., in particular, has shed its reputation as a government town and is increasingly known as a vibrant city, business center, and cultural destination.



## GENERAL DESCRIPTION

Jefferson View is a primarily wooded property with a rolling topography. The wooded acreage is a mixture of pine and hardwoods of varying age classes. Spread throughout the property are three small intermittent streams, mostly buffered by mature hardwoods. The topography lends itself well to recreational pursuits and the land feels much more significant than its 583± acres would suggest.



The upper elevations of the property are home to a series of open fields, any of which would make an excellent home site. These elevated locations afford views of the surrounding mountains and with selective clearing along the field edges, these views could be even more pronounced. The open ground totals 60± acres and the property's elevations range from 300 to 500 feet.

A two-mile road traverses the center of the property and connects its two entrances, one on Garland Lane and another on Thomas Jefferson Parkway (VA-53). The property's convenient access and proximity to Charlottesville are standout features. An additional two miles of roads and trails are in varying condition but provide a solid framework for a future trail network.

## ACREAGE

An approximate breakdown of the acreage and land use is as follows:

Open and Semi-Open Ground: 60± Acres

Forest (Mixed Hardwoods): 518± Acres

Other (Driveway, Farm Roads, etc.): 5± Acres

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**583± DEEDED ACRES**

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## IMPROVEMENTS

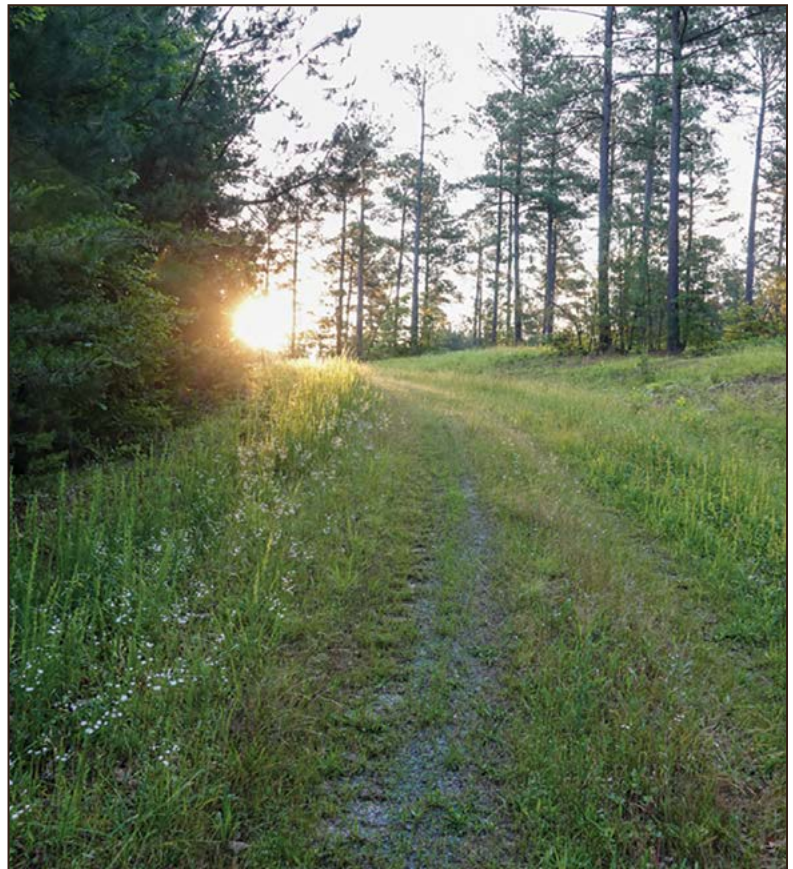
Jefferson View is mostly unimproved, providing an excellent opportunity for the next owner to implement their unique vision for the property.



## CLIMATE

Central Virginia enjoys an agreeable four-season climate. Summers are warm and humid and average temperatures in July and August are in the upper 80s and low 90s. Winter temps are generally in the 40s, although they often dip lower for short periods in January and February.

Spring and fall showcase Virginia at its best and it's hard to compete with the brilliantly green countryside in May and the stunning foliage of October. During these seasons, temperatures consistently reach the 70s during the daytime and cool off into the 50s at night. The average annual rainfall is 43 inches and the average annual snowfall is 19 inches.



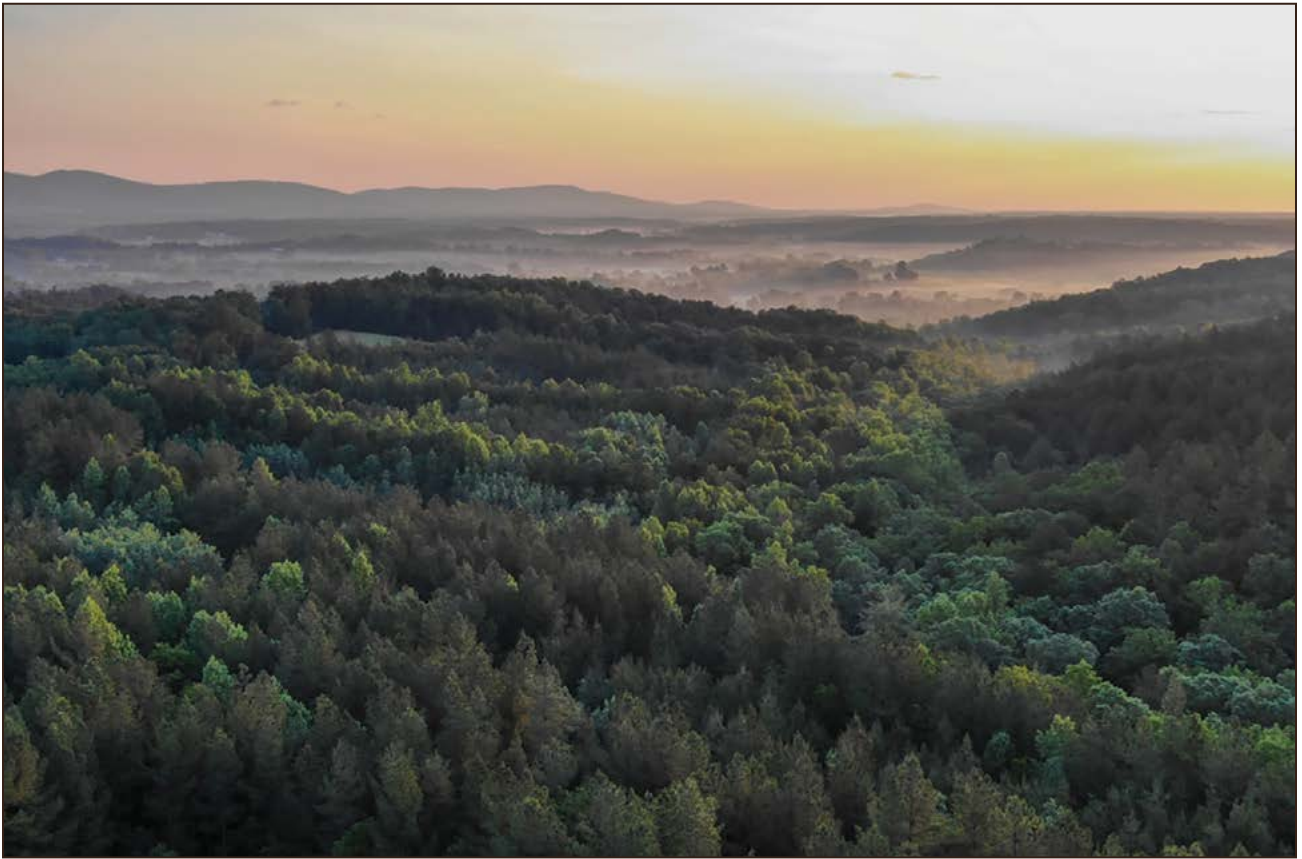


## **RECREATIONAL CONSIDERATIONS**

One of Jefferson View's greatest assets is its topography. Expanding the existing road and trail network would provide ample mountain biking, hiking, running, and horseback riding opportunities. The property is also home to healthy populations of whitetail deer and eastern wild turkey and black bear sightings are increasingly common in the area. The steep draws, multiple water sources, and variety of land cover translate into productive wildlife habitat. Several areas with established, well-spaced pines would be ideal locations for food plots and warm-season grasses. Lastly, doves are prevalent in this area and there are several suitable locations for a dove field.

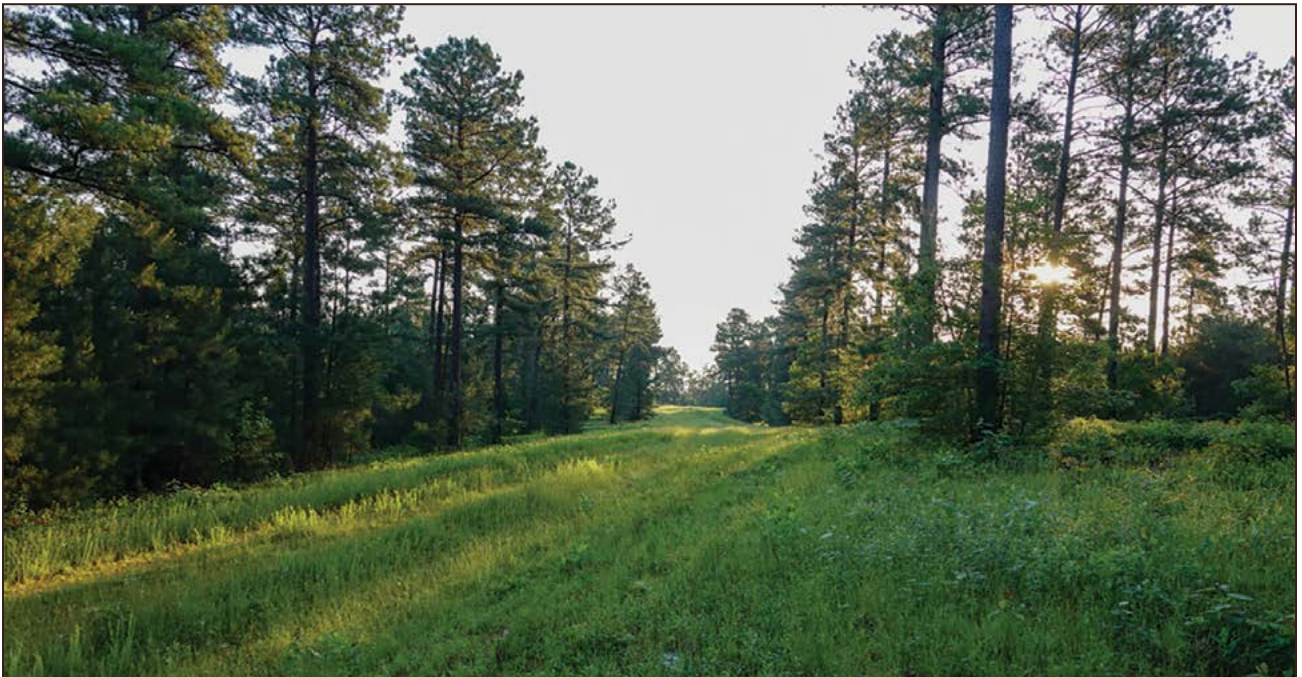
## **TAXES**

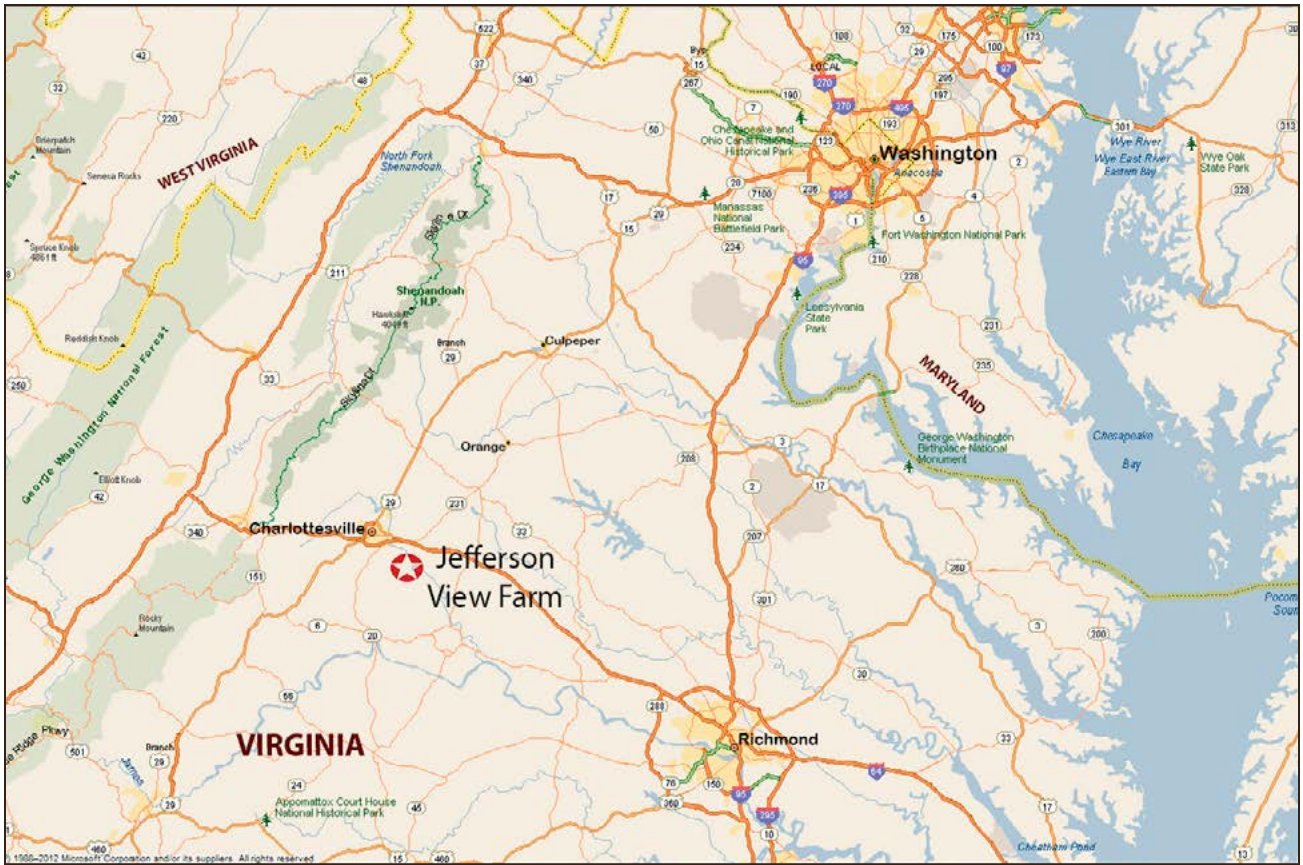
The annual estimated taxes are \$2,550.



## **BROKER COMMENTS**

Jefferson View is an excellent opportunity to purchase a sizeable landholding with convenient access to Charlottesville. With minimal improvements, this property provides the next owner with wide-ranging opportunities and an enviable chance to chart their future.

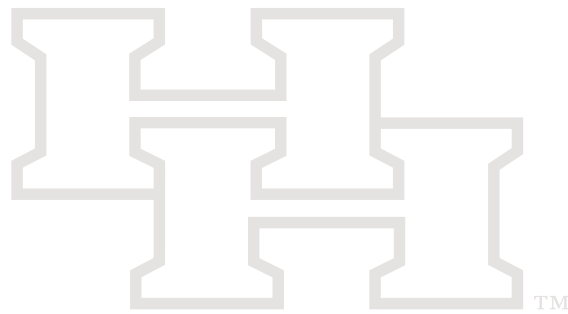




*Click on map above for link to MapRight map of property.*

## PRICE

**\$2,750,000**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

## 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 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](#) or [Dan Bergstrom](#) at (406) 656-7500 and [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) 698-6884 is available to describe and discuss these services in detail and welcome 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) 698-6882

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6884

## **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.

**Jefferson View Farm**  
CHARLOTTESVILLE, VIRGINIA

This map is for visual aid  
only and the accuracy  
is not guaranteed.



BUCK ISLAND CREEK

RIVANNA RIVER

RIVANNA RIVER

OUT





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