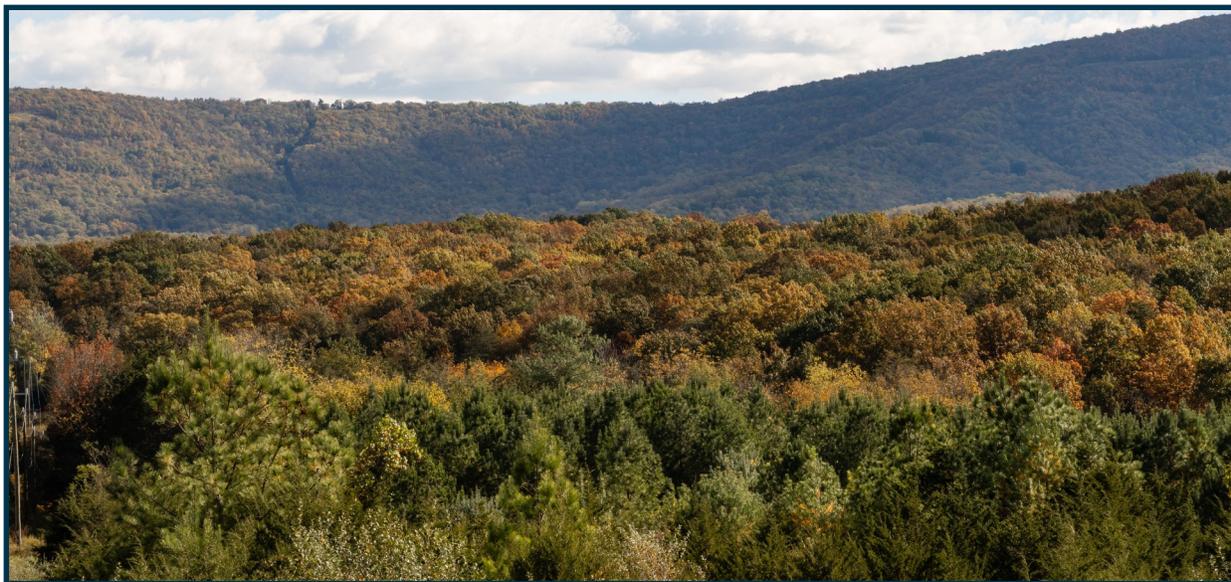


65.447 Acres Agricultural Land

461 Thunderbird Road / Bentonville, VA 22610



2,544 SF historic farmhouse sits on **65.447 acres** of agriculturally zoned land in Bentonville, VA, offering panoramic 360° views and direct adjacency to Andy Guest Park. The property is being sold **as-is**, and the farmhouse is a shell requiring full renovation—providing an opportunity to create a custom rural retreat. Improvements include a 3-level bank barn, feed barn, silo, and ancillary structures, making it ideal for farming, equestrian, agritourism, or creating a private country estate. Its expansive acreage and proximity to town make this a rare opportunity in the Shenandoah Valley. **An adjacent 85± acre tract is also available for sale, featuring approximately 2,800 feet of river frontage on the Shenandoah River, perfect for recreation or additional development potential.**

Asking \$999,000

Demographic Summary

	10 mile radius	20 mile radius
Population	18,475	67,265
Projected 5 year growth	0.32	0.65
Median Income	\$73,346	\$78,364
Median Age	41.2	42.1

For more information please contact:
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126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

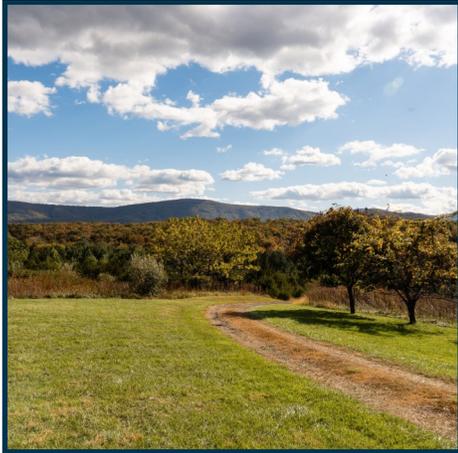
461 Thunderbird Road

Key Points

- **Agricultural zoning (A)** – supports farming, livestock, and rural residential uses
- **Historic farmhouse (built 1903)** – shell condition, sold as-is, ready for renovation
- **Additional structures:** 3-level bank barn, feed barn, silo, and ancillary buildings
- **Large parcel:** 65.447 acres of open land with scenic views
- **Views:** Panoramic 360° vistas, borders Andy Guest Park
- **Adjacent tract available:** 85± acres with ~2,800 feet of Shenandoah River frontage
- **Ideal for:** Farming, equestrian, agritourism, or long-term investment



461 Thunderbird Road



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