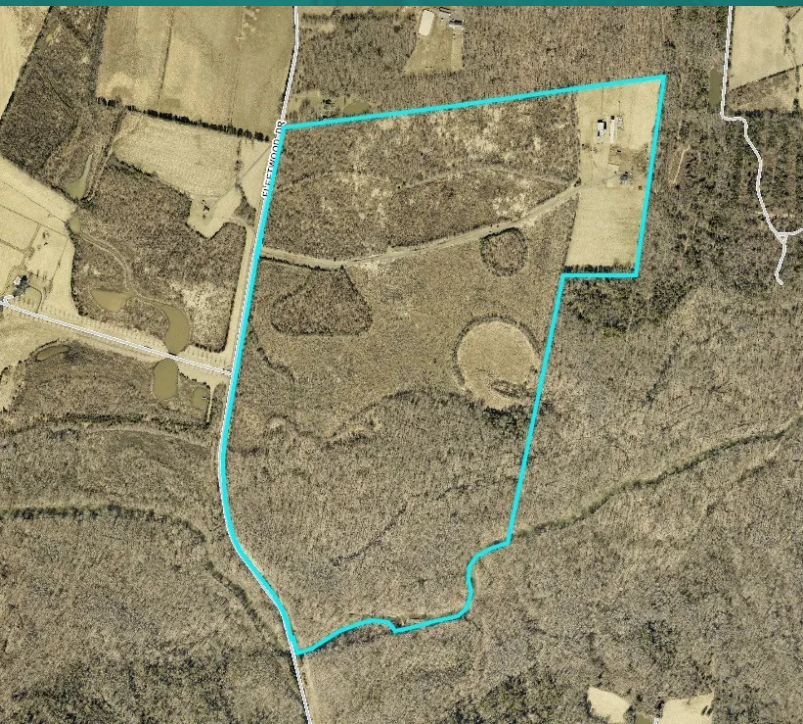


FOR SALE

PRICE REDUCED! FARM PROPERTY

15205 FLEETWOOD DR NOKESVILLE, VA 20181



SALE PRICE **\$3,200,000**

OFFERING SUMMARY

Lot Size:	272 Acres
Zoning:	A-1
Comp Plan:	Agriculture Forestry
Price / SF:	\$0.27
Parcel ID:	7591-41-4412

PROPERTY OVERVIEW

Beautiful 272-acre farm featuring a 4-bedroom, 2.5-bath farmhouse and multiple barns. Approximately 250 acres are protected by an existing Wetlands Bank, preserving the property's natural beauty and open space. The remaining acreage offers flexibility for agricultural use, livestock, or private enjoyment. Rolling pastures, mature trees, and open fields create a peaceful rural setting with ample space for farming, recreation, or retreat. There is also significant potential for approximately \$1 million in payment through placement of the eligible land into a conservation easement. Seller may consider owner financing! (Note: Cell tower does not convey.)

LOCATION OVERVIEW

Situated in Nokesville within Prince William County's Rural Crescent near the Fauquier County line, this property offers a peaceful countryside setting surrounded by farmland and preserved open space. It directly adjoins the Merrimac Farm Wildlife Management Area and is just minutes from Quantico Marine Corps Base. The farm provides the best of both worlds—quiet rural living with convenient access to Rt. 28.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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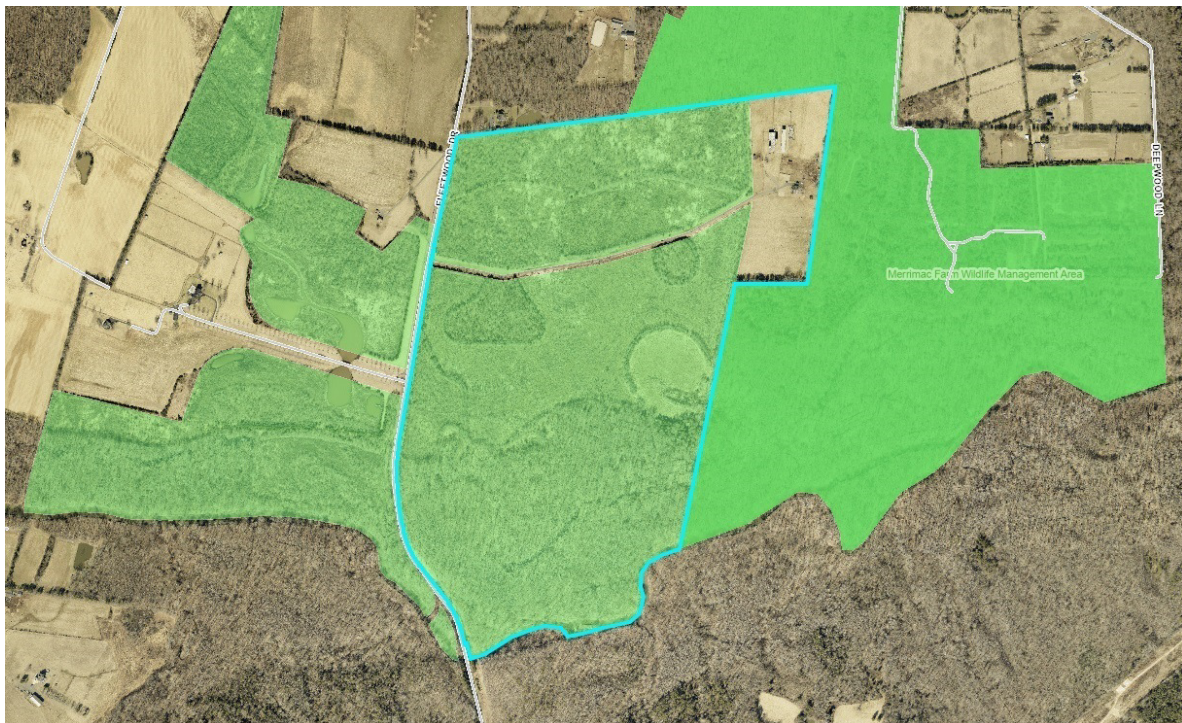
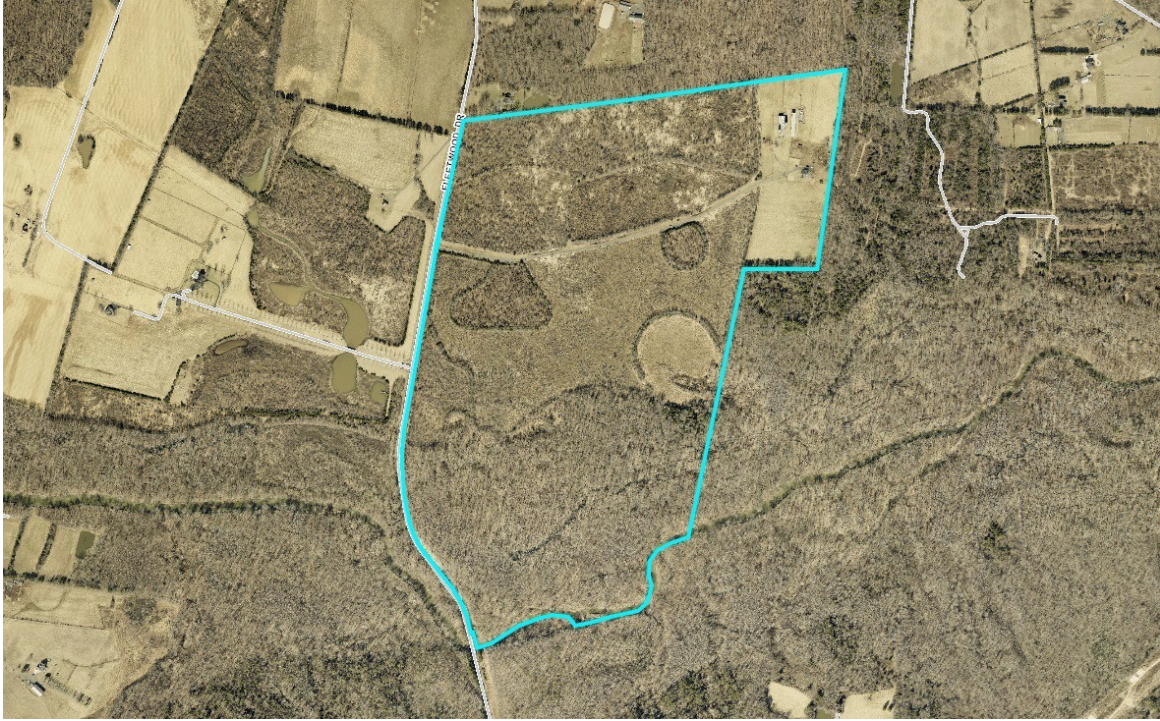
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APPROX. PROPERTY LINES & CONSERVATION EASEMENT



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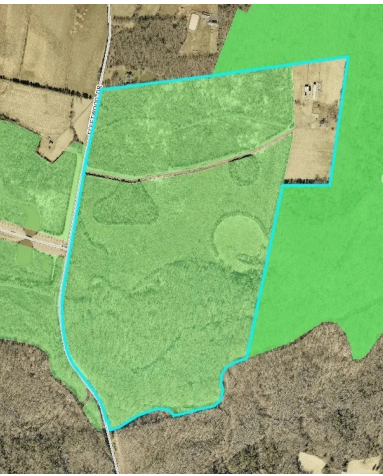
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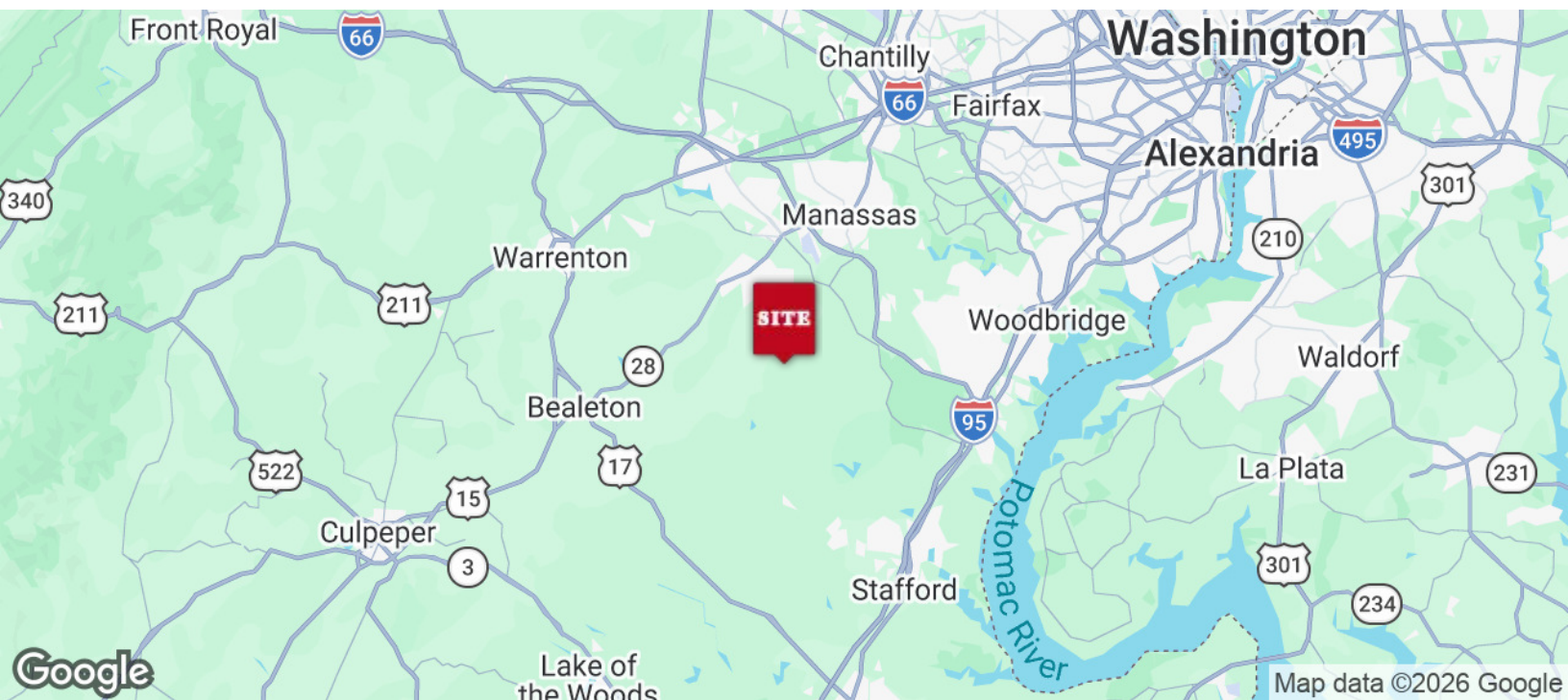
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LOCATION MAP



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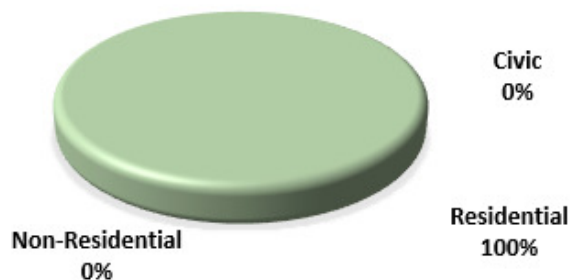
Agriculture & Forestry (AF)	T-0
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The Agriculture & Forestry, AF, classification is designed to protect and enhance agricultural and forested land as an economic and environmental resource. This classification encourages agricultural uses and forest preservation accommodated by a primary residential use. This classification is designed to encourage conservation and proper use of large tracts of real property in order to provide for available sources of agricultural products, to provide open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to provide adequate water supplies. Density should be at the lower end of the transect.

Primary Uses	Secondary Uses	Implementing Zoning Districts
Agricultural Agribusiness Single Family Detached	Accessory Residential Units Cultural Resources	A-1
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Topology	T-0: 1 du/10 acres	N/A

TARGET LAND USE MIX



- Residential: 100%
- Non-Residential: 0%
- Civic: 0%

Target Building Height	Minimum Open Space
T-0: 1 - 3 stories	30% of site