

An aerial photograph of a large farm property. In the foreground, a large, irregularly shaped pond is surrounded by a dense line of trees. To the right of the pond, a large white barn with a red roof and two tall silos is the central focus. The barn is surrounded by several fenced-in green pastures. In the background, there are rolling green hills under a bright blue sky with scattered white clouds. The overall scene is a well-maintained and scenic rural property.

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REAL ESTATE

Commercial | Investment | Brokerage

Wheatland Farm

15158 Berlin Tpke, Purcellville, VA 20132

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$8,900,000
LEASE RATE:	Subject to Offer
BUILDING SIZE:	41,522 SF
LOT SIZE:	43 Acres
ZONING:	AR1
SUBMARKET:	Western Loudoun County

PROPERTY OVERVIEW

Wheatland Farm is a ±43-acre estate in Purcellville, Virginia, offering over 41,500 square feet of premier equestrian, event, and residential facilities just minutes from downtown Purcellville and under an hour from Washington, D.C. The property features two signature barns—a state-of-the-art Pavilion Barn completed in 2021 with 18 stalls and direct access to a world-class indoor arena, and a fully restored 1800s Great Barn with 8 oversized stalls and an upper-level event center. Additional highlights include a championship outdoor arena, stately manor house, lake cottage, riding trails, and extensive infrastructure, making the property ideal for equestrian operations, retreats, events, or a private compound.

HIGHLIGHTS

- Expansive Estate: ±43 acres with over 41,500 SF across 8 buildings, including barns, event center, manor house, and cottage.
- World-Class Equestrian Facilities: Pavilion Barn with 18 stalls and indoor arena, plus a restored Great Barn with 8 stalls and an upper-level event space.
- Event & Retreat Potential: Championship outdoor arena, scenic trails, and versatile event venues suited for weddings, corporate gatherings, or retreats.
- Prime Location: Minutes from downtown Purcellville and under an hour to Washington, D.C., in one of the nation's wealthiest counties.
- Tours Available: Private tours are being scheduled now to experience the property firsthand



PROPERTY DESCRIPTION



WHEATLAND FARM – A RARE EQUESTRIAN & EVENT ESTATE IN LOUDOUN COUNTY

Wheatland Farm is a one-of-a-kind ±43-acre estate campus in Purcellville, Virginia, offering over 41,500 square feet across eight well-maintained structures. Zoned AR-1 and nestled in the heart of Western Loudoun, this property blends modern equestrian design, historic charm, and versatile infrastructure—making it ideal for equestrian training, retreats, schools, wellness operators, mission-driven organizations, or private compounds.

Premier Facilities

At the core of Wheatland Farm are two exceptional barns: The Pavilion Barn (completed 2021): A state-of-the-art facility with 18 spacious stalls, custom rubber pavers, double wash stalls, dedicated tack rooms, laundry, accessible restrooms, and direct access to a B&D Builders indoor arena with Attwood Pinnacle footing. Above the barn, a large unfinished apartment offers future living or office potential.

The Great Barn (circa 1800, fully restored): Eight oversized stalls plus a broodmare stall, multiple feed and tack rooms, and a dedicated laundry. The upper level has been transformed into a stunning event center, perfect for weddings, galas, and gatherings, marrying historic character with modern function.

Additional highlights include a championship-grade outdoor arena (host to the 2018 USEF Para Dressage Team Qualifier), climate-controlled rider lounge and viewing deck, scenic perimeter trails, and extensive equestrian infrastructure such as automatic waterers, run-in sheds, and ample parking

Estate & Grounds

Complementing the barns, Wheatland Farm features a stately manor house, lake cottage, and multiple support buildings. Finished walkways, landscaped grounds, and extensive lighting enhance both usability and aesthetics. The property's scale and design provide the flexibility to operate as a high-level equestrian facility, event venue, or multi-purpose estate campus.

Location Advantage

Just minutes from downtown Purcellville and less than an hour from Washington, D.C., Wheatland Farm enjoys the best of both worlds—peaceful countryside charm with immediate access to one of the wealthiest, fastest-growing counties in the U.S. Loudoun County's affluence, equestrian culture, and robust economy make this estate not only a luxury property but also a strategically positioned, income-generating asset

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Wheatland Farm
STREET ADDRESS	15158 Berlin Tpke
CITY, STATE, ZIP	Purcellville, VA 20132
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Western Loudoun County
MARKET TYPE	Rural
NEAREST HIGHWAY	Route 7 & Route 9
NEAREST AIRPORT	Leesburg Airport and Dulles International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Event Center & Mixed Use Estate
PROPERTY SUBTYPE	Other
ZONING	AR1
LOT SIZE	43 Acres
APN #	413476338002 & 412-17-7322-000

BUILDING INFORMATION

BUILDING SIZE	41,522 SF
BUILDING CLASS	B
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes
NUMBER OF BUILDINGS	8



BARN & EVENT CENTER



INDOOR RIDING ARENA



STABLES



WHEATLAND COTTAGE



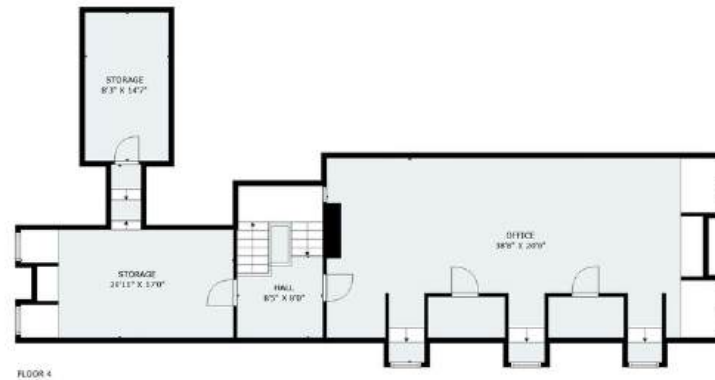
MANOR HOUSE



MANOR HOUSE

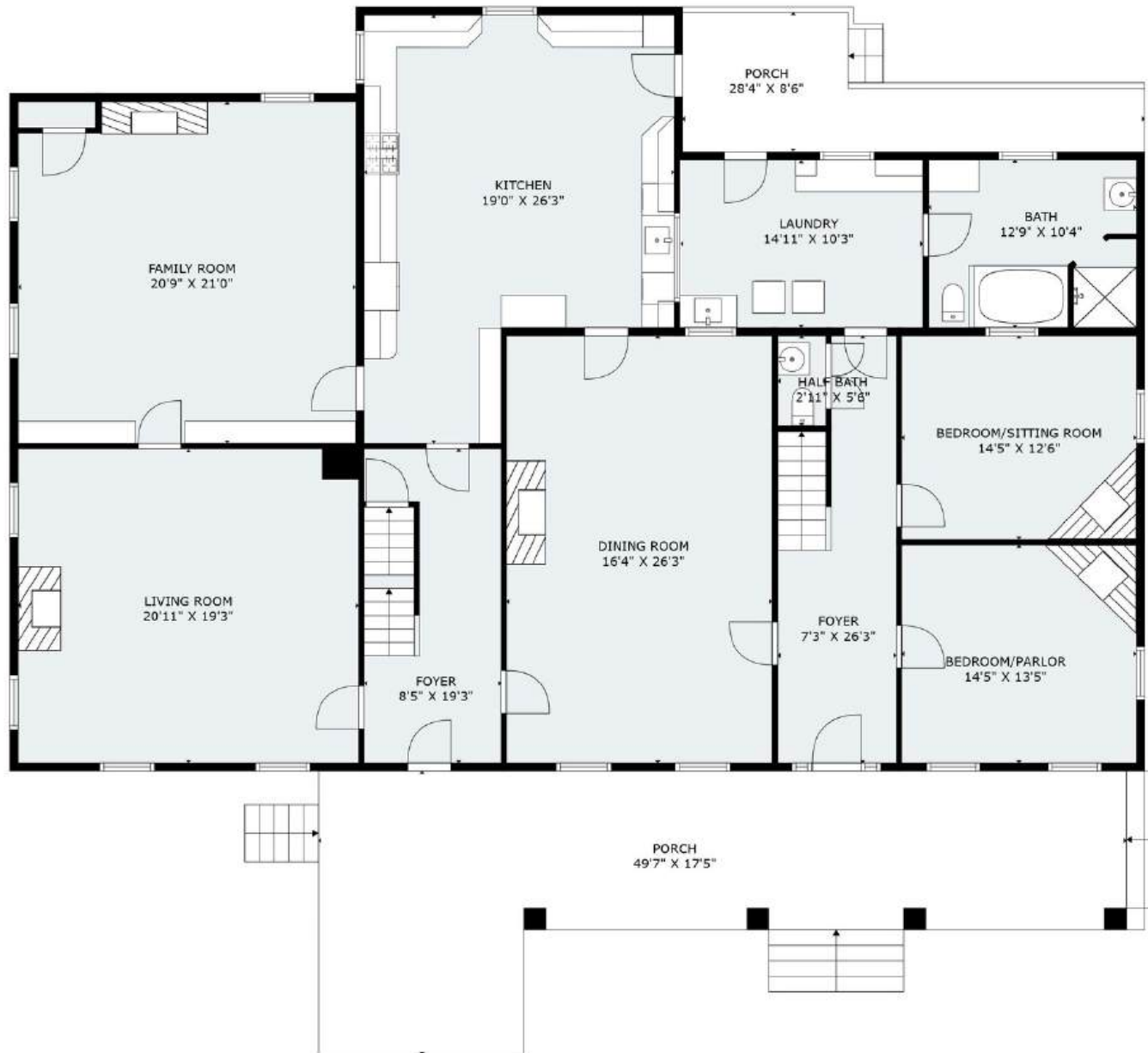


FLOOR PLANS - COMBINED



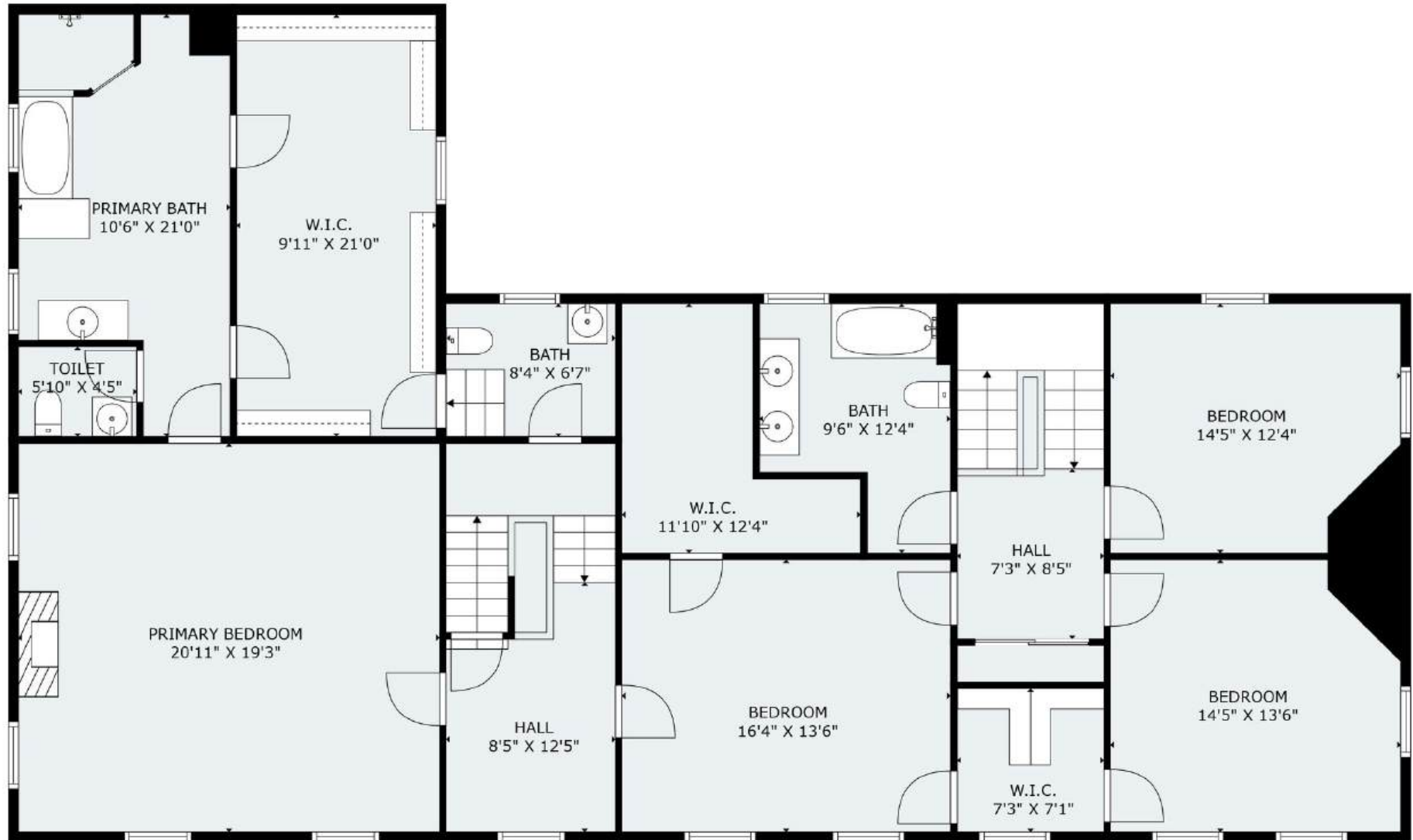
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

1ST FLOOR - MANOR HOUSE



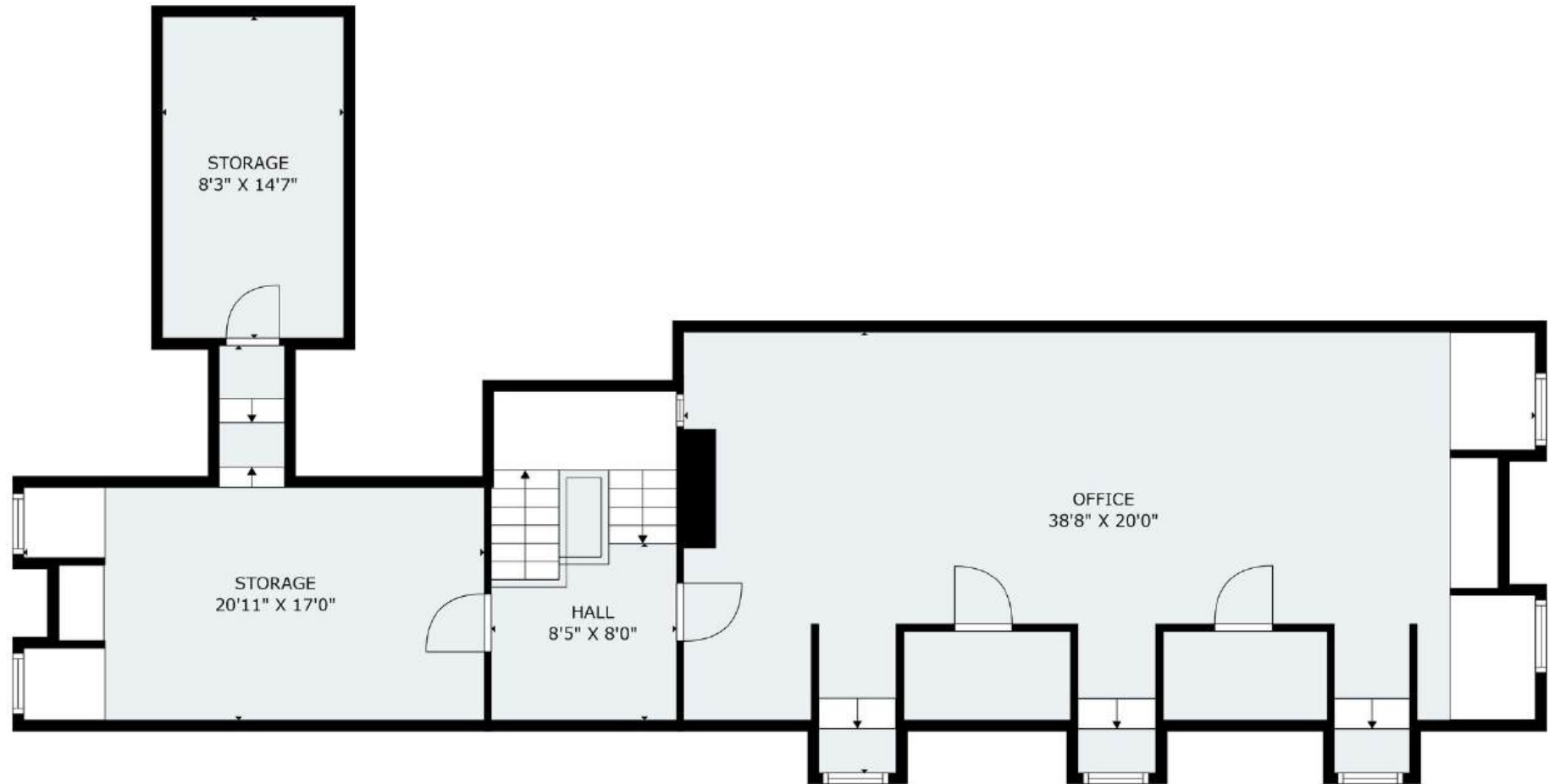
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

2ND FLOOR - MANOR HOUSE



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

3RD FLOOR - MANOR HOUSE

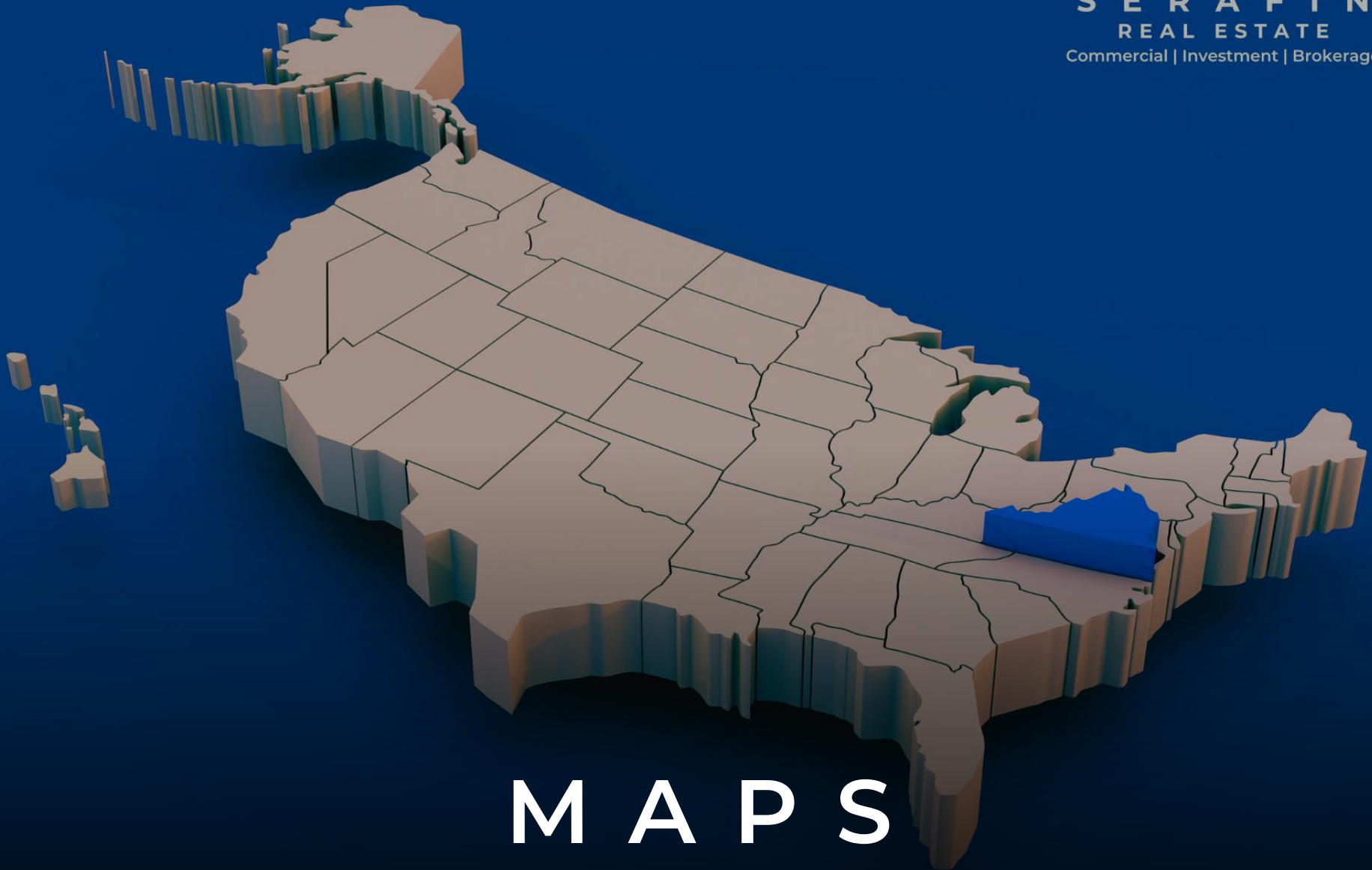


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

BASEMENT FLOOR - MANOR HOUSE

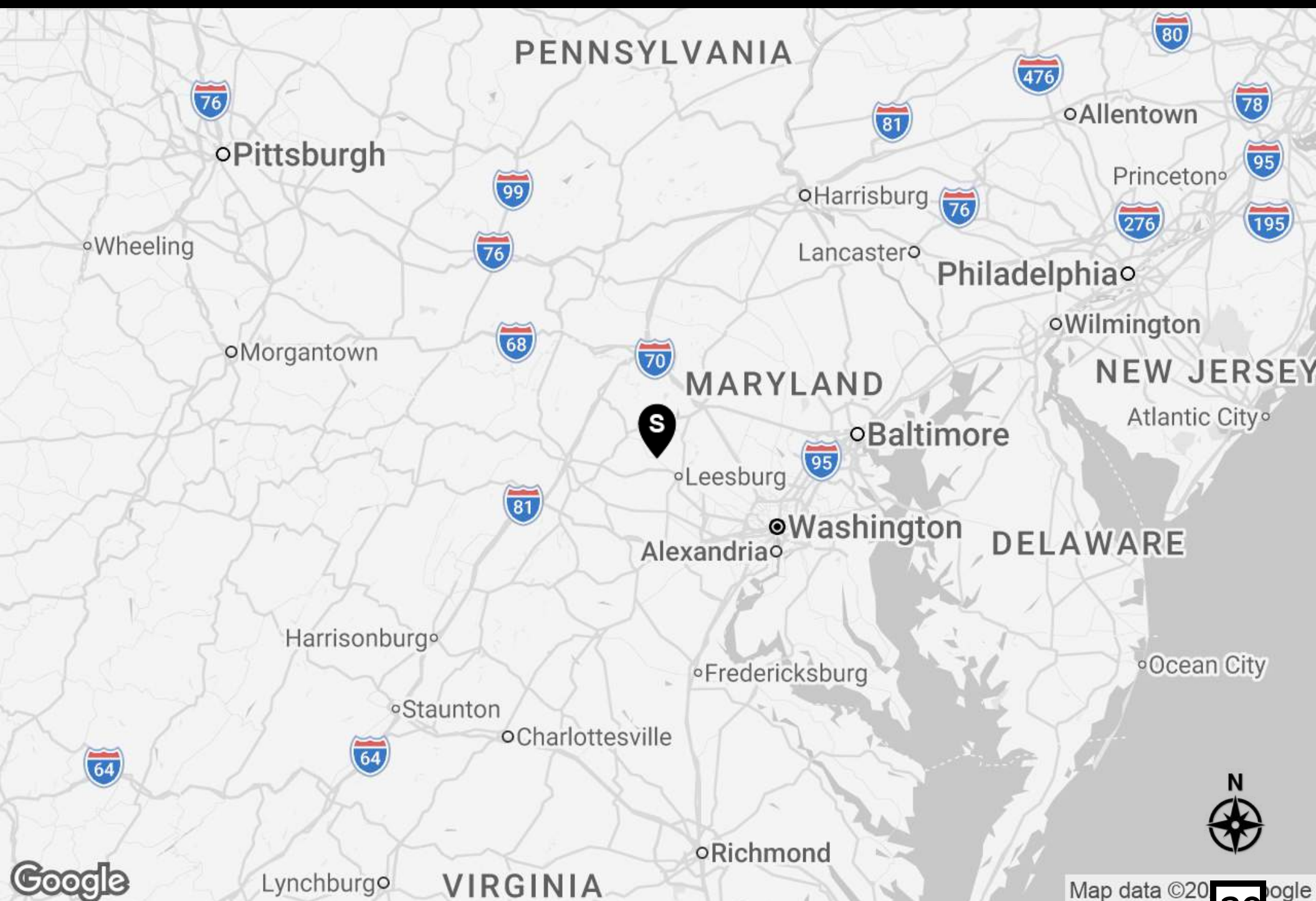


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



M A P S

REGIONAL MAP



Map data ©2020 Google

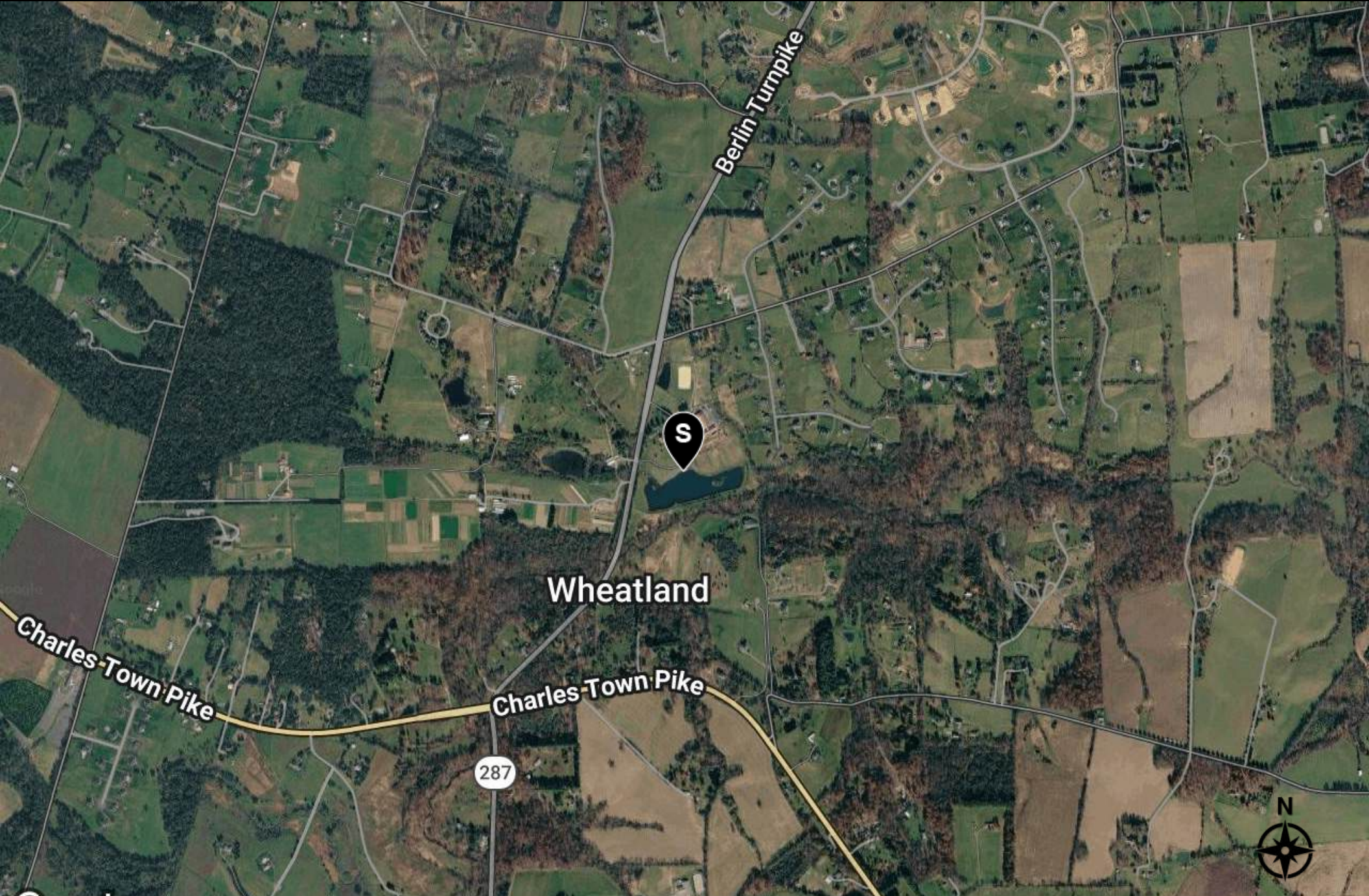
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Google

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LOCATION MAP



Wheatland



Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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AERIAL PARCEL MAP



20132

AK DR
JOHN WOLFORD RD 694

WOODSAGE CT
BLUELEAF
CORONET PL

PLANKLIN

GRACE PL

HORACE CT

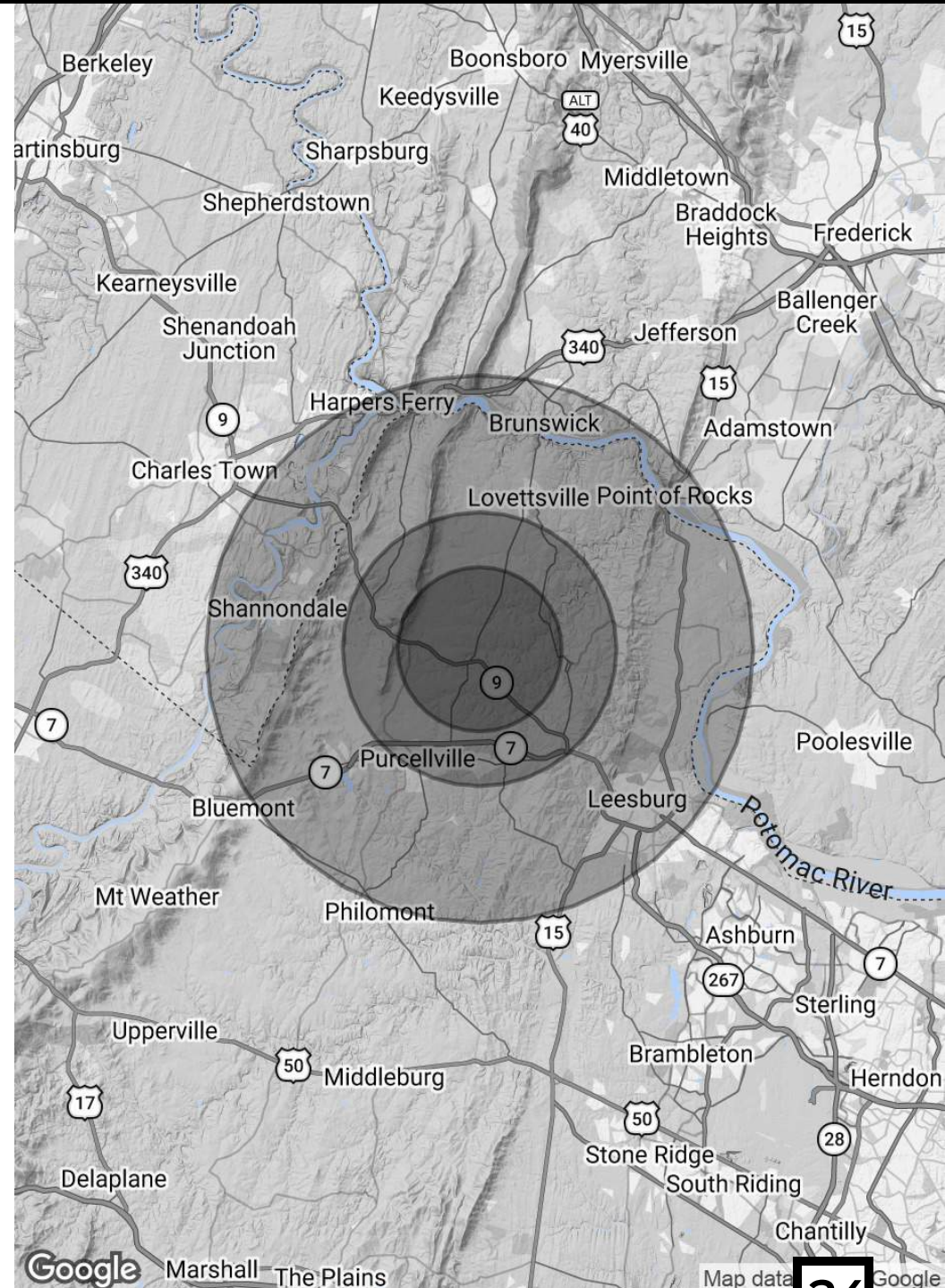


AREA OVERVIEW

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,638	23,028	125,658
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	40	38	38
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,491	7,493	42,373
# OF PERSONS PER HH	3.1	3.1	3
AVERAGE HH INCOME	\$236,180	\$228,286	\$196,012
AVERAGE HOUSE VALUE	\$973,821	\$851,491	\$703,617

Demographics data derived from AlphaMap



CITY INFORMATION

LOCATION DESCRIPTION

Western Loudoun County, and Loudoun as a whole, represents one of the most affluent, fastest-growing, and economically dynamic real estate markets in the country—making Wheatland Farm a compelling opportunity for investors and commercial buyers. With a current population of approximately 421,000 and expanding steadily from around 312,000 in 2010, Loudoun is one of Virginia’s top growth counties. The county boasts the highest median household income nationwide—hovering near \$157,000 in 2023—and has consistently ranked #1 among U.S. counties for household wealth. That places it well above neighboring Fairfax and Arlington, and significantly higher than the national average.

For investors, the implications are clear: there is strong and sustained demand for premium housing, high-end equestrian and agri-tourism assets, and robust commercial development. Loudoun’s economic engine is powered by high-paying sectors—technology, data centers, federal contracting, and the Dulles airport corridor—all of which bring a deep pool of skilled and high-income residents. As home to the globally recognized “Dulles Technology Corridor,” Loudoun sees immense data center investment; in fact, data centers generated hundreds of millions in tax revenue in 2024 alone, directly funding infrastructure, schools, and reducing homeowner tax burdens. That translates to better roads, top-tier schools, and rising property values—essential ingredients for long-term ROI.

Additionally, Western Loudoun’s rural charm, equestrian culture, and agricultural heritage (with two-thirds of the county’s land in rural use under active economic strategy) add valuable diversification and appeal. Places like Purcellville and Wheatland Farm benefit from a dual identity: high-access to metro amenities and a premium lifestyle setting—a combination highly prized by both owner-occupiers and commercial tenants. Between high incomes, population growth, and county budget strength (supported by a AAA bond rating and tax base heavily weighted toward property and data-center revenues), acquiring Wheatland Farm is analytical gold for any investor seeking appreciation, income generation, and infrastructure-backed resiliency.

In short, Wheatland Farm isn’t just a luxury property—it’s a strategically positioned, income-generating commercial asset nestled in the nation’s wealthiest, fastest-growing county.



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2022
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2023
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2024
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

A B O U T U S

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\$653M
in Sold Transaction
Volume



1.35M
Total SF Sold




\$130M
in Active Listing
Inventory

#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.