

# 80 Acre FARM & farmhouse

**FOR  
SALE**

**481 Acre  
Golf Course**

**540-432-9477**  
[www.forbesdevelopmentllc.com](http://www.forbesdevelopmentllc.com)





# The Golf Course



# The Farmhouse



# The Basics

The entire property for sale is made up of 5 lots of land. The golf course is laid out over 3 of the lots. The Farmhouse sits on a separate lot of 80 acres and could be sold separately from the golf course. The cabin is a rustic structure along the road into the course and would serve as an Air BnB or camping location. The total acreage of the course lots is 481.60 acres. The total acreage of the farmhouse lot is 80.68 acres. The possibilities for this as a company or private retreat are great!

**Details inside!**

# The Cabin







## The Course

The course was built over a 4-year period beginning in October of 1998. The major construction work, the moving of tons of rock and top soil from the farm to the fairways, was accomplished by the Forbes family-owned construction firm. Throughout the development, construction and completion stages of the course, over three-hundred people contributed to its success.

The layout of the course was designed by Russell Breeden and Jeffery K. Forbes. Breeden is a golf course architect with more than 100 courses to his credit. Forbes played professional golf on the mini-tours in Florida and went on to become the head golf coach for James Madison University in Harrisonburg, Virginia.

Both Breeden and Forbes took a hands-on approach to the project and were on the site often as it was constructed.







## The Clubhouse

The approximately 5,400 sqft Clubhouse sits atop one of the highest points within the course and serves as a comfortable hub for golfers and visitors. With its wide array of amenities, The Clubhouse is an ideal location for weddings and other group events.

### Clubhouse Amenities:

- \*Industrial Kitchen
- \*Bar and Serving area
- \*Pro Shop
- \*Bathrooms and Showers
- \*Locker Rooms
- \*Cart Barn
  - approx. 4,400sqft
  - Under Clubhouse
- \*Large, Screened-in Porch
- \*Eating/Seating area
- \*Large, Open Areas
  - Dance Floor Set Up
  - Table Set up for events



### The view from #12

The clubhouse is visible from many holes around the course, serving as a lighthouse of sorts for golfers and visitors and reminding them that a hot meal and a place to visit and relax is always close by.





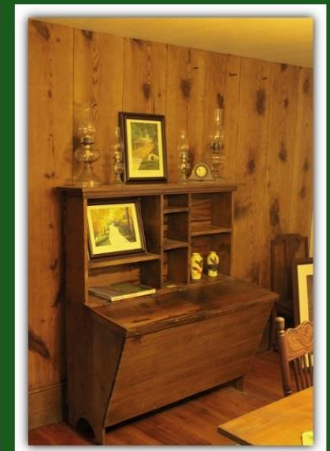
## Farmhouse

This two-story farmhouse sits on the 80-acre lot at the entrance of the golf course. The interior of the house along with sections of the roof have recently been renovated in a way that makes the home livable whilst maintaining its historic feel and appeal.

There is a large barn up behind the house that overlooks the acreage that was once farmed.

This house is on a lot that is separate from the golf course, however it does contain and easement for the entrance and road leading back to the course.

More information is available on this property.







## Information

The Course consists of 5 lots of land which cover 562.28 acres. The acreage backs up to the George Washington National Forest. While the location is secluded, it is only about six miles from the City of Harrisonburg.

The lot at the entrance of the course contains a two-story farmhouse, a large barn and several out buildings. This lot does not contain any part of the course, but it does give an easement for the entrance and road leading back to the course.

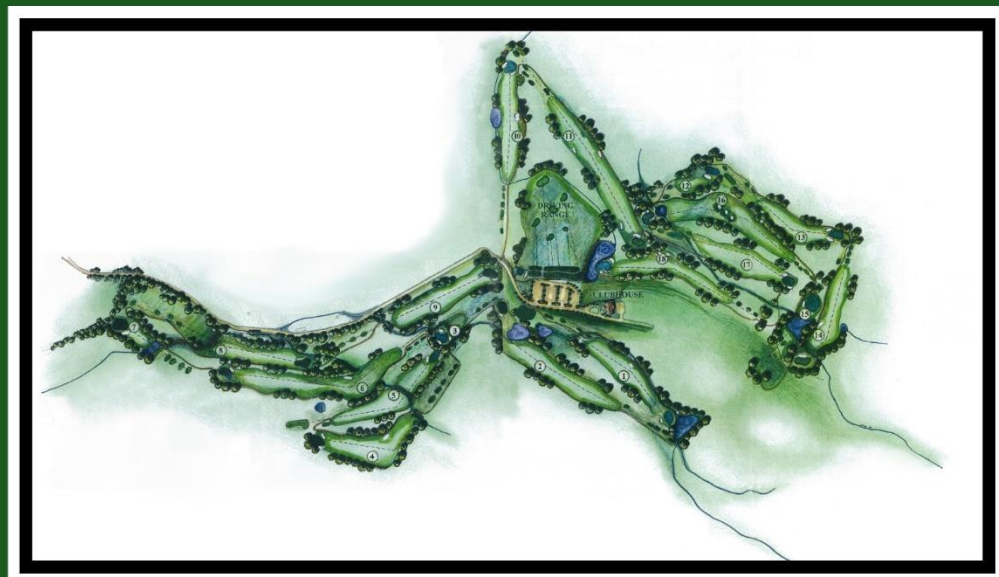
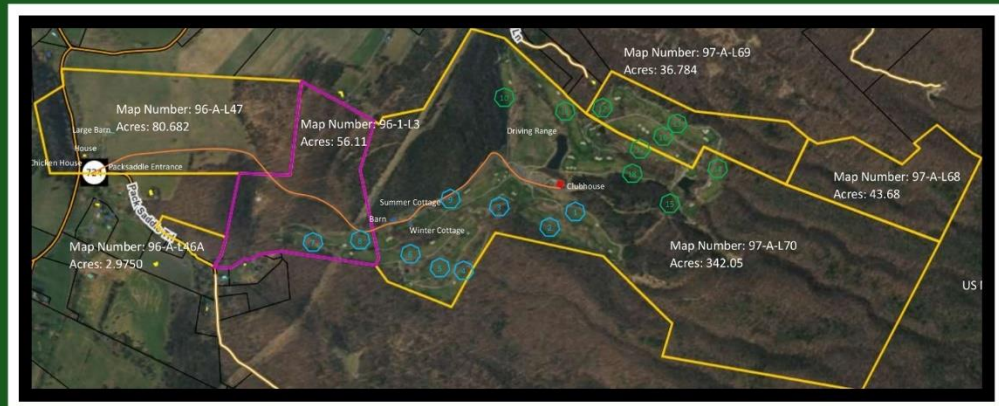
The 18 holes of the course span over three of the lots with the majority of the hole on the main lot which also holds the (approx.) 5,400 sqft Clubhouse with screened-in porch and a 4,400 sqft cart barn underneath. There is also a driving range on the main lot.

The forest surrounding the course contains several walking trails with the potential for many more. The course has three large ponds and a covered bridge along the cart path which allows the path to span a deep gorge between the rolling hills of the Back 9.

The asking price for the course and acreage is \$5,000,000.

# Packsaddle Ridge Golf Course

APN	Situs Address Full	Land Use	Legal Description	Lot Acreage	Lot Area	Water Type
96-1-3	VA	Forest	Peaked Mt	56.11	2444152	Unk
96-a-46-a	VA 3043 Pack Saddle Trl, Keezletown, Va	SFR Res	Old Furnace	2.98	129591	Spring
96-a-47	22832-2128	Res-Rec	Mt Valley Rd	80.68	3514508	Spring
97-a-68	VA	Forest	Peaked Mt	43.68	1902701	Unk
97-a-69	VA 3067 Pack Saddle Trl, Keezletown, Va	Forest	Peaked Mt	36.78	1602311	Unk
97-a-70	22832-2128	Forest	Peaked Mt	342.05	14899698	Well
				<b>562.28</b>		





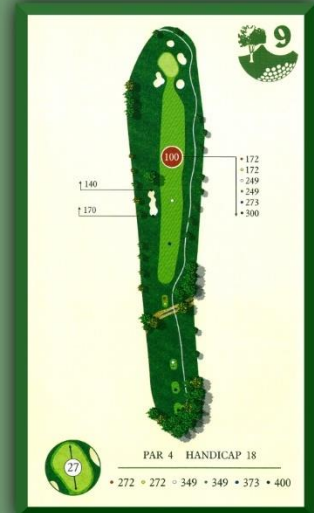
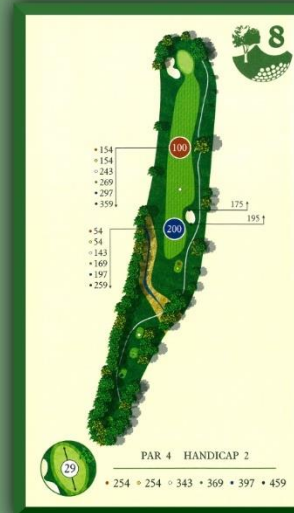
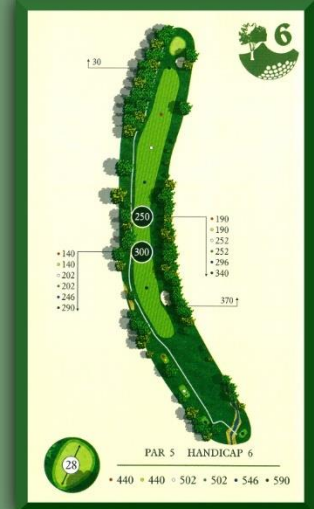
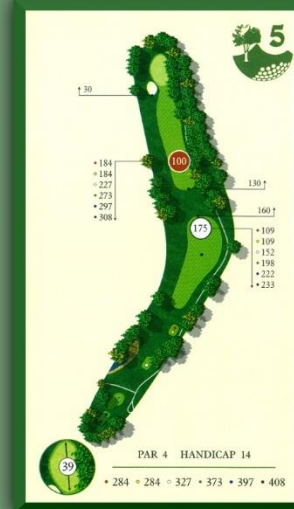
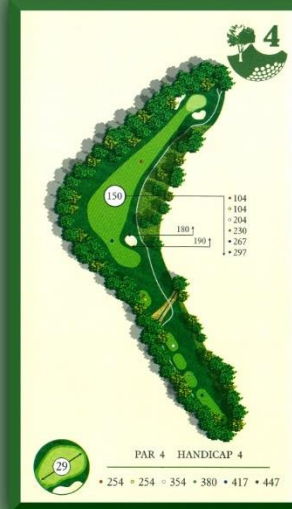
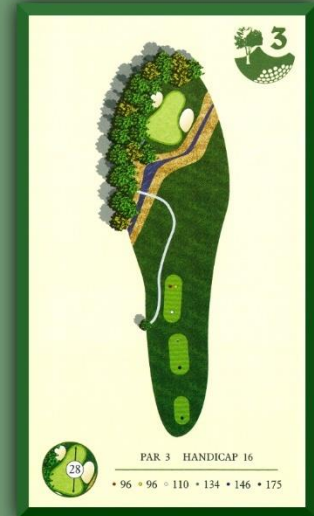


## The Front 9

The front 9 of the course contain 2 Par 3 holes, 5 Par 4 holes and 2 Par 5 holes. Each hole is marked with a large stone and a plaque that offers a tip for successful play of the hole.

While the Front 9 holes are relatively flat compared to the Back 9 holes, they still pose a challenge to both novice and experienced golfers.

A few people over the years have made a hole-in-one. Is that experience or a lucky shot? You decide!





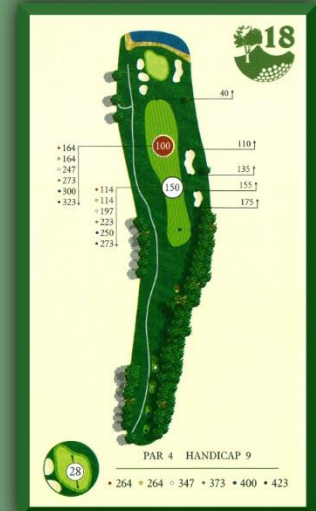
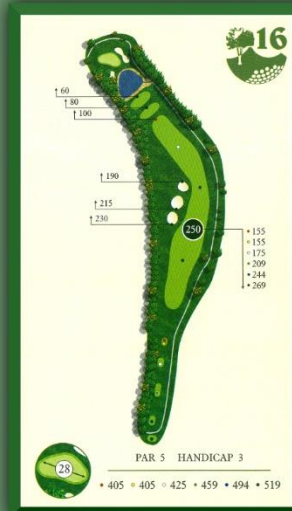
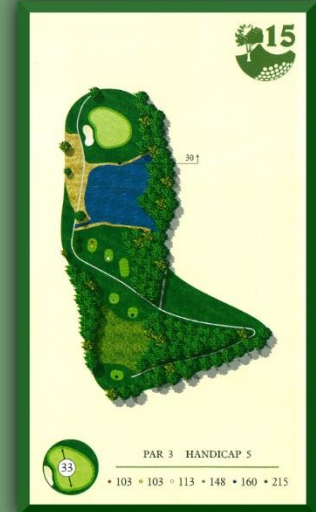
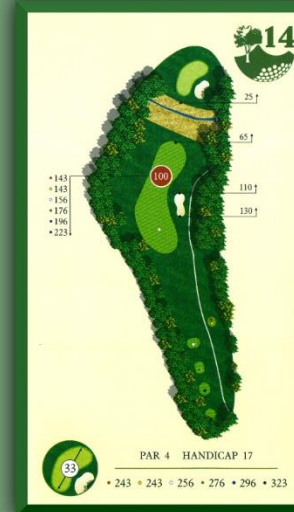
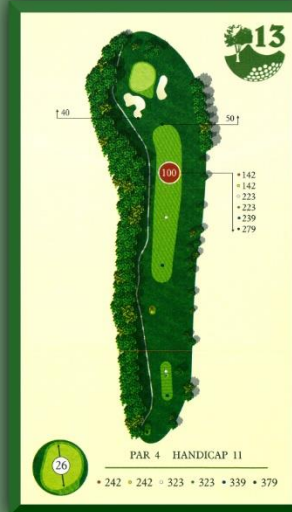
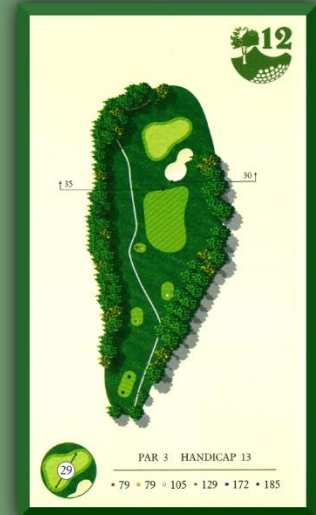
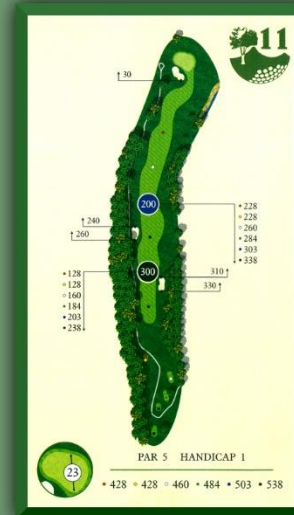


## The Back 9

The Back 9 of the course also contains 2 Par 3 holes, 5 Par 4 holes and 2 Par 5 holes...and a lot of hills. The back 9 is the reason few golfer choose to walk the course, but the views are well worth the climb up.

The top of Hole 13 could likely be called the best vantage point in Rockingham County. From there, golfers can see for miles and the scene is spectacular!

As for ease-of-play on the Back 9, well, if you follow the tips provided on the hole markers, you have a chance for a decent score. Just don't be surprised if you want to try for a better score on the next round! Challenge Accepted!







## A2 Zoning

The A-2 district is designed to implement goals of the Comprehensive Plan related to the preservation of the county's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural and ecological resources.

### Suggested Uses beyond a Golf Course:

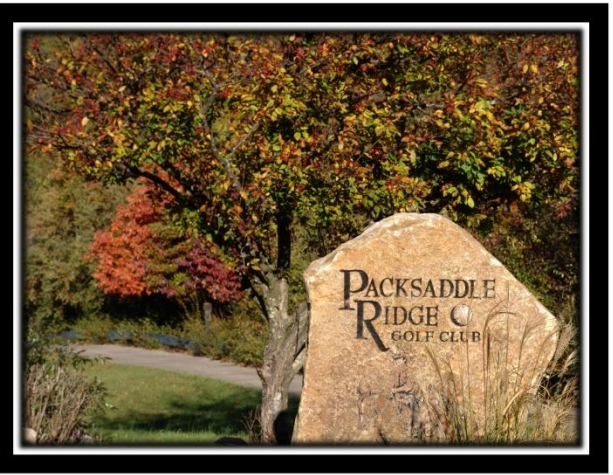
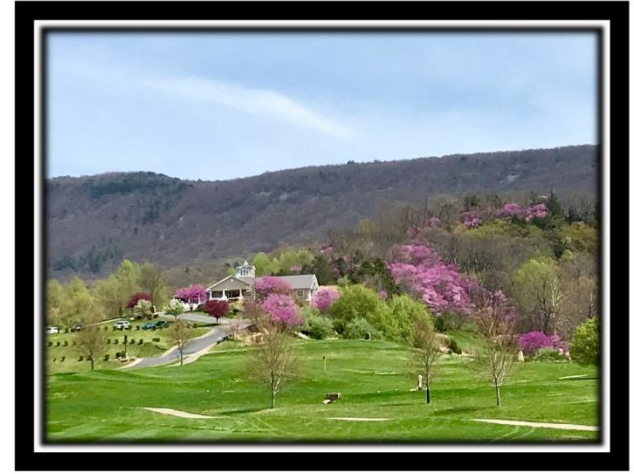
- \*Buggy and harness shop, repair and sales
- \*Community supported agriculture (CSA)
- \*Farm First Enterprise Program uses
- \*Farm winery and associated activities
- \*Greenhouse, retail sales
- \*Greenhouse, wholesale sales
- \*Harvest-your-own farm business
- \*Kennel operation, private
- \*Nursery operation, retail sales
- \*Nursery operation, wholesale sales
- \*Banquet facility or reception center
- \*Cabinet, furniture, woodworking, upholstery shop
- \*Restaurant
- \*Storage in an agricultural structure
- \*Antique shop



### The view from above 15

If you follow the cart path up to the lookout about the 15th hole, you will find a clearing that has the potential for a secluded wedding venue or perhaps a cabin get-away location.









## Contact

For more information or to schedule a tour of the course and property, please contact:

**Jeff Forbes**

540-432-9477

[leasing@forbesdevelopmentllc.com](mailto:leasing@forbesdevelopmentllc.com)



3067 Pack Saddle Trail  
Keezletown, VA 22830