



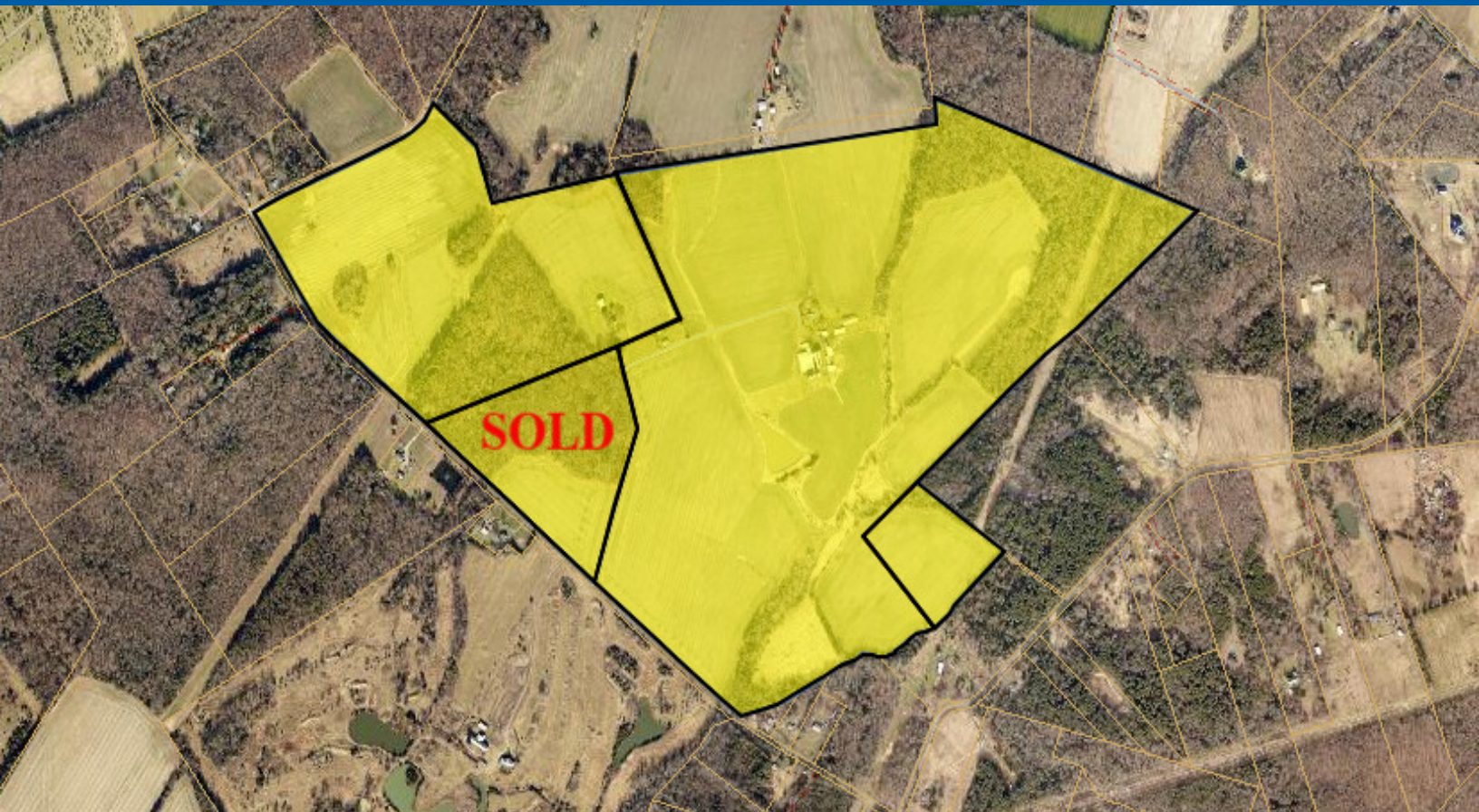
TIMBUKTU FARM

11378 TIMBUKTU LN, MIDLAND, VA 22728

OFFERED AT \$3,950,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.347.2610 | INFO@CRESINC.US





PROPERTY DESCRIPTION

293 acres of RA-zoned land in Fauquier County consisting of 3 separate parcels allowing for up to 21 total residential lots. Parcel 8024 consists of 203 acres that will yield 14 lots, Parcel 3751 is 79 acres and supports 5 lots and the 10 acres on Parcel 6607 allows 2 lots. No easements exist on the property making it a strong candidate for conservation tax credits. Other possible uses would be a single family residential development or a buyer could continue to maintain the existing farming operations.

PROPERTY HIGHLIGHTS

- 293 Acres Across Three Parcels – Prime RA-zoned land in Fauquier County with development potential for up to 21 units.
- Strategic Location – Convenient access from Rogues Rd and Blackwell Town Rd near the Warrenton/Fauquier Airport.
- Versatile Opportunity – Ideal for residential development or as a working farm with a rich history and a straightforward path to subdividing lots.

OFFERING SUMMARY

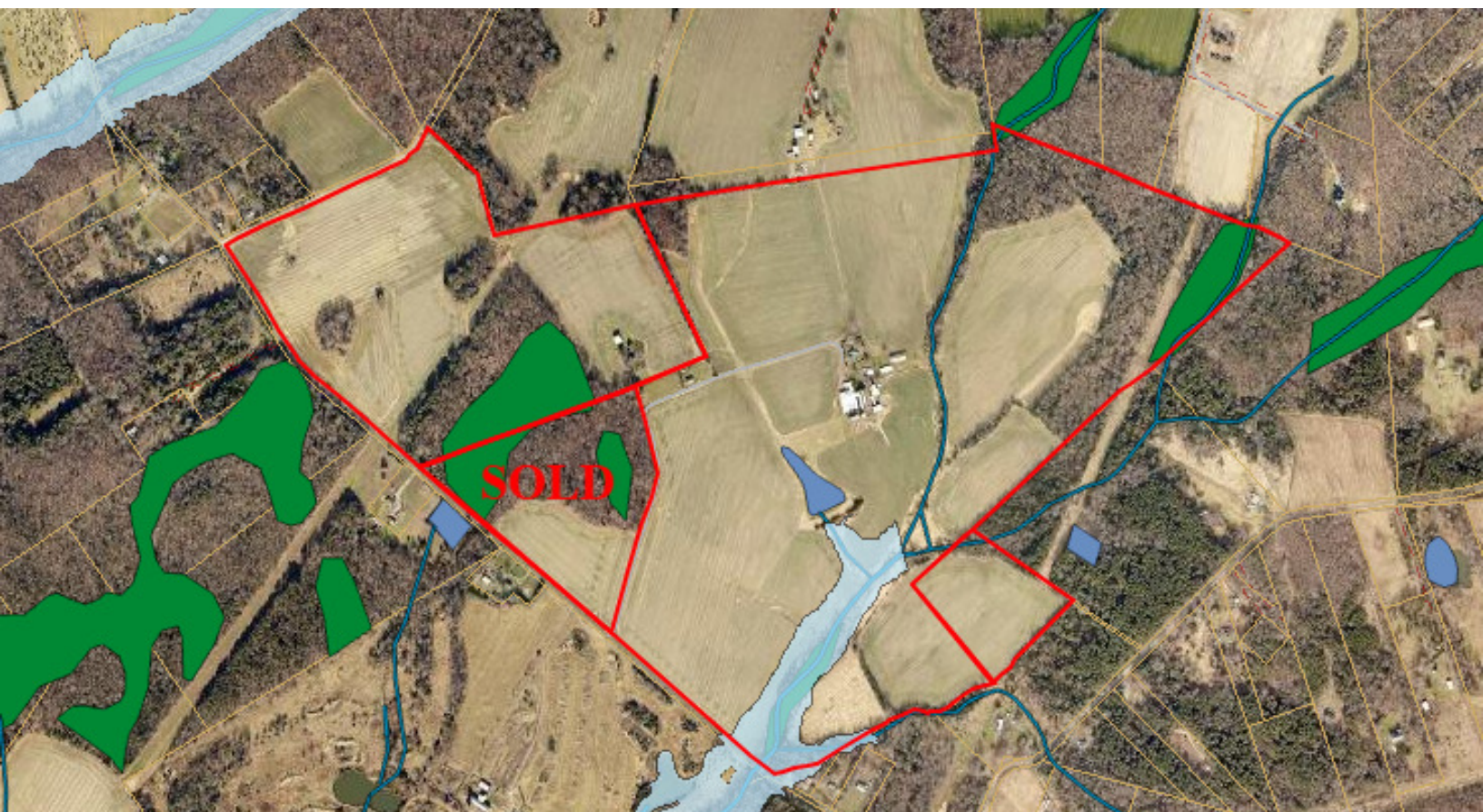
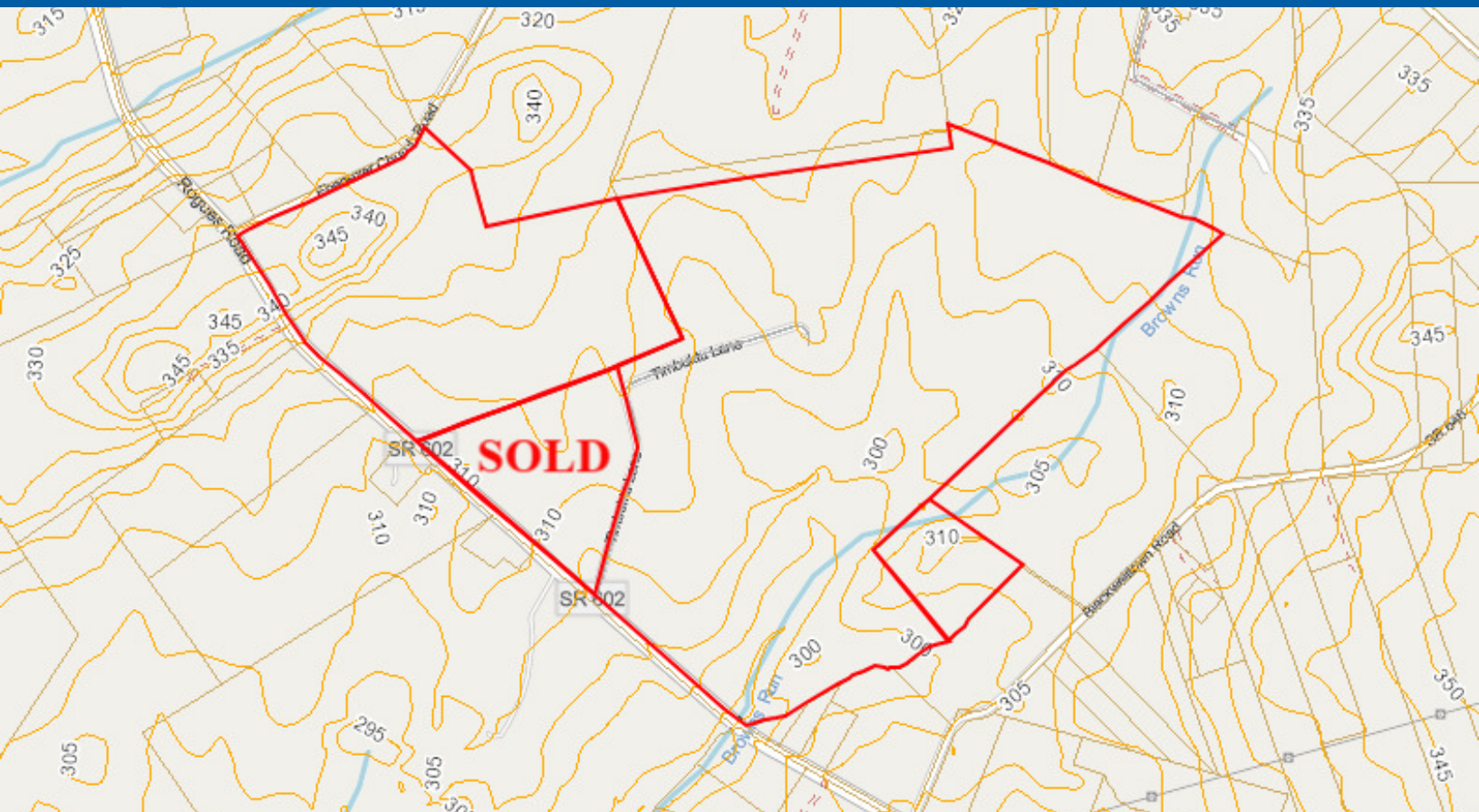
Sale Price:	\$3,950,000
Lot Size:	293 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	39	1,249	4,135
Total Population	106	3,655	12,033
Average HH Income	\$116,910	\$106,814	\$120,634

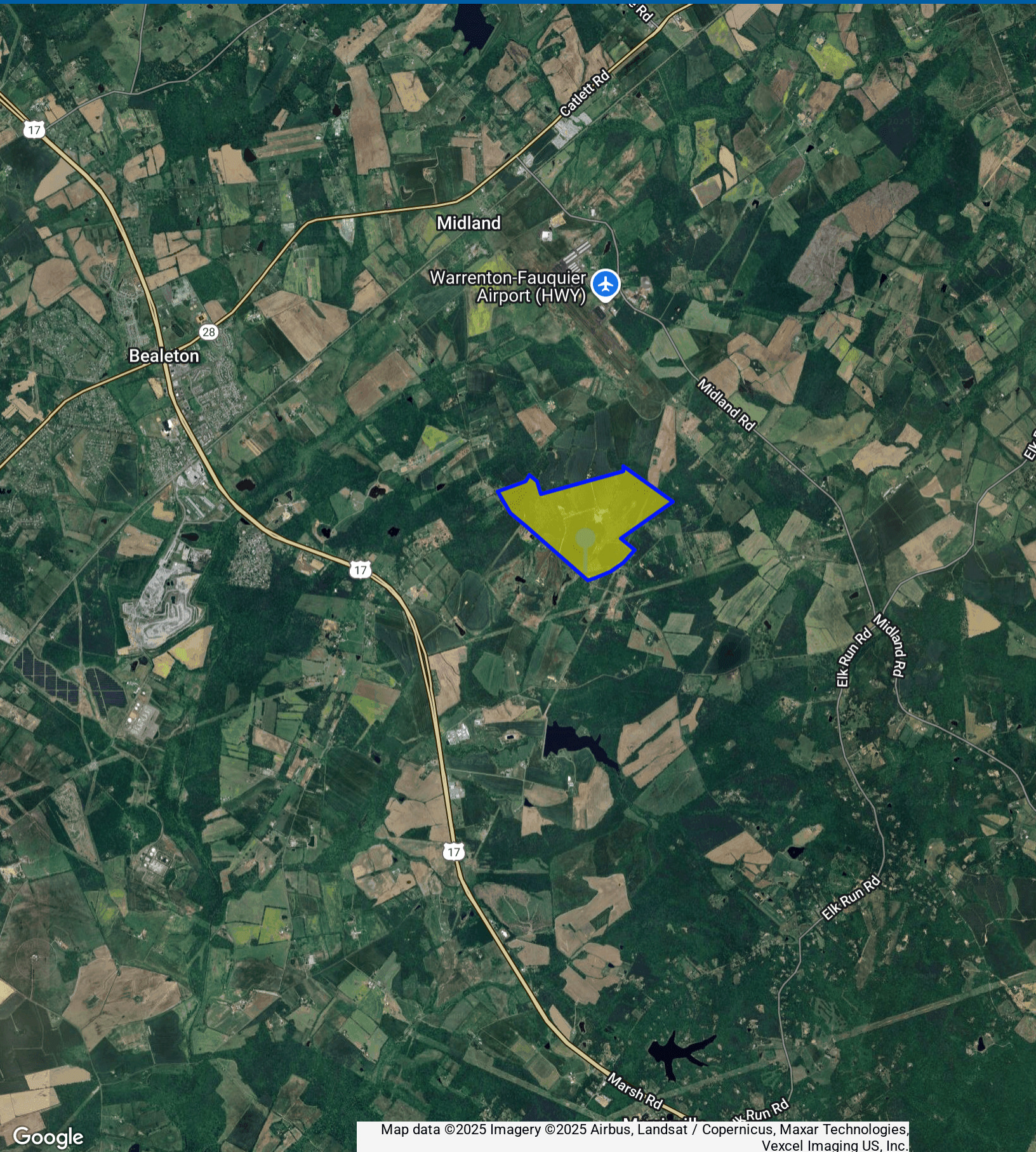
BILL CHIPMAN **CHRIS BERNARD**

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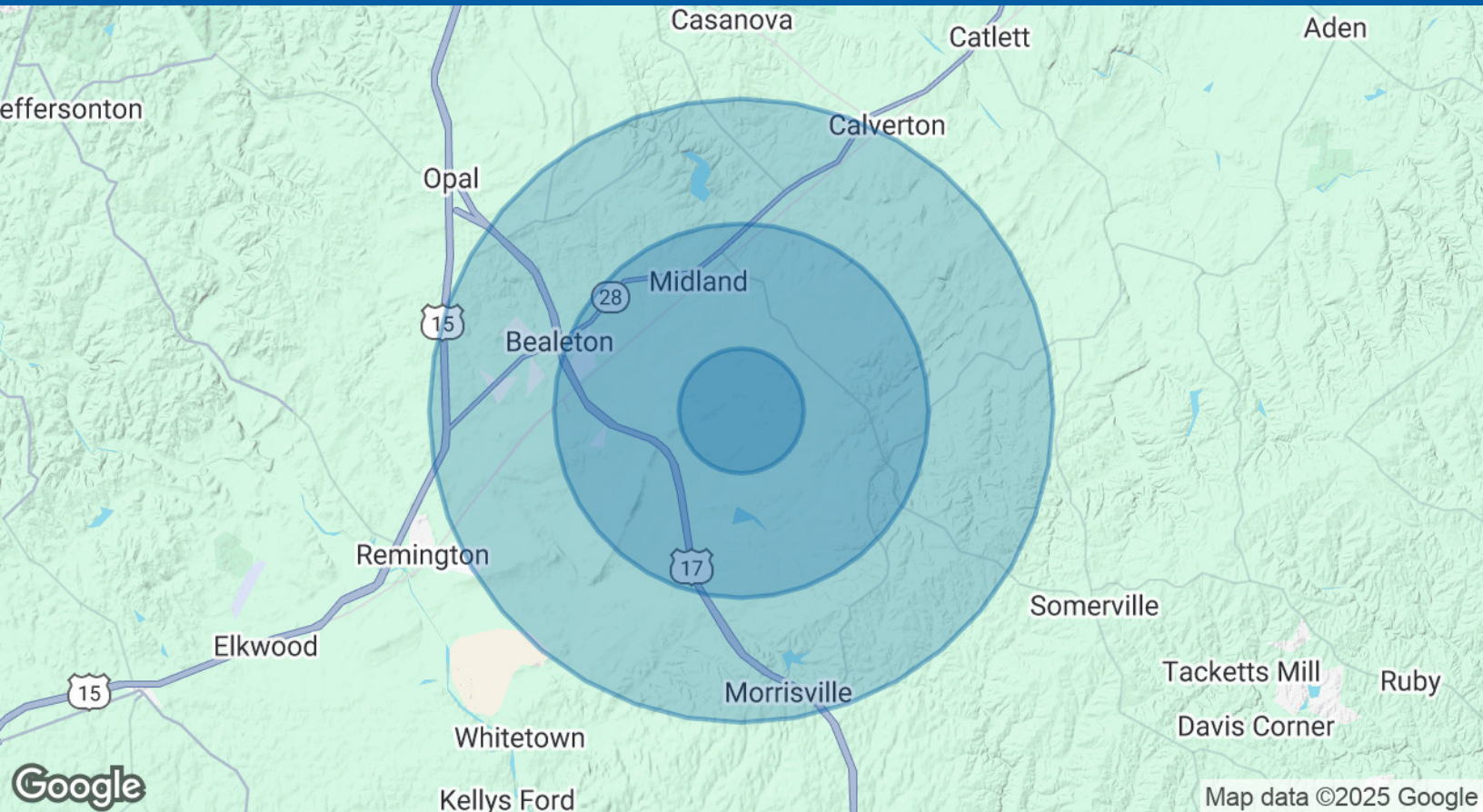




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	106	3,655	12,033
Average Age	41	37	38
Average Age (Male)	41	36	38
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	39	1,249	4,135
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$116,910	\$106,814	\$120,634
Average House Value	\$639,666	\$479,579	\$502,672

Demographics data derived from AlphaMap