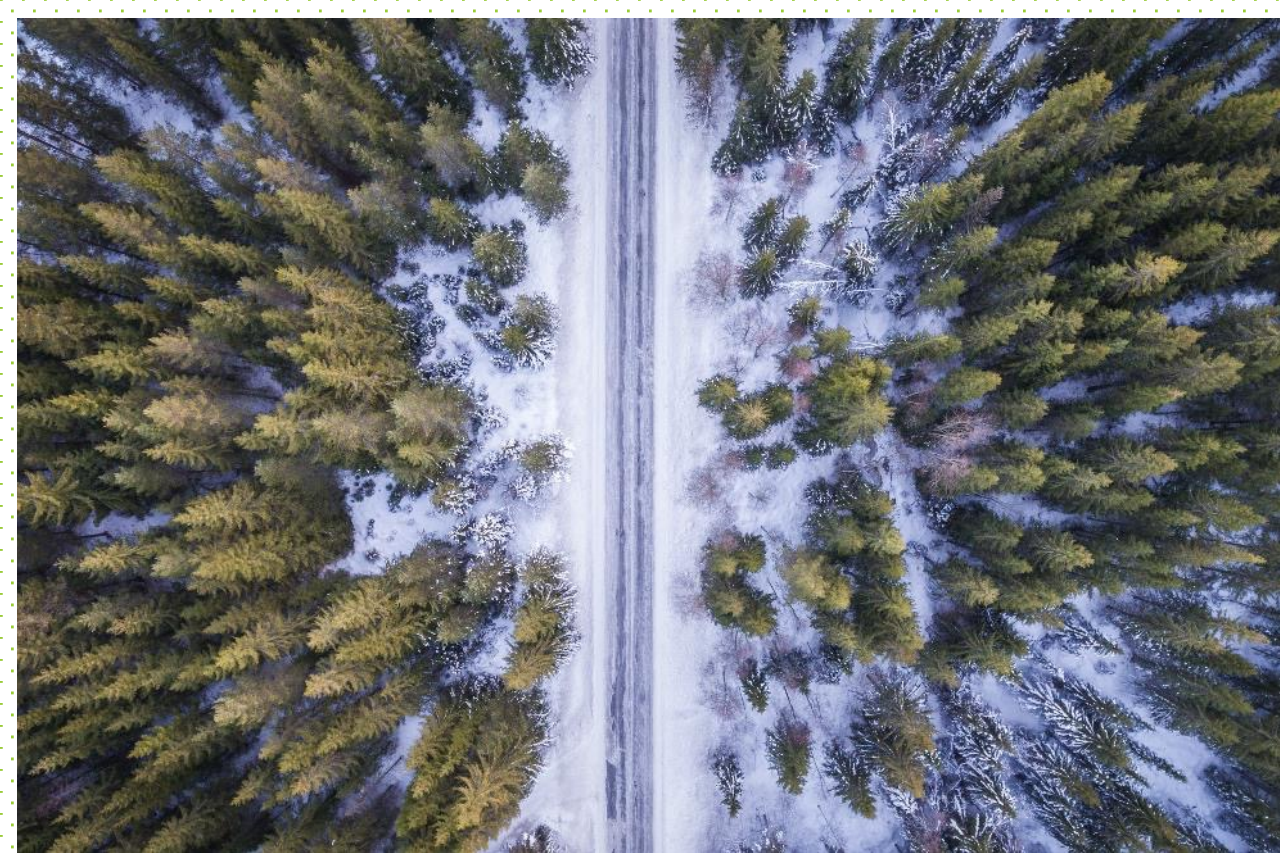


An aerial photograph of a rural farm. The landscape is divided into several green fields by dirt paths. A prominent feature is a large, irregularly shaped pond with brownish water, located in the upper right quadrant. The fields are densely packed with crops, likely corn. In the lower left, there is a dense cluster of trees, including palm trees. A small building is visible near the top center, partially obscured by the fields.

Shenville Creamery

16094 Evergreen Valley Rd, Timberville, VA 22853

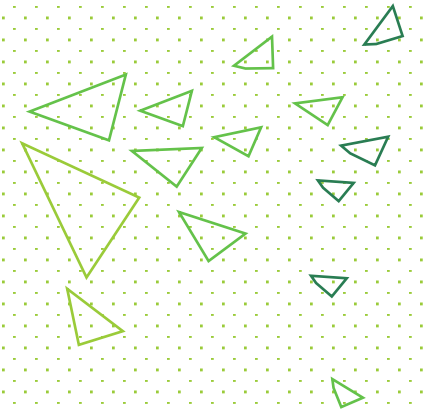


About Us

We have one mission, and that is to make sure you receive the highest level of professional service with only your interest in mind.

Shenville Creamery

The Creamery is located in one of the most touristic and agricultural areas, which is Shenandoah County and Rockingham County. Situated between two large and popular cities, Winchester in the North and Harrisonburg in the South, and in a historical area where the civil war ended. It is surrounded by 6 big towns and close to one of the largest universities, JMU.



Highlights

- Land containing total 176 acres in total, Agriculture A1; General industrial M1
- Two large commercial buildings for dairy and other food processing, each building is 7500 sq ft.
- Two Rental houses. (One house overlooking the Shenandoah River)
- Shenandoah River runs through the land.
- Farmland for Corn, Wheat, Asparagus, Strawberries, Green beans, Tomatoes, Pumpkins etc. Currently we are only growing corn and wheat which gives a profit of \$50,000-\$100,000 each per year.
- Barns/Shed facilities for animals (We also hold a USDA license in a domestic market for Chicken and beef)
- Contain 2 private wells
- Contains 1 commercial well with special deed, the capacity to pump 1000 gallon per minute (spring water)
- Special Irrigation System for Crop Land
- Hemp License for the state on Virginia for growing and processing.

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein; and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Location & Map

Located along the 1-87 Corridor, the iconic Shenandoah Valley positions businesses to access competitive markets nationally and internationally. Explore how the proximity of the Virginia Inland Port means you can reach international markets without having to pay higher coastal prices. Learn how the Shenandoah Valley Regional Airport is providing unprecedented connectivity to the rest of the world. And find out how relying on 137 miles of interstate via 1-87 and 1-64, a business could boast a One Day Truck to Chicago, Detroit, Boston, Atlanta, Nashville, and New York.

The region is home to the Harrisonburg and Staunton-Waynesboro Metropolitan Statistical Areas, seven counties (Augusta, Bath, Highland, Page, Rockbridge, Rockingham, and Shenandoah) and five independent cities (Buena Vista, Harrisonburg, Lexington, Staunton, and Waynesboro).

The central Shenandoah Valley is 153 miles southwest of Washington, D.C. and 708 miles northwest of Richmond, the state capital.



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The Shenandoah Valley offers a readily trainable workforce and a powerful cluster of employers rooted in manufacturing, agriculture, and logistics. Home to successful long-standing companies, contagious entrepreneurial spirit, and complete workforce solutions, the Shenandoah Valley was rated by Colliers International as one of the "10 Emerging U.S. Industrial Markets to Watch in 2019." Four out of five of Virginia's top agriculture-producing counties are located here, making the Shenandoah Valley the number one region in the Commonwealth for the total value of agricultural products sold. Food and beverage production is at the heart of the region's manufacturing sector, employing over 16% of the Valley's labor force, more than four times that of the national average.

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