



TOWNLEY IV FARM

AMHERST COUNTY, VIRGINIA



KRISTY MILTON
434 455 2308
kristy.milton@thalhimer.com



THALHIMER

NORMAN MOON
CCIM, SIOR, CRE, FRICS
434 455 2302
norman.moon@thalhimer.com



DISCLAIMER

TOWNLEY IV FARM CONFIDENTIAL OFFERING MEMORANDUM
PRESENTED BY CUSHMAN & WAKEFIELD | THALHIMER

Cushman & Wakefield | Thalhimer has been retained as exclusive advisor by (the “Owner”) for the disposition of the ±1,500 acre property located at 1402 Stapleton Road, Gladstone, Virginia 24553.

This Offering has been prepared by Cushman & Wakefield | Thalhimer for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield | Thalhimer, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, Cushman & Wakefield | Thalhimer, therefore, are subject to variation. No representation is made by Cushman & Wakefield | Thalhimer or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Cushman & Wakefield | Thalhimer or Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield | Thalhimer, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and Cushman & Wakefield | Thalhimer each expressly reserve the right, at their sole discretion,

to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield | Thalhimer is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield | Thalhimer, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield | Thalhimer, (v) to return it to Cushman & Wakefield | Thalhimer immediately upon request of Cushman & Wakefield | Thalhimer or Owner and (vi) not to contact any employee or agent of any governmental agency, including Amherst County, regarding the Owner or the Property.

Sale of real estate excludes certain personal property. Religious imagery, statuary, “Townley IV” signage, and any items marked with a yellow or red sticker are excluded from the sale. The contents of rooms with doorknobs that have been marked with yellow or red stickers are excluded. All included personal property is subject to express written agreement by Seller and associated bill of sale at closing.

If you have no further interest in the Property, please return this Investment Offering forthwith.



TOWNLEY IV FARM was assembled over the years until approximately 1,500 acres were amassed. The main house was originally constructed c. 1850 and renovated through a number of additions over the Eck Family ownership. The main house boasts over 9,500 square feet of area well suited for year-round living or to house conferences and retreats. The main house features oversized seating areas, a modern well-appointed kitchen, five bedrooms, five full bathrooms, and ample outdoor seating areas. There is a basement area of roughly 900 square feet, dedicated to a substantial wine cellar. The Matterport visual of the main house acts to confirm the quality of finish and layout of the building. A floor plan is also included with this package.

Just outside the main house is an 11' x 46' in-ground pool with four feet of depth.

To the west of the main house is a private two bedroom guest cottage, the Bishop and Montana, which view the pool. To the west of the guest cottage is the conference center, which features a gathering area, well-appointed conference room, and two additional bedroom suites with private entrances.

To the northwest of the main house is Frank's Barn, a large retreat area constructed in 2017 with ten individual suites. This building is completely outfitted to host a mid-size conference, retreat, wedding party or family reunion with many scenic views, outdoor seating, and a comfortable gathering area.

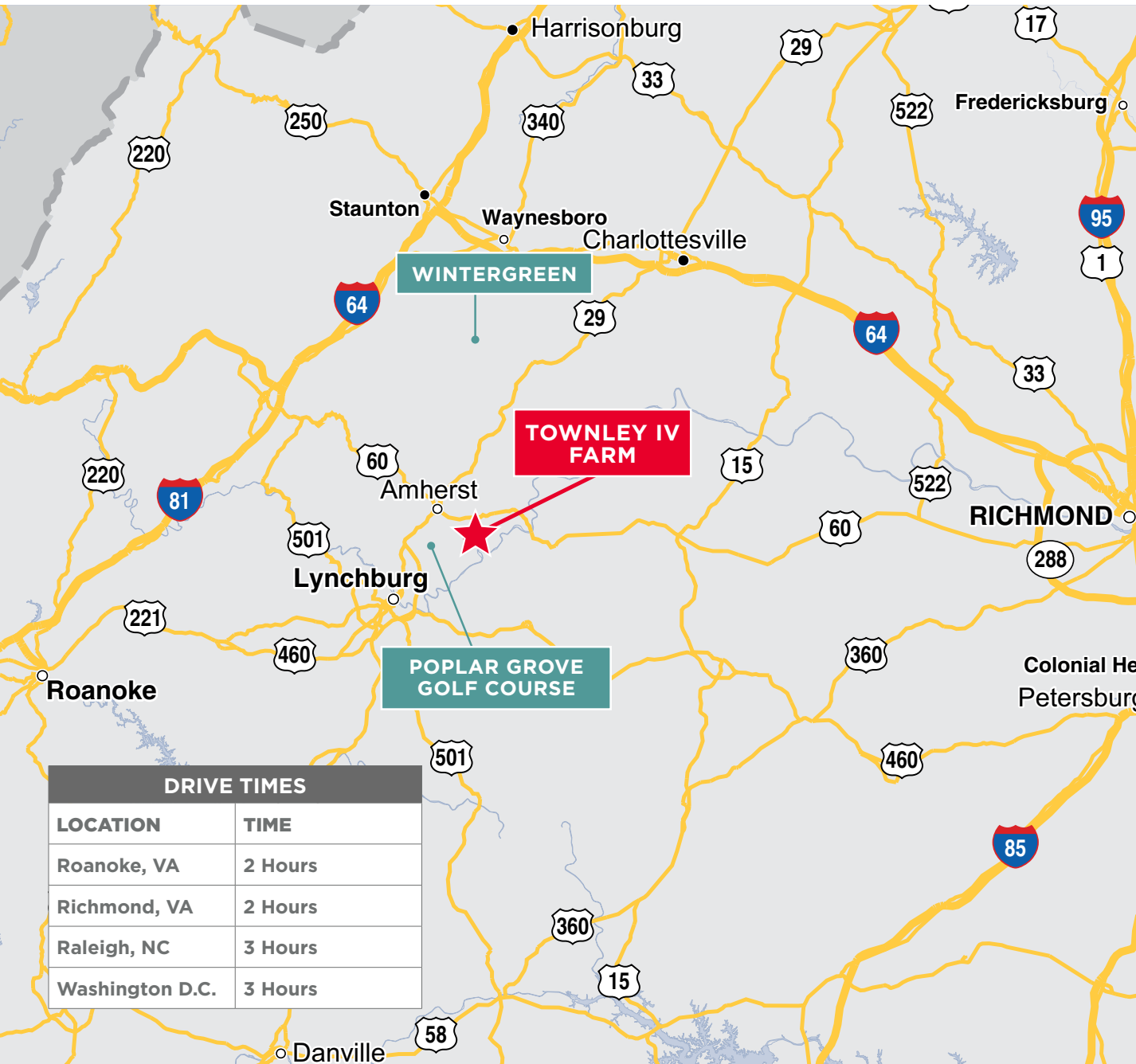
Mechanically, all buildings are served by industrial generators that create reliable power for heating and cooling year round. The grounds are gated and there is a security system.

The land area of the farm includes multiple parcels, including 112.482 acres fronting 3,223 feet along the southern margin of Stapleton Road that rises to overlook the James River and provides a stunning setting for an estate homesite.

The location of Townley IV Farm, while rural, is within a 3-hour drive of both Raleigh, NC and Washington D.C. Within two hours, Roanoke and Richmond, VA are an easy drive. Within an hour of Townley IV, is Wintergreen ski resort and multiple wineries and craft breweries along Route 151. Within 30 minutes is Poplar Grove, an 18-hole Sam Snead golf course that is ranked 14th in the state. Conversely, the property is 6.8 miles off Route 60 which the closest convenience market and gas are available, and while wi-fi is available at the main house, peace and tranquility are easily obtained.



LOCATION



PROPERTY DETAILS

ADDRESS	1402 Stapleton Road Gladstone, VA 24533
SITE SIZE	1,498.86 acres
ZONING	All of the property is currently zoned A-1 Agricultural Residential District by Amherst County. There is a special exception permit in place for TM #129-A-12 and 142-A-1 which allows the property to be operated as a ministry retreat and conference center.
JURISDICTION	Amherst County

UTILITIES	
DOMESTIC WATER	4 on-site wells
ELECTRIC	Appalachian Power (APCO)
GAS	There is a propane tank at the lodge
WASTEWATER	5 Individual private septic system
PUBLIC ROAD FRONTAGE	<ul style="list-style-type: none">• 8,443' along Stapleton Road• 5,189' along Christian Mill Creek Road (50' private)



 [click here for VIDEO](#)

PROPERTY DETAILS

AMHERST COUNTY offers a land use program whereby agricultural properties are taxed at a reduced rate in order to lessen the tax burden on owners of land used in producing food, fiber, and timber. The greater portion of Townley IV Farms is currently enrolled in that program, which must be renewed annually. The property is subject to a five-year rollback if the use is changed.

The following table shows the tax map parcel number for each tract, the fair market assessment for 2023, and the land use assessment.

TAX MAP #	ACREAGE	FAIR MARKET ASSESSMENT	LAND USE ASSESSMENT
128-19	78.53	157,100	31,400
128-1-20	32.51	65,000	13,000
128-A-8,etc	889.847	1,371,800	436,800
142-A-3	298.26	596,500	119,300
	1,299.147	\$2,190,400	\$600,500

Extensive equipment including tractors, and working equipment in addition to golf carts and side by sides to be included with the real estate, including the following:

- John Deere Backhoe Loader 310SG
- John Deere Tractor 540
- John Deere Big Tractor 7820
- John Deere Gator XUV 865M
- John Deere Small Gator CX
- John Deere ZTrack 997
- John Deere Turbo Series III 1600
- Club Car Golf Cart 6 Seater
- Club Car Golf Cart Landscape Cart
- Club Car Golf Cart 4 Seater
- Bear Cat Wood Chipper
- Kaufman Trailer Gooseneck
- Peterbilt Dump Truck 2004 Red
- Ford F350 Truck 1995 Red
- Ford F350 Truck 2002 Blue

The 1,300 acres that are enrolled in land use reduce the current tax levy on the property by \$1,589,900. The total fair market assessment of the property is \$4,866,000 for all land and improvements, which would create a tax liability of some \$29,682.60. As currently enrolled in land use, the tax liability is \$19,984.21.

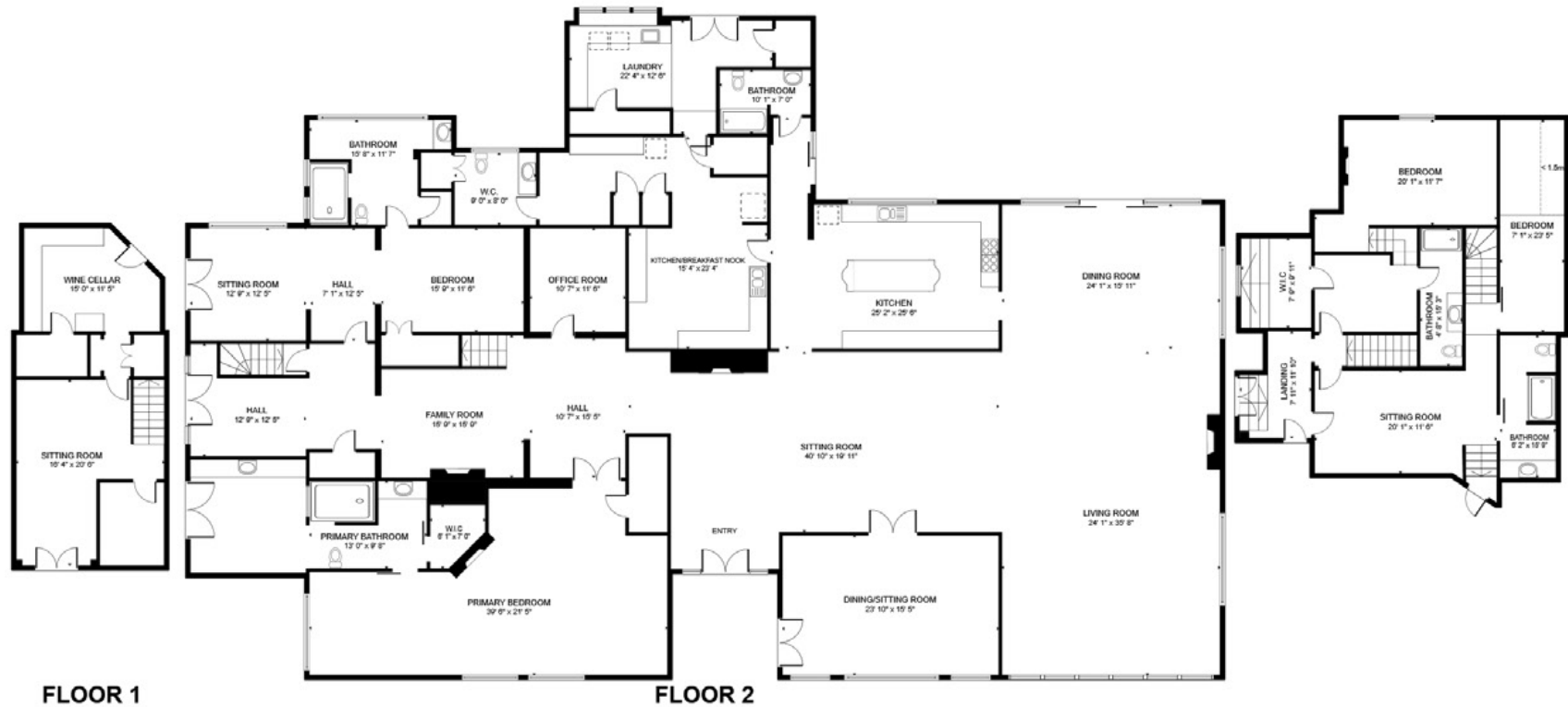
The current real estate tax rate for Amherst County is \$0.61 per \$100 of assessed value.

Townley IV Farm offers the ability to pursue conservation easements via outright sale or donation for potentially significant tax benefits.

- New timber cruise available with significant mature timber of many species
- New perimeter survey
- Tax Map overlay by Timmons, Inc. to show assembled parcels and size.

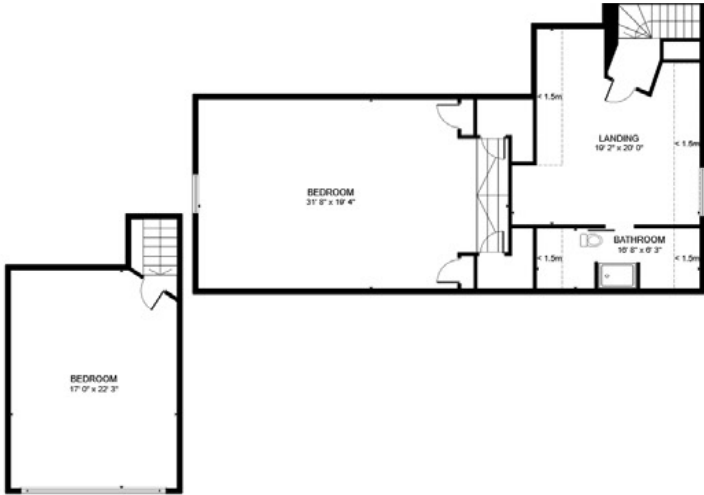


FLOOR PLANS - MAIN HOUSE



FLOOR 1

FLOOR 2



FLOOR 4

FLOOR 5



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FLOOR PLANS

FRANK'S BARN



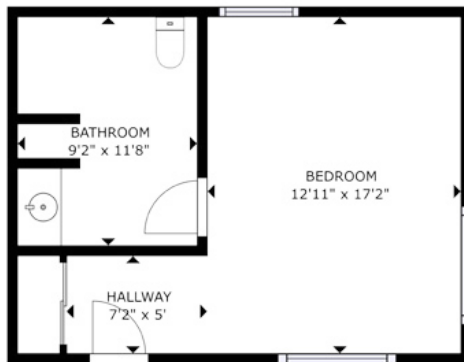
[click here for 3D MODEL](#)

THE TOWNLEY / CONFERENCE ROOM



[click here for 3D MODEL](#)

THE BISHOP



[click here for 3D MODEL](#)

MONTANA

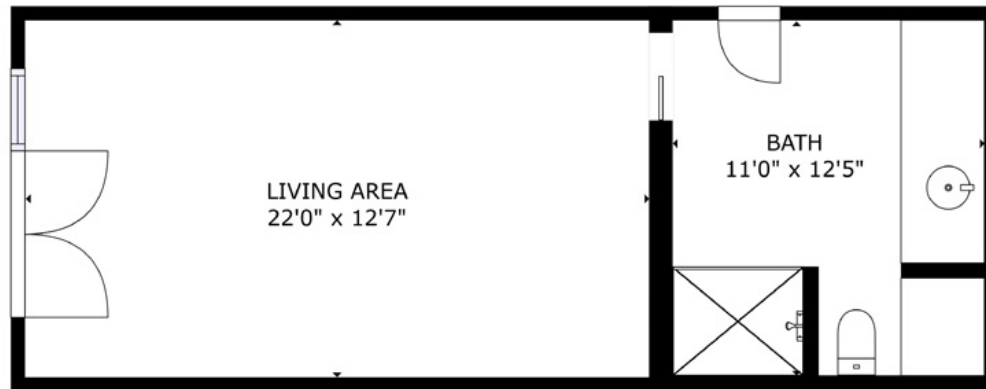


[click here for 3D MODEL](#)

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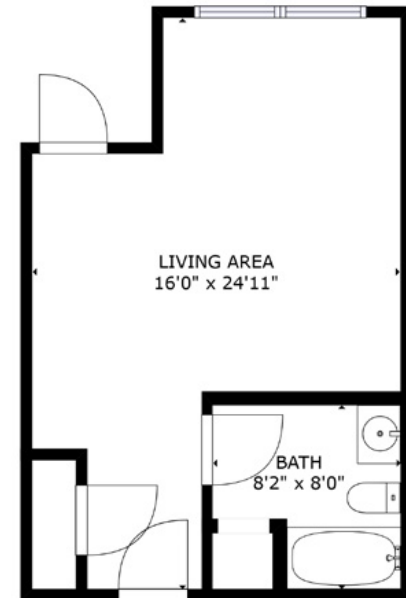
FLOOR PLANS

MICHAEL



click here for
3D MODEL

ZEB



click here for
3D MODEL

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OFFERING TERMS

PRICE: \$6,950,000

DUE DILIGENCE: Recommended to be no more than 45 days from date of Agreement

CLOSING: Recommended to be no more than 75 days from date of Agreement

LISTED BY:

KRISTY MILTON

Associate

434 455 2308

kristy.milton@thalhimer.com

NORMAN MOON

CCIM, SIOR, CRE, FRICS

First Vice President

434 455 2302

norman.moon@thalhimer.com

Full inspection appointments made for qualified purchasers and/or their Broker.



**CUSHMAN &
WAKEFIELD**

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