

THE FARM @ PLEASANT RUN

26786 TATUM ROAD
UNIONVILLE, VA

PRICE REDUCED TO \$1,525,000



Enjoy country living with an abundance of privacy at The Farm @ Pleasant Run in Orange County. This bucolic farm features rolling pastures, pristine hay fields, and mature hardwood forests. Build your dream home on one of the elevated sites or create a weekend retreat. Pleasant Run stream meanders through the property, providing a water source for the abundant wildlife. Recreational opportunities abound on the farm and for watersports & fishing, Lake Anna Marina & State Park are an easy ten minute drive.



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Acreage: 271.8+/-

Real Estate Taxes: \$1,023/yr

Electricity at the property (REC)

Fiber available at Tatum Road

Not under a conservation easement but a good candidate for one.

Leased to a local farmer for \$3,000/yr which keeps it in land use.

Property is fenced for cattle.

Substantial future timber value.

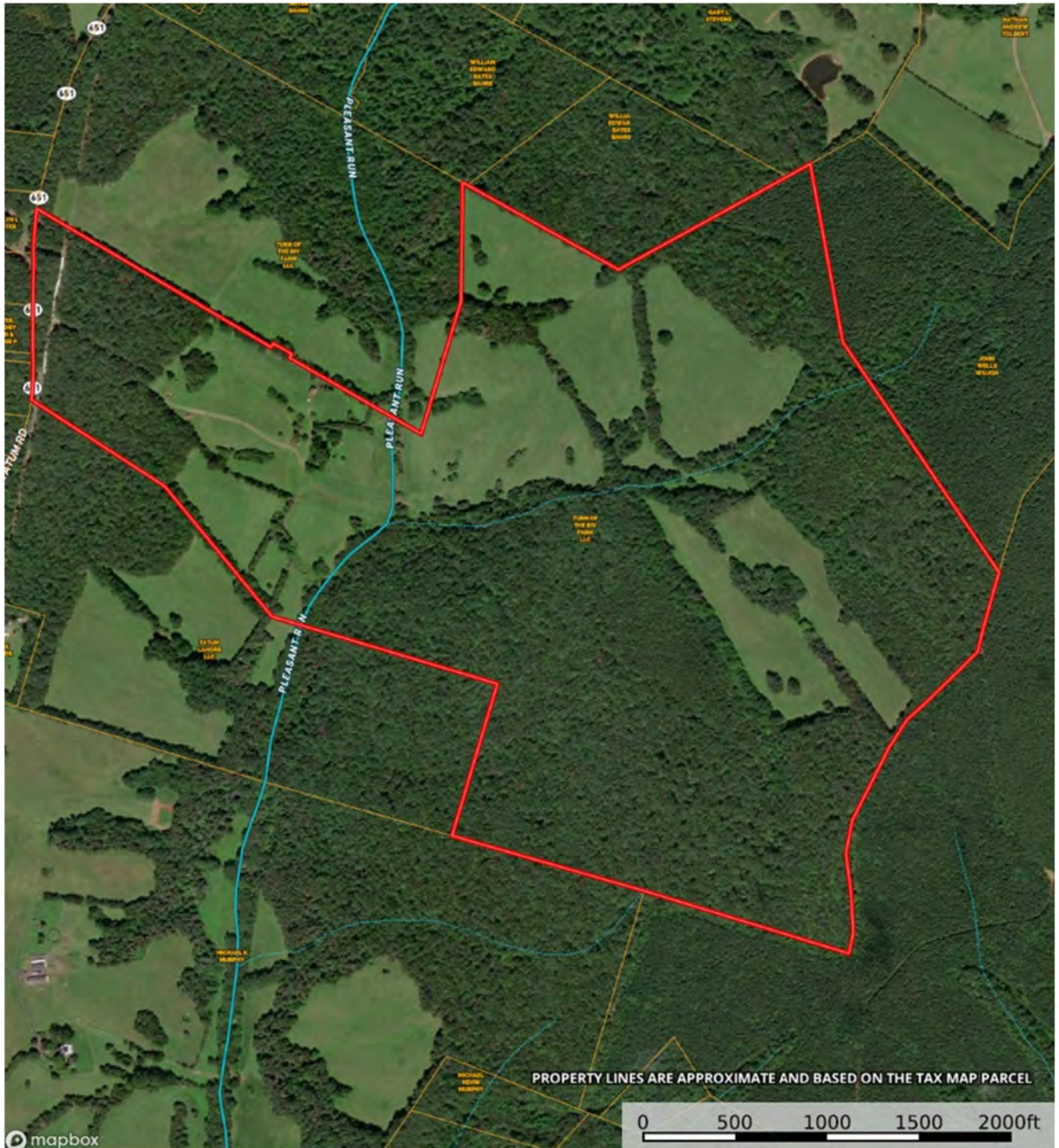
Offered at \$1,525,000



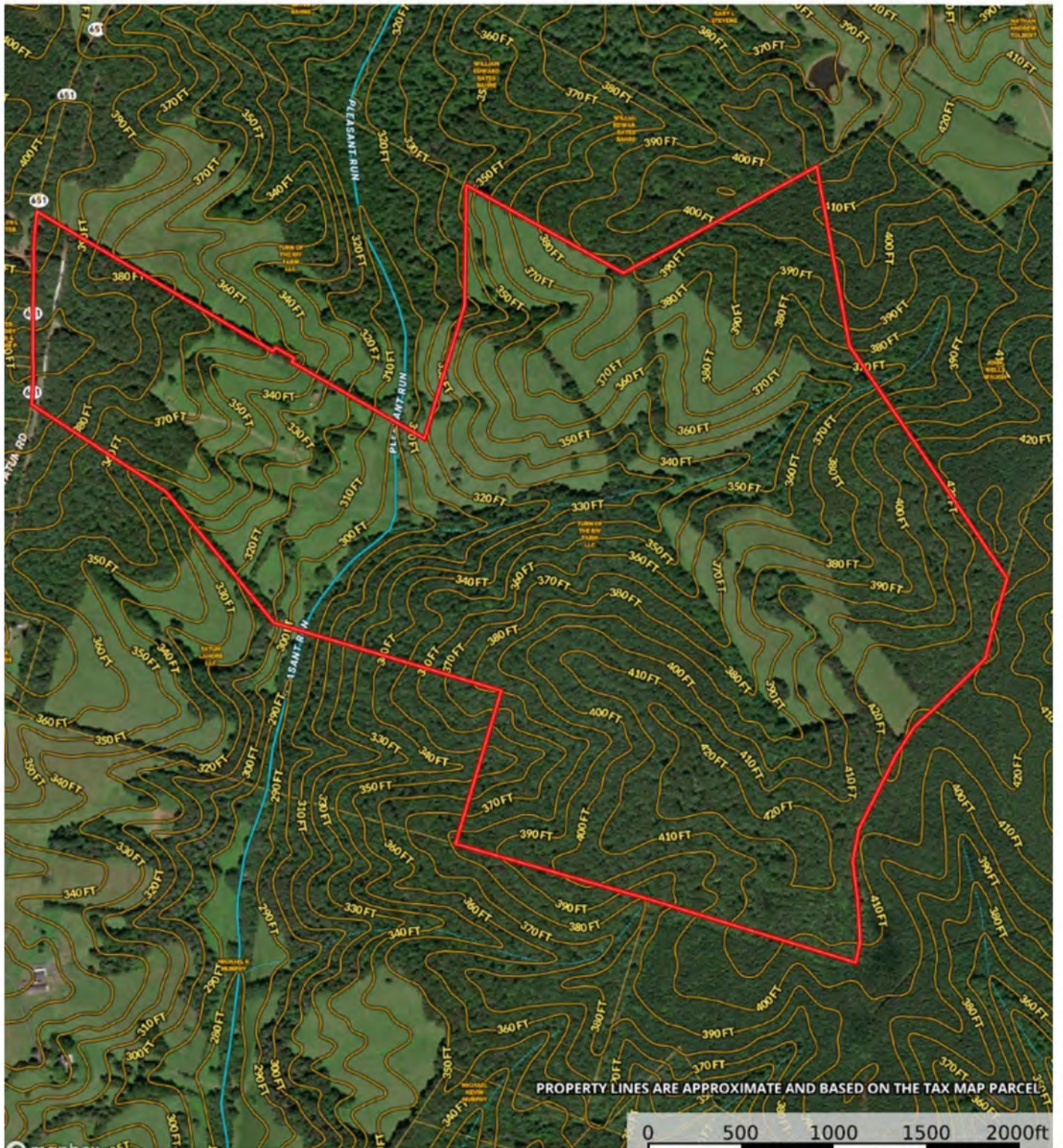
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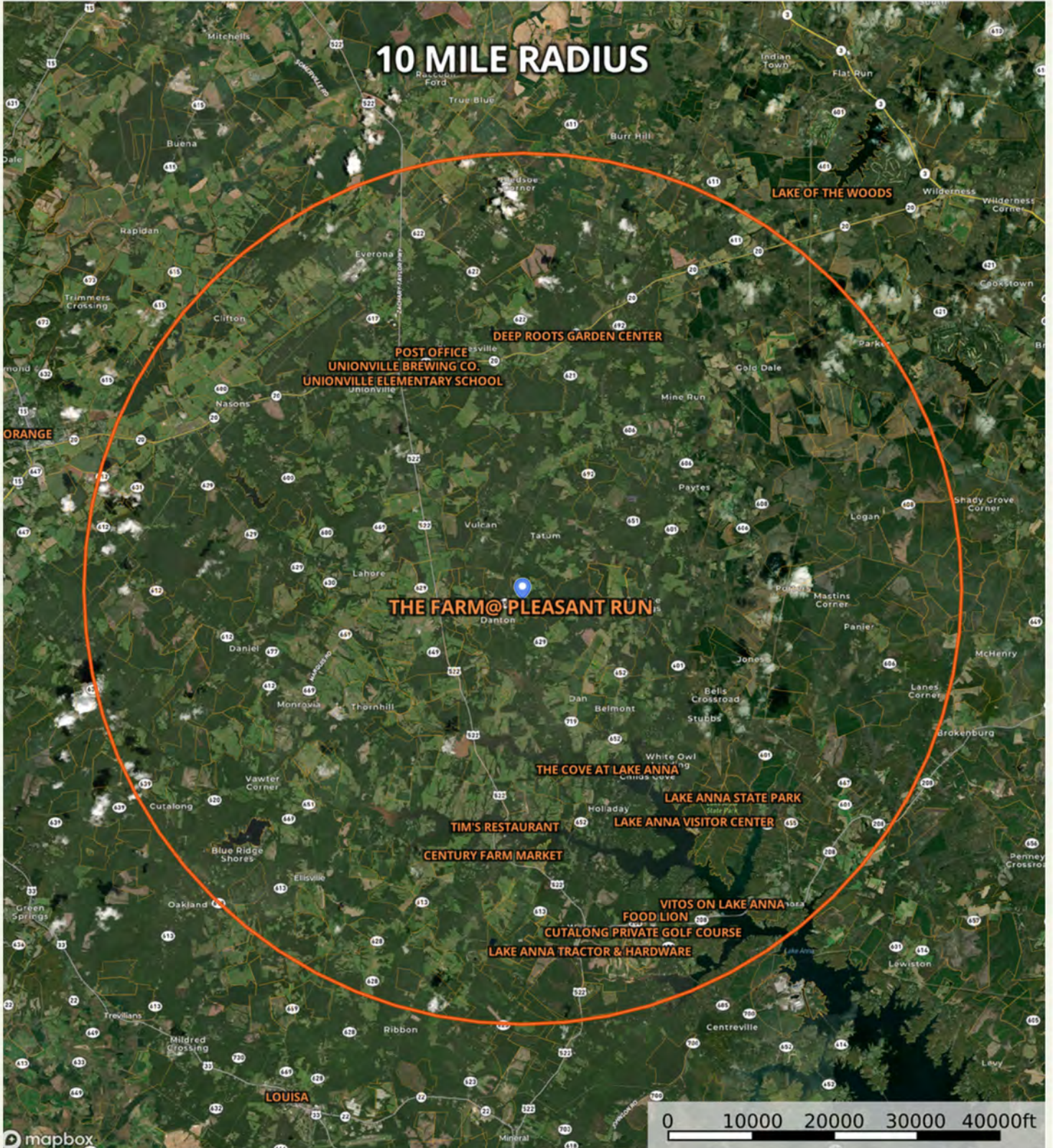
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Tatum Rd 10mi Radius

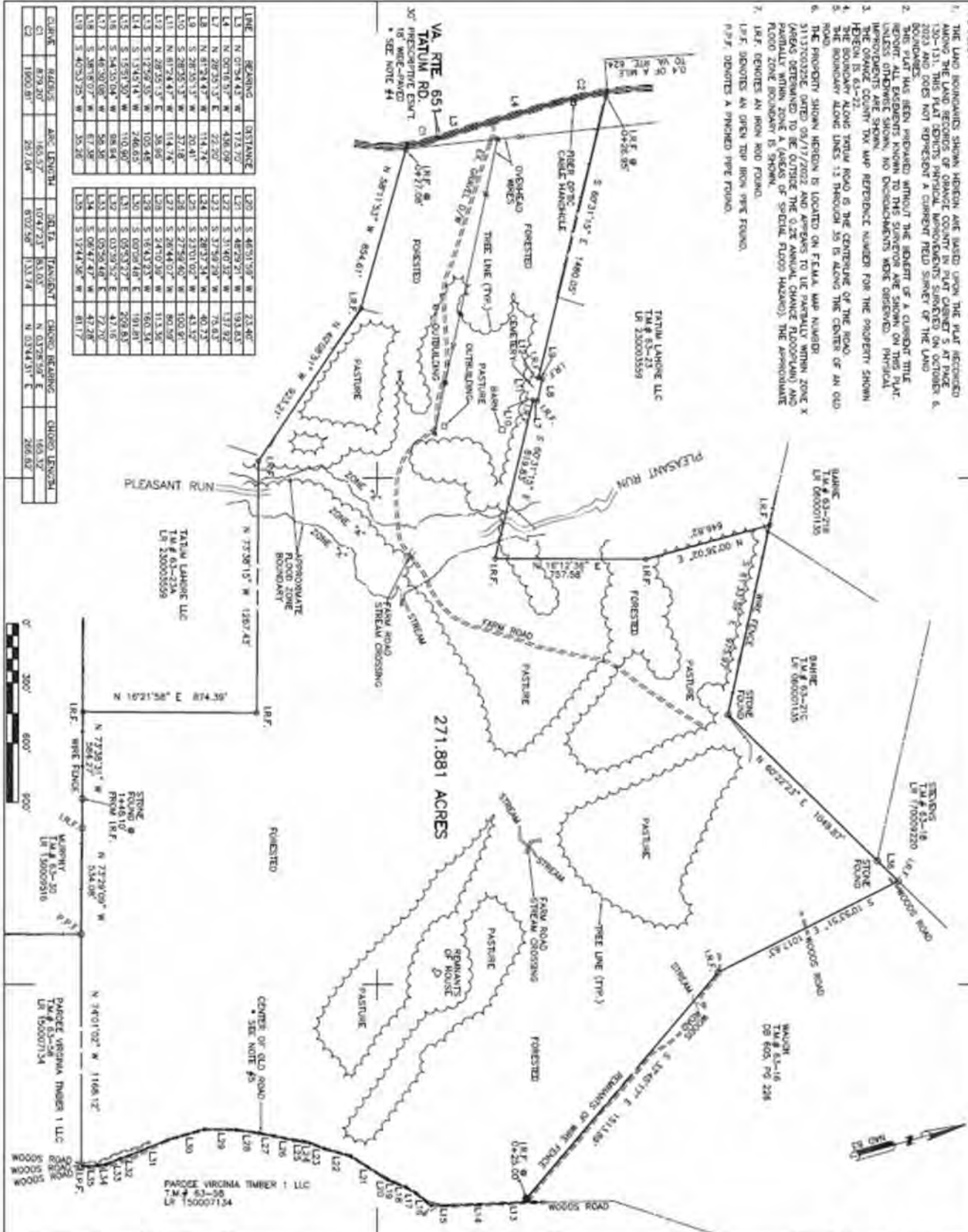
Orange County, Virginia, 271 AC +/-



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NOTES:

1. THE LAND BOUNDARIES SHOWN HEREON ARE BASED UPON THE PLAT RECORDED AMONG THE LAND RECORDS OF ORANGE COUNTY IN PLAT CANCELED 5 AT PAGE 130-131. THIS PLAT SHOWS PHYSICAL IMPROVEMENTS SURVEYED ON OCTOBER 6, 2023 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF THE LAND.
2. SPORE HAD BEEN PREPARED WITHOUT THE JOINT OF A CLERK OF THE SUPERIOR COURT. ALL EXISTING KNOW TO THIS SURVEY ARE SHOWN ON THIS PLAT. UNLESS OTHERWISE SHOWN, NO ENCUMBRANCES WERE OBSERVED. PHYSICAL IMPROVEMENTS ARE SHOWN.
3. THE ORANGE COUNTY TAX MAP REFERENCE NUMBER FOR THE PROPERTY SHOWN HEREON IS 63-215.
4. FEDERAL HIGHWAY 211 (VA ROUTE 63) IS THE CENTERLINE OF THE ROAD.
5. THE BOUNDARY ALONG LINES 12 THROUGH 20 IS ALONG THE CENTER OF AN OLD ROAD.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP NUMBER 511370322Z DATED 08/17/2022 AND APPEARS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE BOUNDARY (A ZONE OF SPECIAL FLOOD HAZARD) THE APPROXIMATE FLOOD ZONE BOUNDARY IS SHOWN.
7. L.R.F. DENOTES AN IRON ROD FOUND.
8. L.P.F. DENOTES AN OPEN TOP IRON PIPE FOUND.
9. P.P.P. DENOTES A PINCHED PIPE FOUND.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 01°54'43\"	W 172.70'	L20	S 46°51'59\"	W 23.40'
L2	N 00°16'57\"	E 436.09'	L21	S 48°39'21\"	W 193.83'
L3	N 20°25'37\"	E 22.50'	L22	S 21°40'22\"	W 75.83'
L4	N 81°24'47\"	W 114.74'	L23	S 27°59'29\"	W 76.83'
L5	S 28°25'15\"	W 20.41'	L24	S 28°37'24\"	W 40.73'
L6	S 20°25'15\"	W 217.8'	L25	S 23°01'02\"	W 43.52'
L7	N 81°24'47\"	W 114.74'	L26	S 27°59'29\"	W 100.91'
L8	S 28°25'15\"	W 20.41'	L27	S 28°44'02\"	W 100.59'
L9	S 20°25'15\"	W 217.8'	L28	S 14°43'23\"	W 140.34'
L10	N 81°24'47\"	W 114.74'	L29	S 03°08'48\"	W 101.81'
L11	N 28°25'15\"	W 20.41'	L30	S 03°58'32\"	E 259.83'
L12	N 20°25'15\"	W 217.8'	L31	S 03°58'32\"	E 43.16'
L13	N 81°24'47\"	W 114.74'	L32	S 03°58'32\"	E 12.20'
L14	S 28°25'15\"	W 20.41'	L33	S 08°44'47\"	W 42.28'
L15	S 20°25'15\"	W 217.8'	L34	S 12°44'36\"	W 81.17'
L16	S 81°24'47\"	W 56.36'	L35	S 12°44'36\"	W 81.17'
L17	S 40°30'08\"	W 56.36'			
L18	S 40°30'08\"	W 56.36'			
L19	S 40°30'08\"	W 56.36'			

CHAIN	BEARING	ARC LENGTH	CH. PT.	TANGENT	CHORD BEARING	CHORD LENGTH
C1	87°20'20\"	465.57'	104°17'23\"	N 03°28'59\"	N 03°28'59\"	150.52'
C2	190°28'10\"	281.10'	83°22'58\"	N 23°44'31\"	E 266.89'	266.89'



	<p>PHYSICAL SURVEY</p> <p>THE LAND OF TURN OF THE RIVER FARM LLC</p> <p>TAX MAP# 63-22 LR 230000634</p> <p>TAYLOR MAGISTERIAL DISTRICT ORANGE COUNTY, VIRGINIA</p>	<p>BATTLEFIELD LAND SURVEYING, PLLC</p> <p>163 Blue Ridge Drive, Orange, VA 22950 Ph: (540)406-2885 Fax: (866)402-0997</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION										
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<p>OCTOBER 5, 2023</p> <p>SCALE: 1" = 300'</p> <p>SHEET 1 OF 1</p>															



GAYLE HARVEY
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All information believed accurate
but not guaranteed. Purchaser
should verify anything that is of
importance to him/her.

