



MLS Client View			
MLS #	628284	List Price	\$850,000
Class	RESIDENTIAL	Sales Price	
PropType	Detached	Status	Active
County/Incorporated City	Buckingham	# Beds	1
Address	2266 HIGH ROCK RD	# Full Baths	1
Unit #		# Half Baths	0
City	CUMBERLAND	Level	2 Story
Zip	23040	TotFinSF	1200
Subdivisn	NONE	# of Acres	67.50
Additional Photos Docs Map: Community: Walk: Calc:			



Open House: If there is an Open House scheduled there will be an Icon to click and view details

General Property Information:

List Date	3/30/2022	# Beds: Main Level	0	Association	No
DOM	2	# Beds: Upper Level(s)	1	Association(s) Fees \$	
Year Built	1998	# Beds: Below Grade	0	Association Frequency	
Elem School	Buckingham	# Baths: Main Level	0.00	Assn Setup/Transfer Fees	0
Middle School	Buckingham	# Beds: Dependency	0	Assn Setup/Trans Fee Type	
High School	Buckingham	# Baths: Upper Level(s)	1.00	Road Maint	0
Other School		# Baths: Below Grade	0.00	Taxes	\$2,041.00
Builder		# Baths: Dependency	0.00	Tax Year	2021
NewConstr	No	Above Grade Total SQ. FT.	1,200	Pool	
NewConDate		Below Grade Total SQ. FT.	0	Water	Individual Well
Historic District		Total Unfinished SQ. FT.	0	Sewer/Septic	Septic Tank
Over 55 Community		Garage Total AG	0		
		Dependency Total SQ. FT.	0		
		Source of SQ. FT.	Owner		
		Legal Description	RT 628 - 6MI E of		

Public Remarks & Directions

Public Remarks This equine training center has everything you need on 67.50 acres in Cumberland, Virginia. The farm enjoys green pastures, streams, miles of riding trails, and rolling land. Thoughtfully built as a training center with a 100' x 200' heated indoor arena with sprinkler system, viewing balcony, lounge, two offices, public restroom with shower, apartment and 2nd roughed in apartment, this property offers a unique opportunity for a training or breeding farm. There are 13 matted stalls. Convenient hay storage, tractor parking, workshop, and ample parking surround the building, 200' x 300' outdoor riding ring near the indoor arena, five paddocks, and pasture for easy turnout. There are 2 small cottages, shower house with a laundry room, 5 campsites with water and sewer hookups, and four additional hookups w/ electricity and water. There is a second roughed in apartment in the barn. Convenient to Charlottesville, Richmond, and Farmville, this property would be perfect for an event venue; agribusinesses such as a winery, nursery, or glamping, dog training, children's camp, adventure club, or a team-building business. The possibilities are endless with county approval.

Directions 53E to Rt 660, 6E and 15S to Rt 669 (42 miles), continue to to 628 5.8 miles.

Property Features

Foundation	Concrete Slab	Room Types	Bedroom, Full Bath, Kitchen, Living Room
Heating	Heat Pump	Cable	No
Air Conditioning	Heat Pump		
Zoning	A-1 Agricultural		
Garage # Cars			
Cable/Internet Available	DSL		



PAMELA STORY DENT - CELL: 434-960-0161



GAYLE HARVEY REAL ESTATE, INC

OFC: 434-220-0256

pam@pamdent.com

www.jumpintogreenerpastures.com

04/01/2022

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and its accuracy is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Not intended to solicit properties already listed for sale. CAAR, GAAR, HRAR Copyright 2021