



Bridle Lake Farm

Stafford County

182 Acres Available



Presented by:

Allen Griffey

Blackwood Real Estate, Inc.

Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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Bridle Lake Farm For Sale

Stableside Drive

Stafford County, Virginia 22405

Project:

Bridle Lake Farm Property is 182 Acres with +/- 55 Acres being actively farmed, +/- 12 Acre Pond, +/- 100 Acres of Timber, and the balance open areas and roadways. The property includes a 150' x 40' Metal Barn. Building recently upgraded with tall metal doors for farm equipment and materials storage.

Location Description:

Bridle Lake Farm is well located at the corner of Caisson Road and Hollywood Farm Road in Stafford County, Virginia. The property is just minutes from Route 3 and Route 218 and only a short drive to The City of Fredericksburg, Virginia.

Surrounding Area:

Adjacent to Bridle Lake Subdivision, a Community of Single Family Homes.

Property:

182 Acres

Sales Price:

\$1,450,000.00

Terms:

Cash

Utilities:

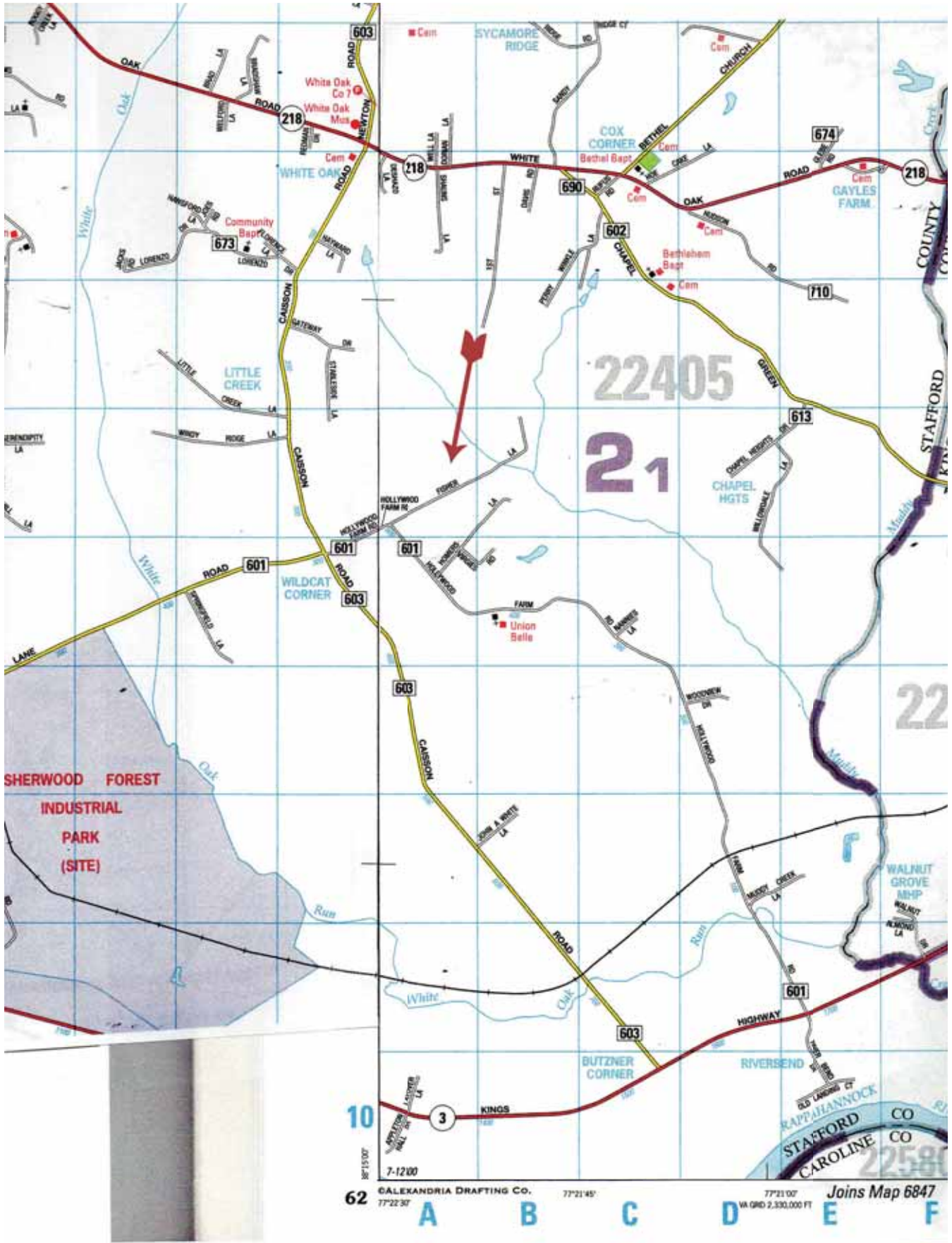
Utilities are available, Electric, Public Water, and Septic.

Zoning:

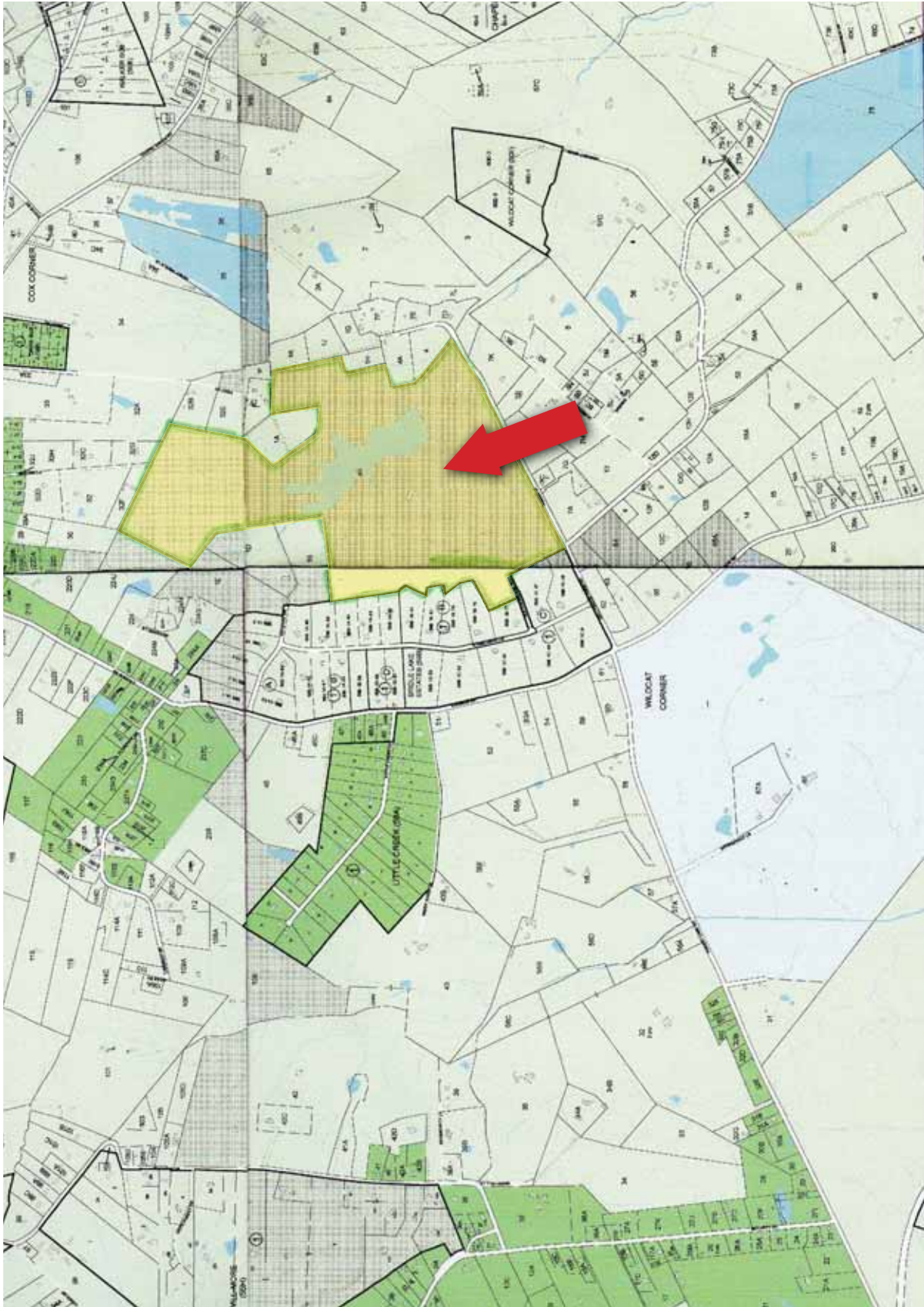
Agricultural and Subject to Restrictions of a Conservation Easement.

Property is suitable for farming, timbering, and primary residence along with accessory buildings including a guest house. Additional information is available.

Area Map Location



Area Map Location

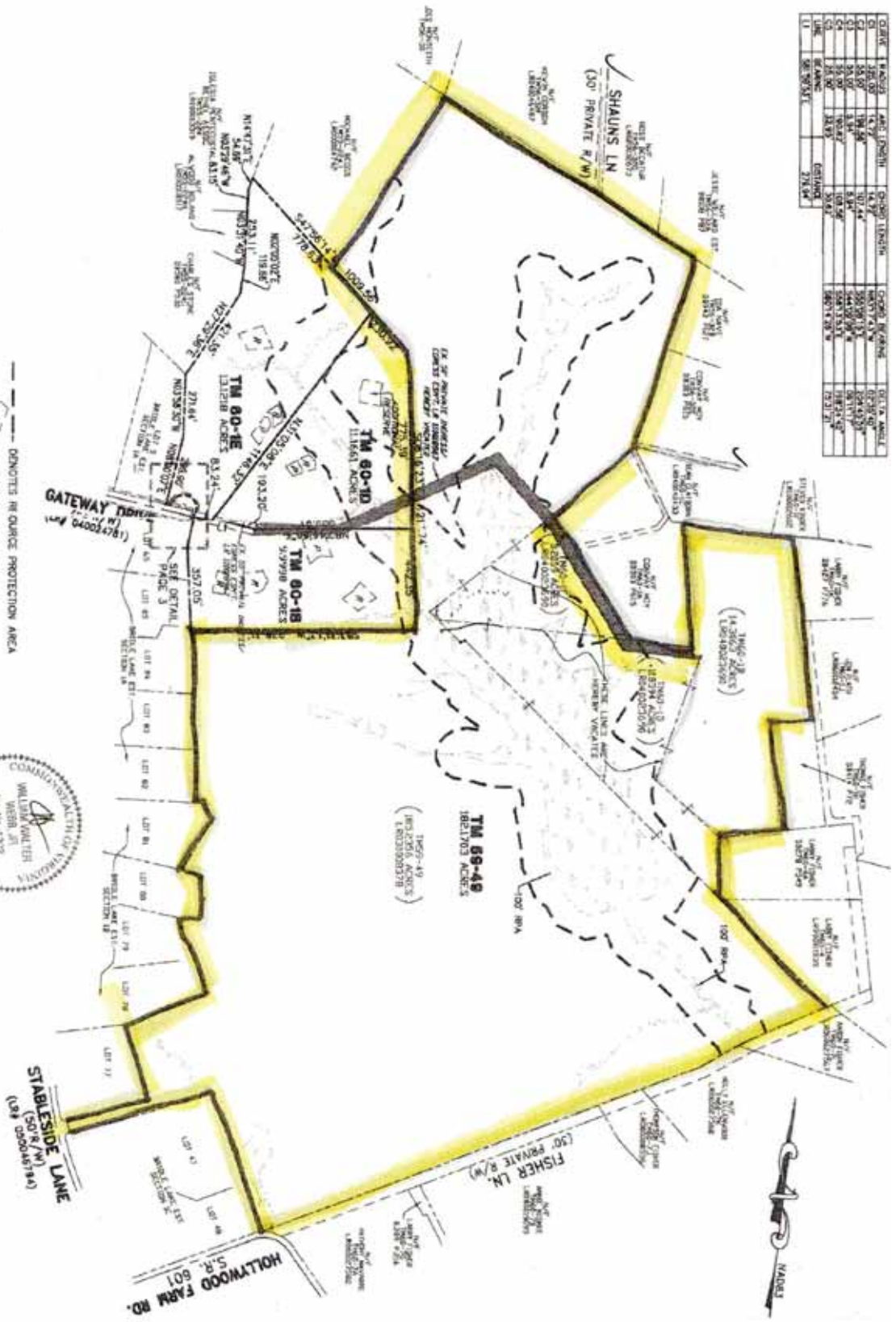


Satellite Map Location



Tax Map

DATE	PLAN	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
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1/1/01	100	100	100	100	100	100	100
1/1/02	100	100	100	100	100	100	100
1/1/03	100	100	100	100	100	100	100
1/1/04	100	100	100	100	100	100	100
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1/1/07	100	100	100	100	100	100	100
1/1/08	100	100	100	100	100	100	100
1/1/09	100	100	100	100	100	100	100
1/1/10	100	100	100	100	100	100	100
1/1/11	100	100	100	100	100	100	100
1/1/12	100	100	100	100	100	100	100
1/1/13	100	100	100	100	100	100	100
1/1/14	100	100	100	100	100	100	100
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1/1/16	100	100	100	100	100	100	100
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1/1/98	100	100	100	100	100	100	100
1/1/99	100	100	100	100	100	100	100
1/1/100	100	100	100	100	100	100	100



- DENOTES IN QUICE PROTECTION AREA
- DENOTES PRIMARY DRAINFIELD
- DENOTES R EIVE DRAINFIELD
- DENOTES W ISLANDS
- DENOTES E LG PRIVATE INGRESS/EGRESS EASEMENT, LITD HOBBY VALETED



DATE	REVISION	BY	FOR
9/28/11	AS LAST REVISION		
7/8/11	AS LAST REVISION		
6/19/11	AS LAST REVISION		
11/10/11	AS LAST REVISION		
1/3/13	AS LAST REVISION		

BOUNDARY LINE ADJUSTMENT PLAT	
DATE	JAN. 18, 2011
SCALE	1" = 300'
DRAWN BY	OCW
CHECKED BY	C.W.
SHEET NO.	2
TOTAL SHEETS	3

BRIDLE LAKE ESTATES
TAX MAP 59-49
TAX MAP 60-1B, 1D & 1E
GEORGE WASHINGTON
MAJESTERIAL DISTRICT
STAFFORD CO., VA.
WEBB AND ASSOCIATES
 11903 BOWMAN DRIVE, SUITE 106,
 FREDERICKSBURG, VA. 22408
 (540)371-1209 • FAX (540)371-4550

Property Photos



Property Photos



Property Photos



Property Photos

