



\$ 1,300,000



Nelson HI, Milford, VA 22514

- » MLS #: 2624438
- » Land | Lot: 298.89 acres
- » More Info: NelsonHI.IsForSale.com



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Exceptional opportunity to own this one of a kind property! 298.89 acres of improved crop and farmland with extensive equestrian facilities already in place and frontage on the Mattaponi River. The property consists of two parcels: 171.111 acres; and 127.782 acres in a Conservation Easement, providing for both a home and barn construction within the Easement area. There is also a potential home site on the 171 acre parcel. The property features a 14,000-square-foot M&G Enterprises Equestrian Barn, fenced pastures, and fenced run-in areas. The main barn includes 25 horse stalls, 24 dog kennel areas, wash and tack rooms, hay storage, feed and equipment storage, workshop areas, and additional functional space. An apartment area is ready for completion, with a septic system already installed. This expansive property offers tremendous potential for equestrian, veterinary, boarding, agricultural, training, breeding, and a variety of other business or farm-related uses. Buyers will need to confirm with Caroline County officials that their intended use or uses are permitted. A rare opportunity to acquire nearly 300 acres with substantial existing improvements, extensive infrastructure, and Mattaponi River frontage. All structures and improvements are being sold As-Is.

