

★
1,115 ACRES

Offered in 6 Tracts

WOODSIDE FARMS

New Market,
Virginia

Nationally Known as Wehrmann Angus

Own a part of History

AUCTION - OCTOBER 7, 2020 • 3 PM

Held at New Market Fire & Rescue

800.829.8747 | hallandhall.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE


COTTONWOOD
AUCTIONS


HALL AND HALL

OWN A PART OF HISTORY

Woodside Farms, also known as Court Manor, has long been considered one of the finest estates in the Shenandoah Valley. Originally part of a large land grant from King George III, this prestigious farm is truly one of a kind.





THE NORTH FARM | TRACTS 1-3

Beautiful open farmland consisting of 259.7 acres. Improvements include 42' x 120' round bale barn and covered corral, machine shed, 150' of concrete feed bunks, large pond, well fenced, and a 3000 SF tenant house that is in need of remodeling.



THE ROUND BARN FARM | TRACT 4

This 235 acre farm has always been recognizable for the historic round barn that has been preserved over the years. The farm is comprised of all cleared farm land. While all the land is presently in hay and pasture, most is tillable. There are 2 tenant houses on the property along with numerous other structures in good condition. The property is well fenced, has livestock handling facilities, office, sale ring, 40' x 180' round bale barn, 200' concrete feed bunk, numerous corrals and calving barns.





THE ESTATE | TRACTS 5 & 6

The historic manor home, circa 1800, was completely renovated in the late 1980's maintaining the original Greek revival character. This 7,500 square foot home boasts 5 large bedrooms each with full bathrooms, with all of the living areas having views of Massanutten Mountain and the clear open farmland. The well-manicured lawn and open patio space take advantage of the open mountain views and pastoral settings.

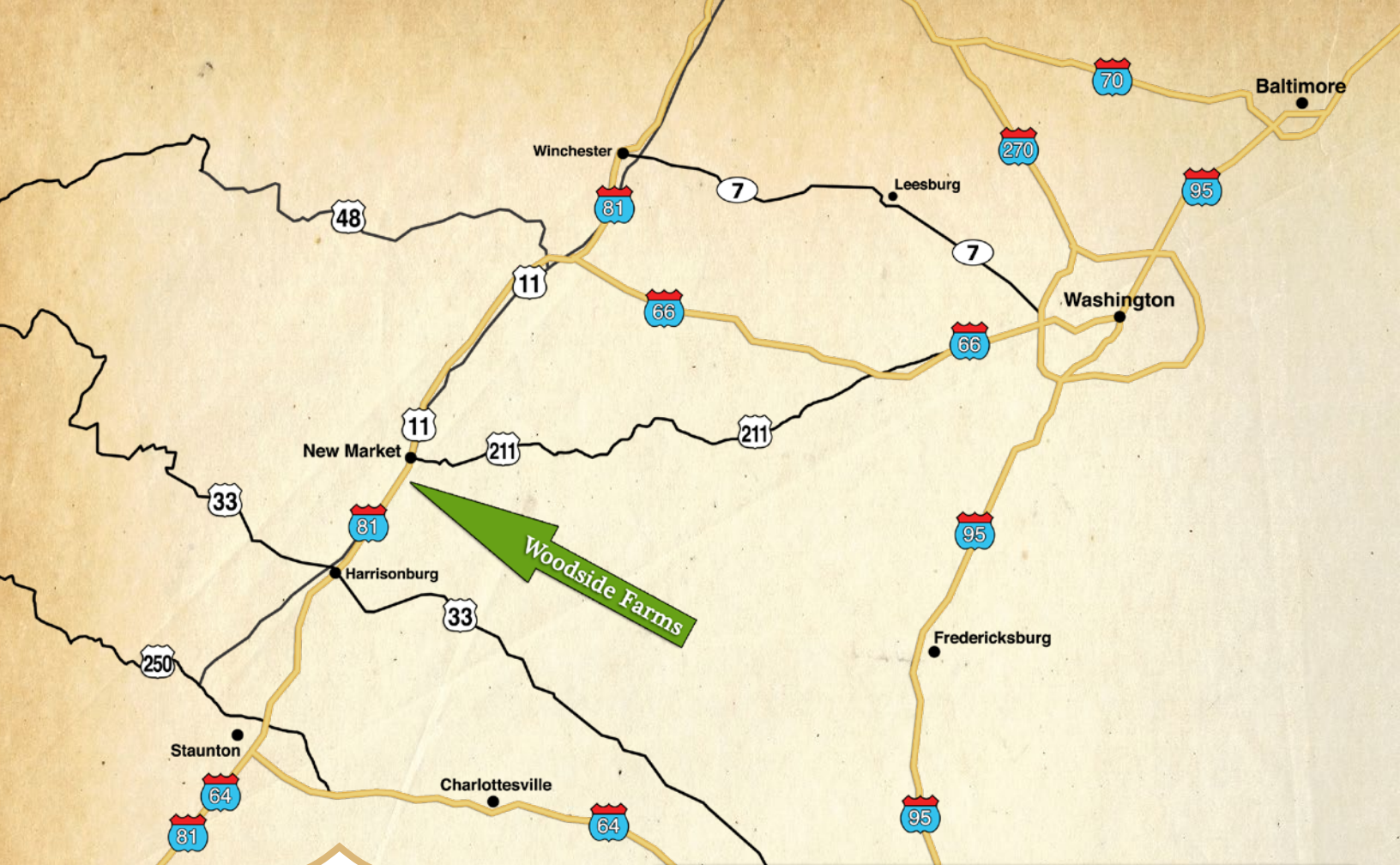




THE ESTATE | TRACTS 5 & 6

Presently, this breathtaking farm is home to a purebred Angus herd and is well fenced both on the exterior and interior. The farmland consists of primarily orchard grass with 150 acres tillable. Smith Creek runs through the property with an additional 3 acre pond. Also included are (3) 48' x 96' round bale barns, (1) 48' x 96' machine shed, auction ring, cattle facilities, grain bin, 2 upright silos, and numerous other sheds. One of the few farms in the Shenandoah Valley that is equipped and ready for a large-scale cattle operation.





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OPEN HOUSE/INFORMATION DAYS

Thursday, September 10th • 10am - 12 noon
Saturday, September 19th • 10am - 12 noon
Wednesday, September 23rd • 10am - 12 noon
Wednesday, October 7th • 10am - 12 noon

Meet an Auction Representative at the Historic Manor
House on Tract 5
or call 800-829-8747 for a private showing.

AUCTION LOCATION: New Market Fire and Rescue
Community Room. 9771 S Congress St, New Market,
VA 22844

NEW MARKET

To Winchester

AUCTION SITE

81

11

1
98± Ac.

2
125± Ac.

3
36± Ac.

4
236± Ac.

5
54± Ac.

6
566± Ac.

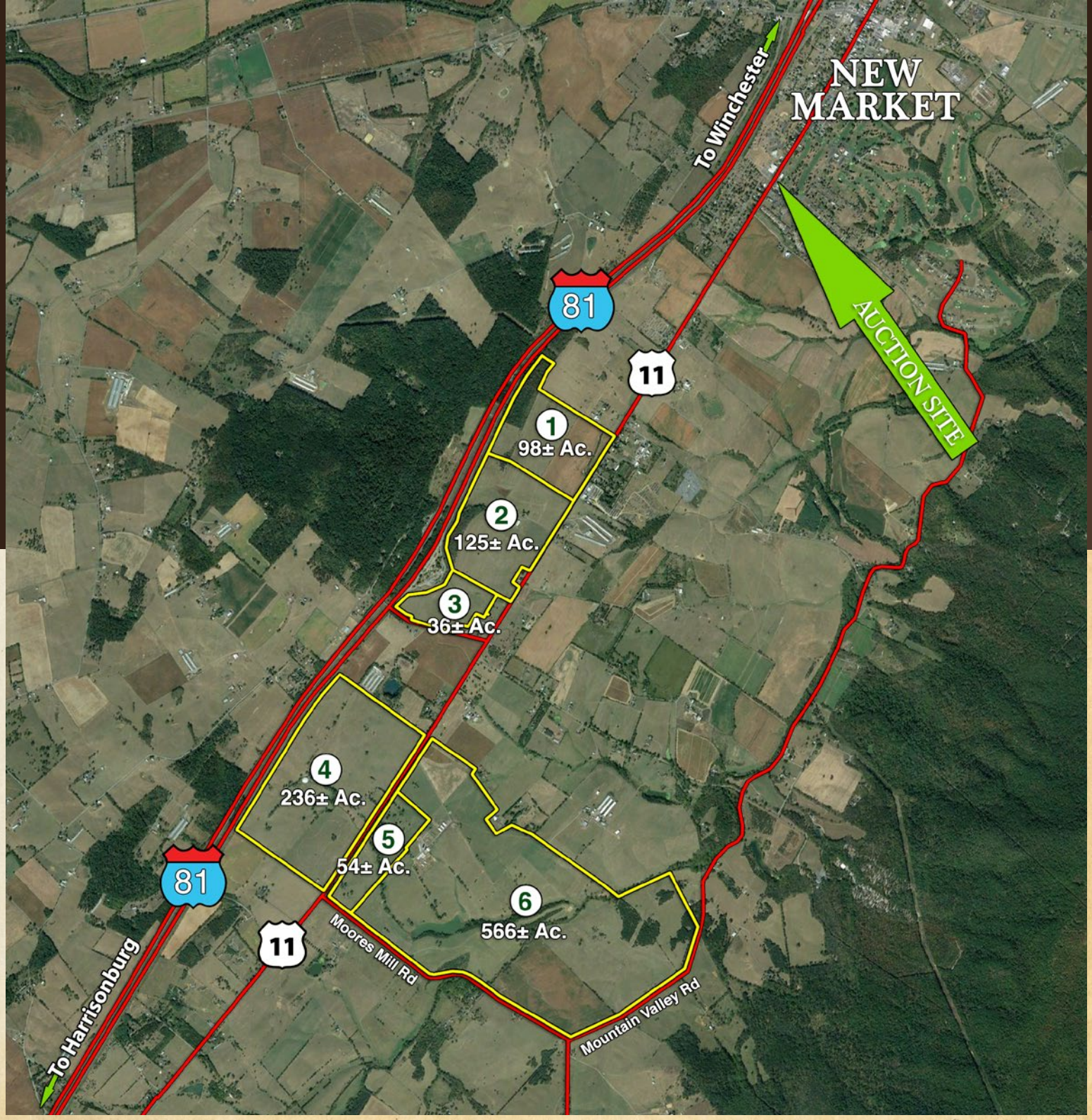
81

11

To Harrisonburg

Moores Mill Rd

Mountain Valley Rd





**COTTONWOOD
AUCTIONS**

Cottonwood Auctions
61 S Main St #200,
Harrisonburg, VA 22801
540.437.9501

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540.437.3650



HALL AND HALL

Hall and Hall Auctions
100 S. Cherry Ave., Unit 6D
Eaton, CO 80615
800.829.8747 | 970.716.2120
www.hallandhall.com

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SUMMARY OF TERMS: A 10% buyer's premium will be added to the final bid price(s) to determine the total contract price(s). A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

