

Absolute Auction

Wednesday, Jan.26, 2022 at 12:30PM
at the Stanley Fire Department,
190 E Main St, Stanley, VA

BID LIVE OR ONLINE
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Bid online at bid.trfauctions.com



Page County

69 Acre Poultry/Crop Farm in 2 Tracts

Located at 146 Phoebe Ln, Luray, VA 22835 (Page County)



(2) 50' x 400' Poultry Houses



Bank Barn and Shop



Certified Organic Farm



Brick Stable

- Connor Farm is a 69 acre poultry and crop farm in Page County just north of the Town of Stanley
- Consists of 4 parcels: 71-A-41, 41A, 46, & 47
- The majority is in open, productive crop land with panoramic mountain views
- Certified organic by Oregon Tilth for crops and livestock
- Frontage on 2 roads: 344.97' on Phoebe Ln and 197.26' on Piney Woods Rd
- Served by public water and (3) wells
- Total tax assessment of \$975,600 with annual taxes of \$3,687. Property is in Land Use.
- Sells absolute to the highest bidder(s)

IMPROVEMENTS

- (2) 50' x 400' poultry houses. Wood frame with metal exterior. Equipment in place to include Chore-Tronics 3 computers, Ziggy waterers, feeders, quad space heaters, and fans. Owner was growing privately and for Shenandoah Valley Organic.

- (1) 42' x 400' former poultry house converted for hogs.
- (1) 42' x 400' former poultry house converted to storage.
- Bank barn with attached 4,698 sq.ft. shop
- 3,280 sq.ft. litter shed with attached 1,600 sq.ft. equipment shed
- Silage pit
- Fenced and cross fenced
- (3) wells and public water hook up

OFFERED IN 2 TRACTS

- **Tract 1: #10.554 acre poultry operation** being Parcel 71-A-41A. Includes both poultry houses, hog barn, storage barn, and litter/equipment shed. 293.97' of frontage on Phoebe Lane (shared entrance with Tract 2).
- **Tract 2: #59.031 acre crop farm** being Parcels 71-A-41, 46, 47. Includes the majority of the crop land, bank barn, shop, and brick stable. 51' of frontage on Phoebe Ln (shared entrance with Tract 1) and 197.26' of frontage on Piney Woods Dr.

DIRECTIONS

- From Luray, US-340S Business 8mi to Stanley. R on Pond Ave. 0.7mi to L on Phoebe Ln to entrance on right.
- From Harrisonburg, I-81N 16mi to exit 264 for US-211 toward Luray. 0.2mi to L on US-211E. 0.3mi to R on US-211E toward Luray. 6mi to R on US-340S. 3mi to L on US-340N Business towards Stanley. 4mi to L on Pond Ave. 0.7mi to L on Phoebe Ln to entrance on right.
- From Charlottesville, US-29N 12mi to Ruckersville. L on US-33W. 20mi to Elkton. R on US-340N. 13mi to R on US-33W Business toward Stanley. 4mi to L on Pond Ave. 0.7mi to L on Phoebe Ln to entrance on right.

PREVIEW

- Thur, Jan.6 from 12-2pm
- Sun, Jan.16 from 1-3pm
- Tue, Jan.25 from 2-5pm
- Wed, Jan.12 from 12-2pm
- Wed, Jan.19 from 12-2pm
- or by appointment

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. See website for complete terms and conditions.



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DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

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