

Sinclair Farm



The farm and country lifestyle, with a turn-key income producing business...





Sinclair Farm is on 25+ acres with majestic and pastoral views located in the renowned Shenandoah Valley of Virginia, about 5 miles west of the historic town of Mount Jackson in Shenandoah County. This county enjoys prime agricultural soils and it is the fifth largest agricultural producer in Virginia. It is also home to several award-winning vineyards/wineries and micro-breweries. Importantly, this location is within a two-hour drive of the robust Northern Virginia, DC and suburban Maryland markets which comprise the greater Washington Metropolitan Area. This proximity provides exceptional marketing and sales opportunities to sustain and grow the current agribusiness in operation at Sinclair Farm.





The classic, circa 1910 farm house consists of 3,771 heated and cooled s/f, and boasts 5 bedrooms, 3 full baths and two of the bedrooms are first level, spacious master suites. The larger master suite has a stone encased fireplace, jetted tub and walk-in shower. The second master suite has most recently served as an in-law suite and has a full bath with handicapped accessible arrangements.

Well cared for over the years, the home was totally renovated in 1995 and included a new addition to create the larger master suite and an open kitchen and family room area. Custom cabinetry, solid surface counters, and updated appliances are found in the open kitchen area. Directly off of the kitchen is a utility/mudroom area which is very convenient in a farm setting.

The second level has 3 very pleasant bedrooms, along with a very spacious full bath with antique claw-foot tub, walk-in shower and vanity area. Flooring throughout the home is primarily heart-pine with some tiled and carpeted areas. Special care was taken during the renovation to match new door and window trim to the historic hardwood trim throughout the original parts of the home.





Rounding out the home are an attached 2 car garage, 2 patio areas, stone retaining wall with built-in grill, and a front and side wrap-around porch. There are 3 separate heat-pump systems for zoned energy efficiency.





Overall, the current acreage allocation is: Pasture 12 acres; Crops 5 acres; Open/Tillable 6 acres; Home-site 2 acres. The field crops and growing practices qualify for organic certification. The pastures have rolling topography and are partially fenced and there are two wells on the farm with underground piped water to each field.

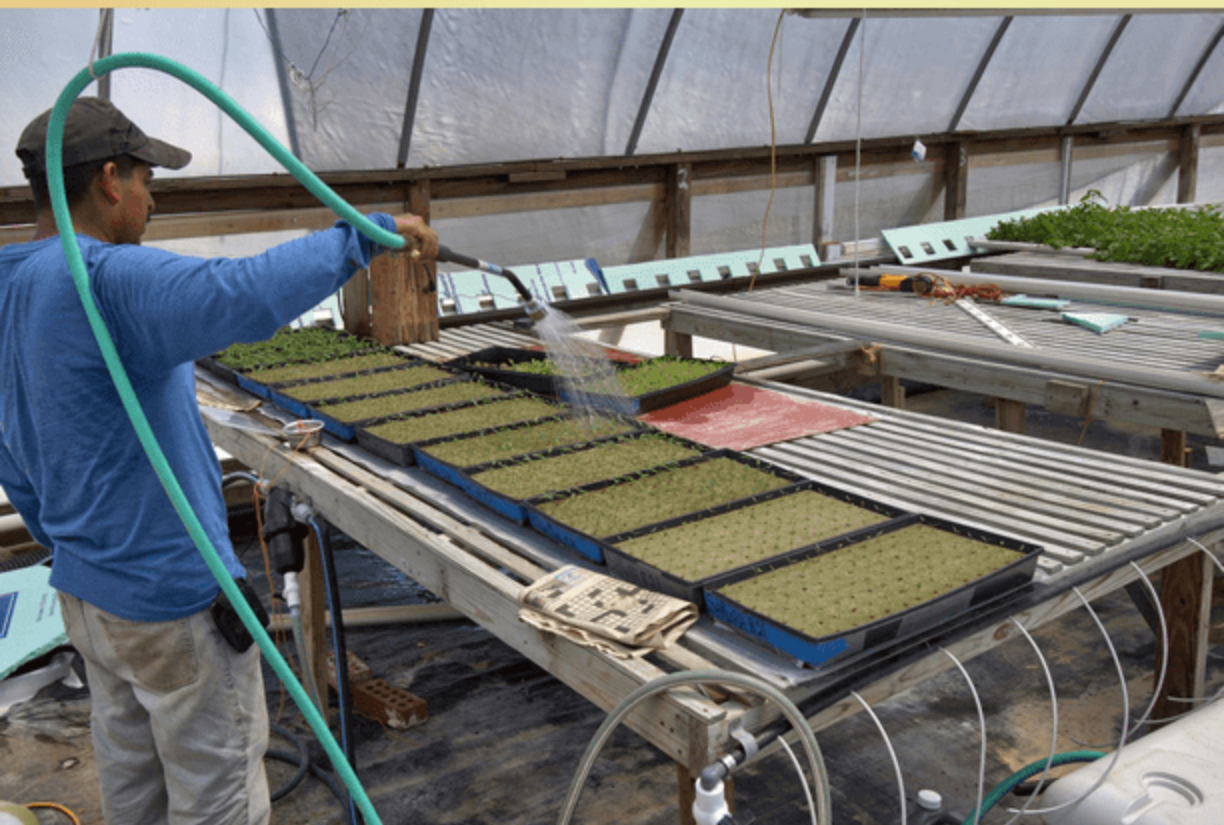




The large bank barn consists of two levels and houses 300 free-range hens at night (they freely access pastures during daylight) and whose egg production is sold at retail prices. The upper level of the barn is well-suited for hay and straw storage, farm equipment, and is an excellent location for special agri-tourism events and can accommodate bands, dances, training demonstrations and the like. The lower level of the barn contains horse stalls.

The agribusiness at Sinclair Farm is primarily built around produce production in the tillable fields, greenhouses, and hoop house. Farm production also includes herbs, flowers, hay, and the egg production mentioned above. The current owners utilize the Community Supported Agriculture subscription business model and it provides robust, positive discretionary earnings.

Structural elements which support the produce production consist of a utility/shop structure with 4 attached greenhouses, and one 25x100 foot hoop house. A cleansing, cooling and processing area is in place for produce and other harvested items prior to placement in storage coolers. Also in place is a commercial kitchen for production of value-added items using various farm products and targeted for retail sale.



Eco-friendly, sustainable farming practices have been a driving principle with the current owners who strive constantly to reduce the farm's carbon foot-print. Toward that end, the farm has a 19.5Kw solar system installed in 2015 which is delivering a significant portion of the farm's electrical needs. There is also a 20,000 gallon water reservoir system which collects rain water runoff from the 17,500 s/f of greenhouse tops and is then utilized for drip irrigation to field crops. This approach is functionally valuable to farm operations and also environmentally responsible in preventing run-off water from reaching the fragile Chesapeake Bay Watershed.

All assets and major equipment of the agribusiness are included in this offer, along with current retail and wholesale customer lists, supporting software system, and website. The owners are willing to provide orientation training and vendor resources to new owners and would also consider negotiation of a consulting agreement for a reasonable period of time to ensure a smooth transition and continued business success.

Potential growth opportunities include a small vineyard and winery, and/or hops production taking advantage of the open tillable acreage, 1,200 foot elevation, and favorable contours for water and air drainage. Meteorologists recognize Shenandoah County as one of the driest counties east of the Mississippi, and it has favorable breezes during the growing season, as well as a very narrow spring frost window---all good elements for both wine grapes and hops.





Adjoining property of approximately 4 acres with a newer 3BR, 3BA home with attached 2 car garage is also available separately. This second home and acreage could provide the opportunity for multi-family farming, rental income, farm employee/intern housing and other flexible family/living arrangements.





It's all here, a unique opportunity to live the country and farm lifestyle on 25 beautiful acres with a large, classic farm house and bank barn, a turn-key agribusiness with positive discretionary earnings, and all the infrastructure, equipment, and customer base in place along with realistic business growth potential. And, all this just two hours from the vibrant Washington Metropolitan Area---it just doesn't get any better! Seize the day, and come see it for yourself...

Offered at: \$1.3 Million

For information and showings please contact Virginia Estates, Inc. through:

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