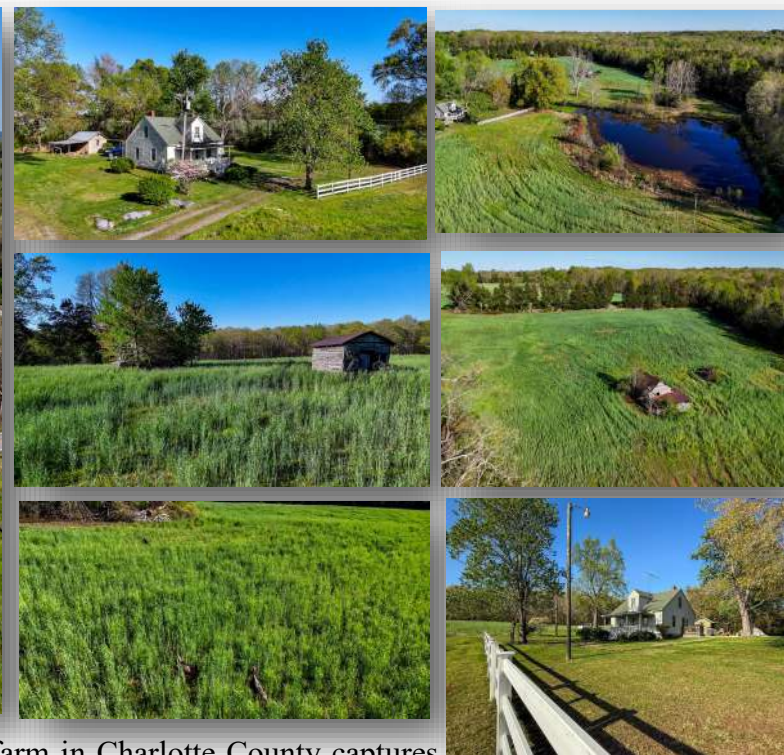


Classic 77± Acre Virginia Farm



#71440-#70975-77.11±Acres-\$369,000.00 Offered for the first time in years, this 77± acre farm in Charlotte County captures the spirit of the classic American homestead. The 3BR/1BA farmhouse (1,276 sq ft) overlooks a peaceful 1-acre pond and faces west for evening sunsets. It's full of original charm, ready for someone with vision and a little TLC. The land includes 45± acres of productive farmland and 20± acres of mature hardwoods—ideal for crops, pasture, or hunting. Multiple historic barns and outbuildings add character and function, along with a well-kept storage shed and lean-to. Strong road frontage on both Hwy 47 and Welsh Tract Rd provides excellent access for equipment, livestock, or future development. Located less than 5 minutes from Charlotte Court House and a short drive to Keysville, this farm combines rural seclusion with convenience. The home is currently being vacated by the tenant; interior photos will be added soon. A rare chance to own a true piece of rural Virginia.

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