

VINELAND ON THE CHESAPEAKE

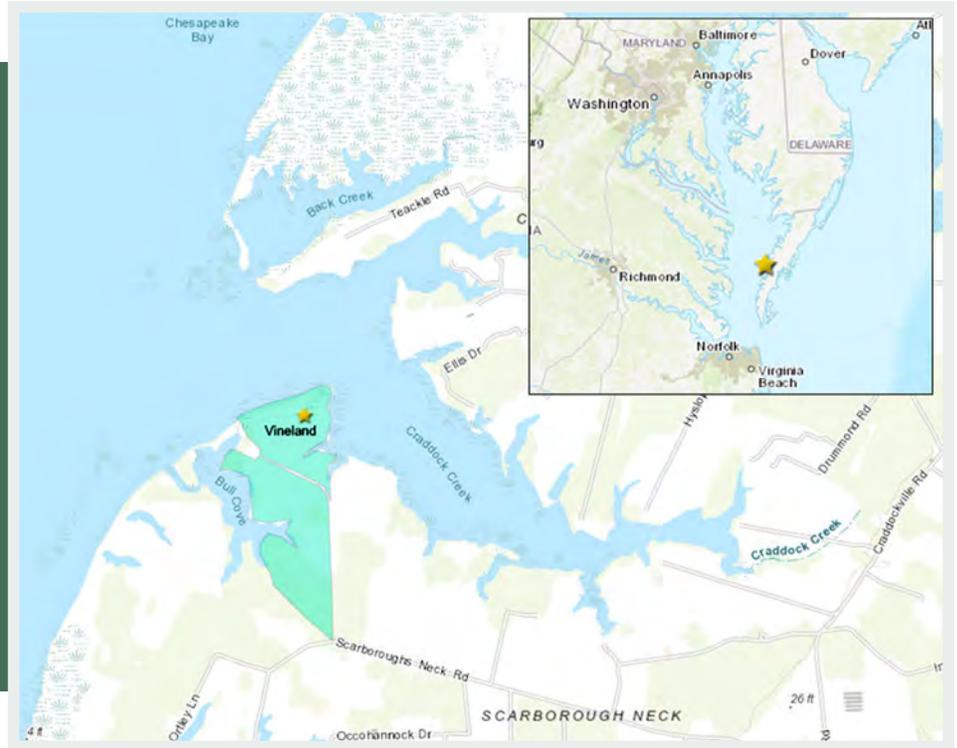
Craddocksville, Virginia



VINELAND ON THE CHESAPEAKE

178± Acres | Craddocksville, Virginia

Situated on a private peninsula on the Eastern Shore of Virginia, Vineland is a stunning combination of beaches, marshland, forests and fields all centered around the Vineland residence. With over three-miles of saltwater frontage, breathtaking views of the Chesapeake are around nearly every turn in the property.



The Eastern Shore of Virginia is a historic and charming combination of farms and coastline. Located about sixty miles from Norfolk, Accomack County also plays as rustic bedroom community to the Tidewater region as well as weekend retreats for the mid-Atlantic greater metropolitan area.



- 178± acres of coastal farmland and managed forest
- 2± miles of private coastline
- Investment potential as a gentleman's retreat, or event venue
- Exceptional hunting, saltwater fishing, and oyster gardening
- Property entitled for additional subdivision
- Potential for deep water dock



THE RESIDENCE

Exquisite waterfront home set on the Chesapeake Bay. This custom built outstanding property was carefully crafted to bring the outdoors in. With bay views and streaming light in almost every room, Vineland welcome's you to its 178± acre estate.



Enjoy the tranquility of it all as you sit on your porch and watch nature unfold and the wildlife settle in. With ample room for family and guests, this property offers a unique retreat for the discriminating buyer.



FEATURES

- 2,730± sq. ft. custom built residence
- 5 beds, 4 ½ baths, first floor master suite
- 3 car garage
- Elevator
- 2 screened porches
- Multiple fireplaces

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LAND AND FOREST

- Unencumbered saltwater farm on the Chesapeake Bay Recognized as one of the state's best managed private family forest
- 2± miles of saltwater frontage
- A multiple-use approach to land management focused on improved game and non-game wildlife habitat while managing a dynamic assemblage of mature mixed oak-hickory forests and pine plantations of varying age classes

RECREATION

- Vineland through its Stewardship Forest Plan has created multiple-use land management tools that maximize wildlife from duck marsh improvements, to the game openings and fruit tree orchards for deer and turkey
- Few properties can match Vineland for hunting and recreation including deer, duck, turkey, saltwater fishing and oyster gardening; a year-round sporting retreat



**CONSERVATION &
DEVELOPMENT**

One of a few large saltwater estates that remains developable and unencumbered by restriction

24 platted and approved saltwater lots

Significant value for conservation easement

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IN AFFILIATION WITH COLDWELL BANKER HARBOR REALTY

\$3,700,000

JONATHAN BURT

404-545-6300 | jburt@landvest.com

GRETA GUSTAFSON

617-686-8258 | ggustafson@landvest.com

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