



Virginia Realty



HUNTING
PROPERTIES
powered by REALTREE

PROPERTY PORTFOLIO

22 FARM

PAMPLIN, VIRGINIA

100 YEARS OF REAL ESTATE EXPERTISE

thank YOU for considering United Country

Thank you for your interest in our featured property. This comprehensive portfolio reflects our commitment to delivering detailed information that matters to discriminating buyers.

At United Country Virginia Realty and UC Hunting Properties Powered by Realtree, we specialize in marketing distinctive rural properties, from breathtaking estates to premier hunting lands across Virginia and North Carolina. Our dual-branded approach provides unmatched exposure through two powerful real estate networks.

This portfolio contains detailed specifications, high-resolution photography, aerial imagery, location analysis, and key features designed to support your investment decision.

Our team stands ready to provide additional details or arrange a private showing of this distinctive offering.

Ready to assist you,

Horace Webster

United Country Virginia Realty
UC Hunting Properties Powered by Realtree



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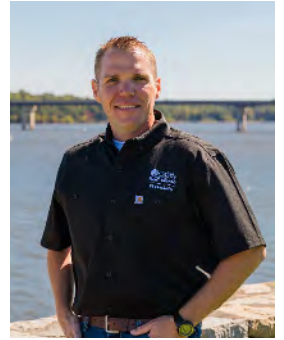
Virginia Realty

HORACE WEBSTER

804-210-6533

vanclandandlake@gmail.com

ucvirginiarealty.com



From defending our nation's freedom to marketing Virginia's and North Carolina's finest properties, my journey brings precision to real estate sales. As a veteran with over 20 years of Navy service, I apply strategic planning and mission-focused dedication to showcasing exceptional rural properties throughout Virginia and North Carolina.

At United Country Virginia Realty and United Country Hunting Properties, I specialize in marketing rural and recreational properties, land, and luxury estates. As a native of Buffalo Junction, Virginia, and an avid outdoorsman, I bring an authentic understanding of our region's land value and potential. Whether marketing prime hunting grounds, waterfront estates, or country retreats, my deep connection to the Mid-Atlantic region helps sellers position their properties for maximum return.

My distinctive approach combines disciplined strategy with innovative marketing. I transform unique properties into compelling opportunities by showcasing their true potential to qualified buyers. This commitment to excellence, paired with authentic local knowledge, delivers exceptional results for property sellers.

Together with my wife Mary Beth, a Clarksville native, and our three children, we returned home to Virginia's Lake Country in 2020. Our family's deep appreciation for Faith, hard work, and community shapes every client relationship. Our authentic connection to this region brings a genuine understanding of the land and lifestyle that we bring to everyone we serve.



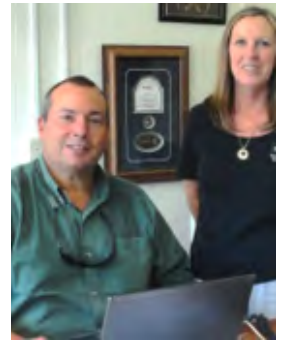
Virginia Realty

BILL BAKER, BROKER

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Office: 434-374-2011

Email: billbakerauctioneer@gmail.com



Bill Baker is a distinguished figure in the world of real estate, serving as the cornerstone of United Country Virginia Realty for an impressive 37 years, commencing in July 1990. His stellar career includes a prominent role as the Vice President of United Country Real Estate on a national scale, where he played a pivotal role in developing offices along the Eastern and Gulf Coasts.

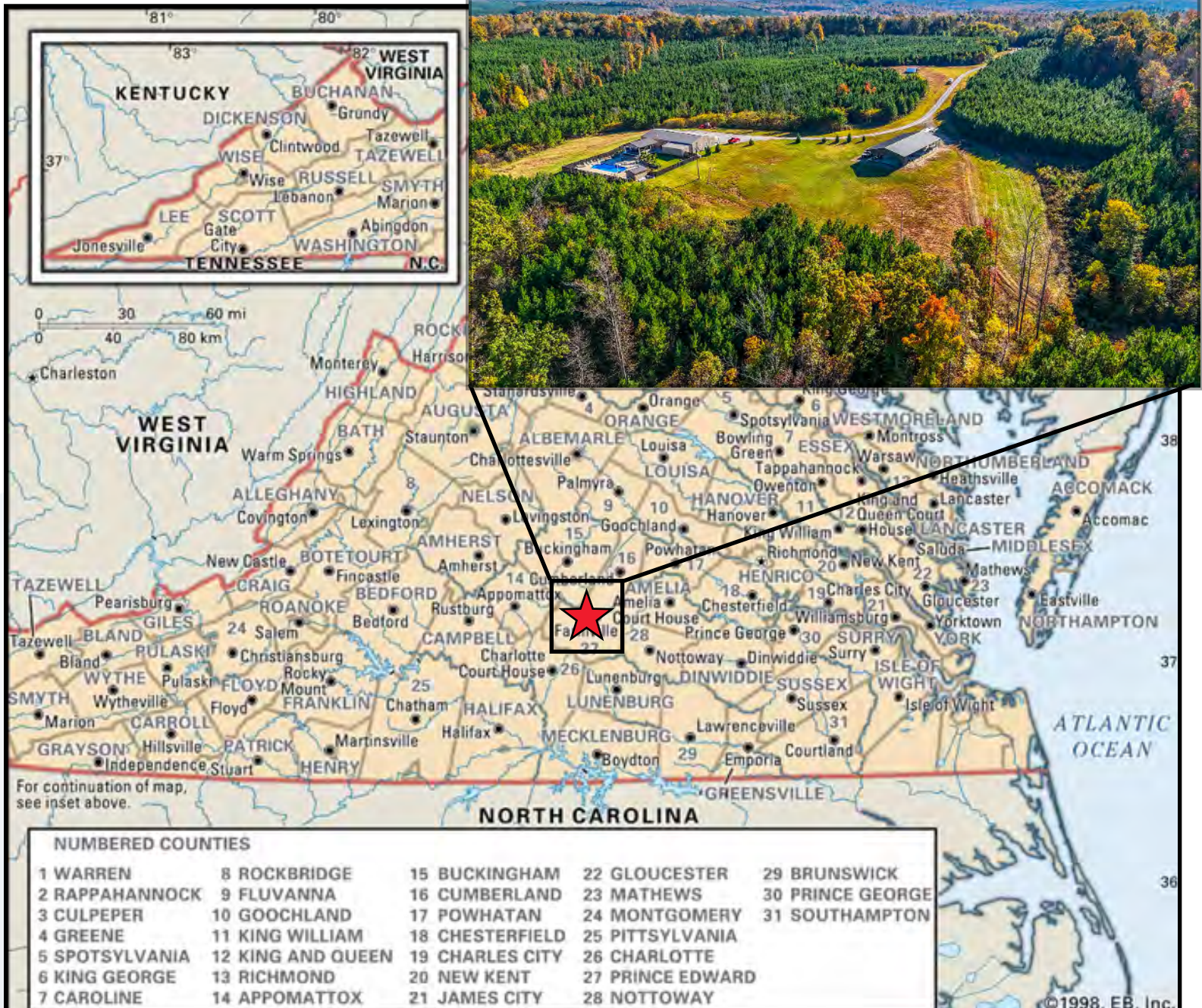
Bill is also celebrated as an integral member of the United Power Training Team, sharing his wealth of knowledge and expertise from coast to coast.

Notably, Bill has earned the prestigious Summit Elite Award and the coveted Chamberlain Award, a testament to his extraordinary contributions and achievements in the real estate industry. He has emerged as a leader in land sales across Virginia and North Carolina, a testament to his unrivaled expertise in the field.

As the head of a successful 16-person real estate firm spanning across Virginia and North Carolina, Bill's leadership has been pivotal in shaping the success of the organization. His unwavering commitment to the industry is matched by his passion for the outdoors, evident in his ownership of the 250+ acre farm named Oakley, a heritage farm with roots tracing back to the nation's inception.

In his personal life, Bill is a loving husband to his beautiful wife, Melba, and a devoted father to two daughters and two sons-in-law. The joy in Bill's life is further enriched by his six grandchildren and the loyal company of his beloved dog, Maddie. Bill Baker is not only a seasoned professional but a dedicated family man, an avid outdoorsman, and a true LEGEND in the field of real estate.

22 FARM: LOCATION






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22 FARM: UNITED COUNTRY VIRGINIA REALTY WEBSITE

Click [HERE](https://www.ucvirginiarealty.com) View this listing at UCVirginiaRealty.com





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Search Menu



Central Virginia's Premier Hunting Estate: 486 Acres

2052 Twenty Two Road, Pamplin, Virginia, 23958


 Photos  Map


 Videos


*** FOR SALE**


\$
\$3,490,000






#
MLS:
45007-
70640


486.7
Acres


3,800 SqFt


3 beds


2.5 baths



What You Should Know

- ✓ Real Estate
- ✓ Farm For Sale
- ✓ Hunting, Recreation
- ✓ 3,800 Sq/Ft Lodge

- ✓ Resort-Style Outdoor Amenities
- ✓ Valuable Forest Investment
- ✓ Prince Edward County
- ✓ Pamplin, VA



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22 FARM: PROPERTY PROFILE VIDEO



Take the Video Tour - Click Property Image Above



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22 FARM

2052 TWENTY TWO RD, PAMPLIN, VIRGINIA

PROPERTY OVERVIEW

- List Price: \$3,490,000
- Total Acreage: 486.78 acres
- Location: Pamplin, VA
- Proximity to: Longwood University, Hampden-Sydney College
- Conservation Status: Easement on 2/3 of acreage

HUNTING & WILDLIFE FEATURES

- 7 wildlife food plots with Whitetail Institute "Extreme" blend
- 8 miles of engineered trails
- Featured on nationally syndicated outdoor shows
- Prime habitat for whitetail deer, turkey, and bear

TIMBER & NATURAL RESOURCES

- 450+ acres of hybrid pine and hardwood
- Falling Creek along northern boundary
- Pre-designed 9-acre pond site
- Potential for streambed mitigation
- Carbon credit opportunities

MAIN LODGE SPECIFICATIONS

- 3,800 square feet
- 3 bedrooms, 3.5 baths
- Open concept barndominium design
- Granite countertops, Custom lighting, Hardwood floors
- Premium sound system
- High-end furnishings throughout

OUTDOOR AMENITIES

- In-ground pool with integrated spa
- Poolside cabana featuring: Granite-topped bar, Full bathroom, Outdoor shower
- Landscaped grounds
- Privacy fencing

ADDITIONAL STRUCTURES & IMPROVEMENTS

- 30' x 40' attached garage
- 50' x 100' covered pavilion
- Automatic gated entrance
- Full camera security system

LOCATION BENEFITS

- Convenient to central Virginia amenities
- Rural privacy with urban accessibility



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22 FARM: PROPERTY PHOTOS





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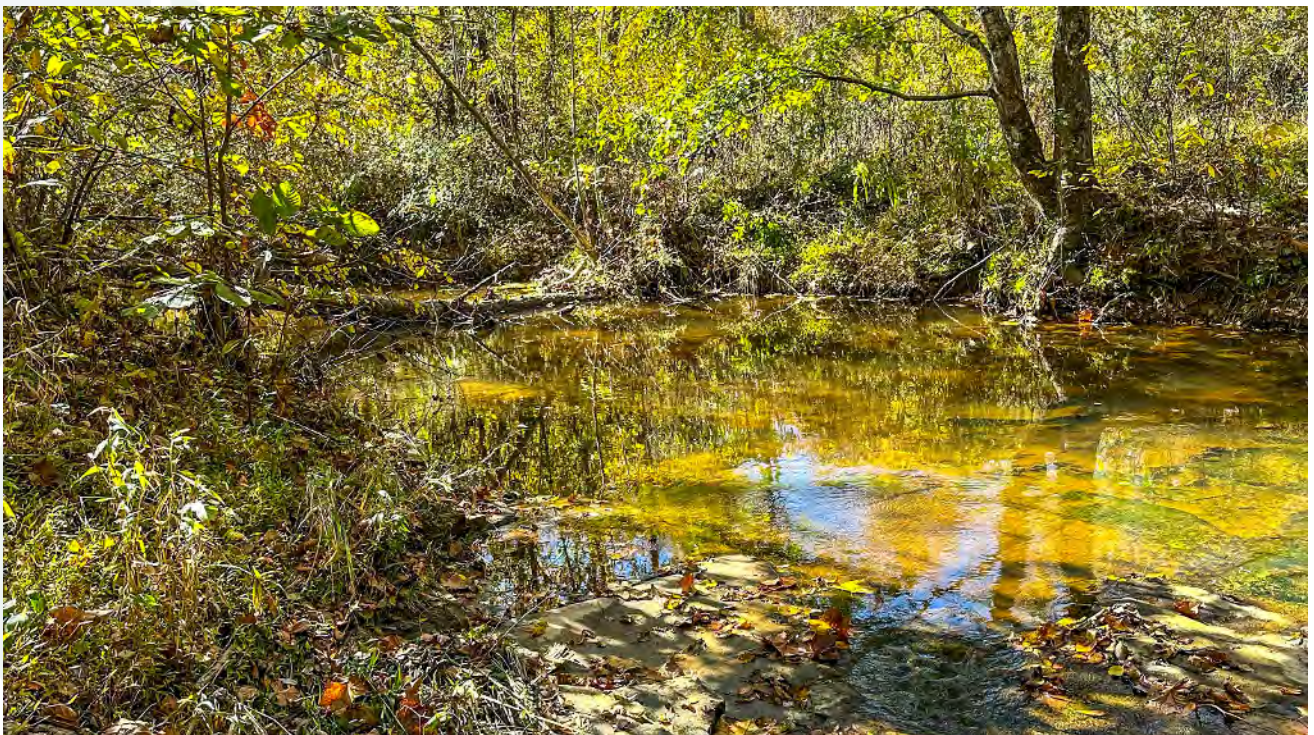
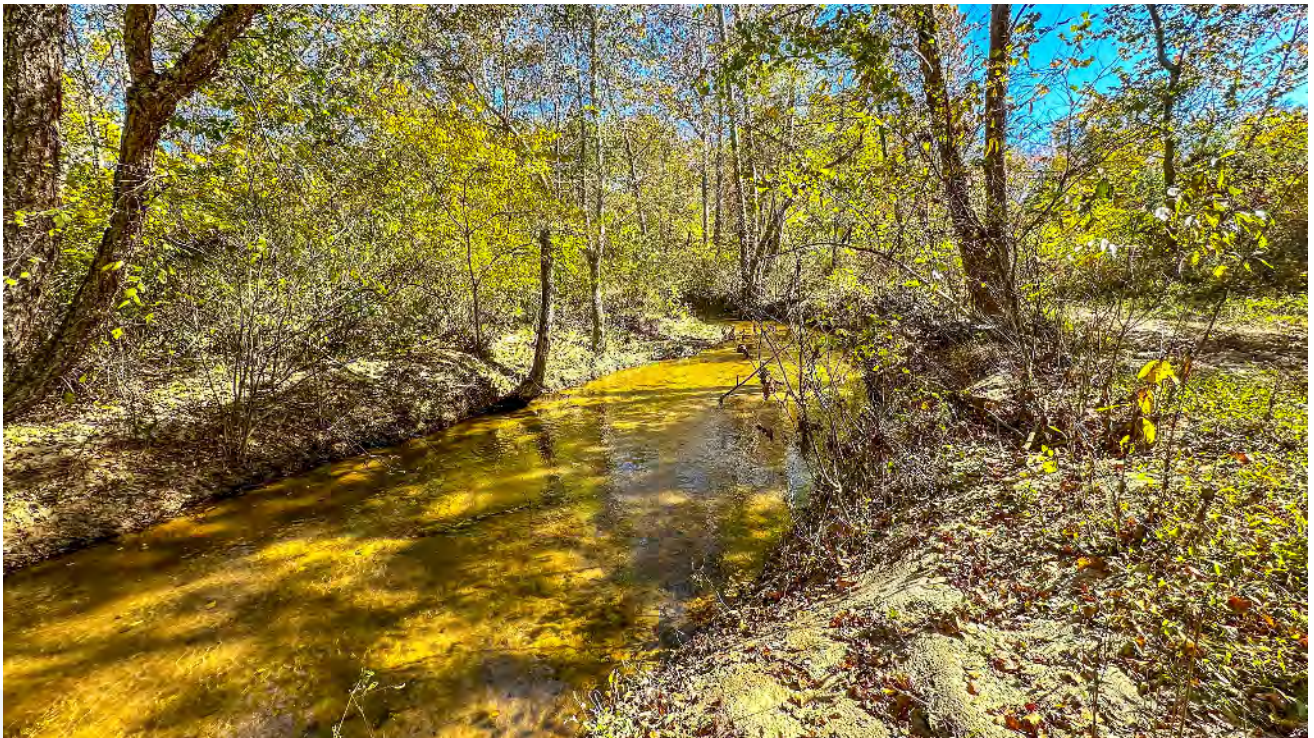
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