



Preserve Tract
WILLIAMSBURG, VIRGINIA





Preserve Tract
WILLIAMSBURG, VIRGINIA

\$6,950,000 | 2,317± ACRES



LISTING AGENT: ALEX WEBEL

HALL AND HALL, LLP
145 EDNAM DRIVE, SUITE 305
CHARLOTTESVILLE, VIRGINIA 22903

M: 434.989.1199

WEBEL@HALLANDHALL.COM



TRUSTED *by* GENERATIONS, *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	VALENTINE, NEBRASKA
EATON, COLORADO	DEADWOOD, SOUTH DAKOTA
STEAMBOAT SPRINGS, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
TETON VALLEY, IDAHO	LUBBOCK, TEXAS
HUTCHINSON, KANSAS	WEATHERFORD, TEXAS
SHERIDAN, WYOMING	DALLAS, TEXAS
BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

The Preserve Tract spans 2,317± acres and is located within an hour of many of Virginia's larger cities, just 15 minutes northwest of Williamsburg. The property features approximately four-and-a-half miles of frontage on Ware Creek, which flows into the York River shortly after it leaves the property. The creek forms the property's northern boundary, and on the other side is the Ware Creek Wildlife Management Area (WMA), which adds an open space buffer and significant neighboring wildlife habitat. The land is a diverse mix of established upland timber, deep ravines, creeks, and brackish marsh, all currently managed for hunting and wildlife. In addition, miles of established roads and trails weave throughout the property and provide the framework for additional uses.

There is a conservation easement on the property that was drafted with flexibility for future owners in mind. Fifteen homes and associated improvements, including docks on Ware Creek, are permitted, as well as 130,000 square feet of commercial space. As a result, the Preserve Tract can accommodate a range of future ownership scenarios, be it a family compound, a best-in-class recreational retreat, or a small-scale, conservation-oriented community. Competitively priced, large acreage properties of this size are rare on the Virginia Peninsula, and the property's low carrying costs make it an excellent long-term, sustainable investment opportunity, and 1031 candidate.

LOCATION

The Preserve Tract sits just fifteen minutes northwest of Williamsburg, while Virginia Beach, Norfolk, Richmond, and Charlottesville can all be easily reached in ninety minutes or less. Washington, D.C., is the nearest major metropolitan area, only two hours and fifteen minutes away. The property is accessed on a paved, state-maintained road, and Interstate 64 can be quickly reached in ten minutes.

Williamsburg, VA.....	15 minutes
Richmond, VA.....	40 minutes
Norfolk, VA.....	55 minutes
Washington D.C.....	2 hours 10 minutes
Baltimore, MD	3 hours



Nearby air travel options include Newport News, Richmond, and Norfolk. The nearest FBO, Middle Peninsula Regional Airport, is close by in West Point and has a 5,000-foot runway.

Middle Peninsula Regional Airport	25 minutes
Newport News/Williamsburg International.....	25 minutes
Richmond International Airport	35 minutes
Norfolk International Airport.....	50 minutes
Dulles International Airport	2 hours 20 minutes

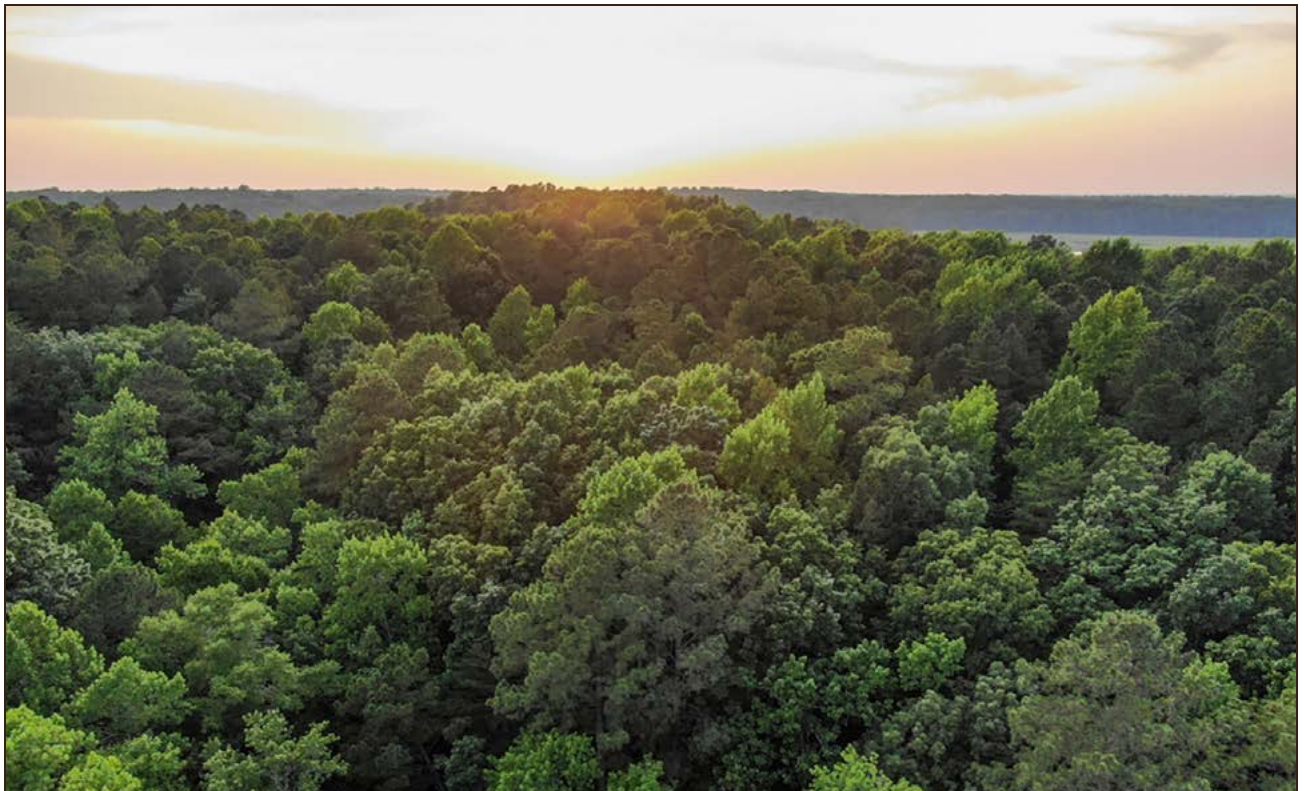
LOCALE

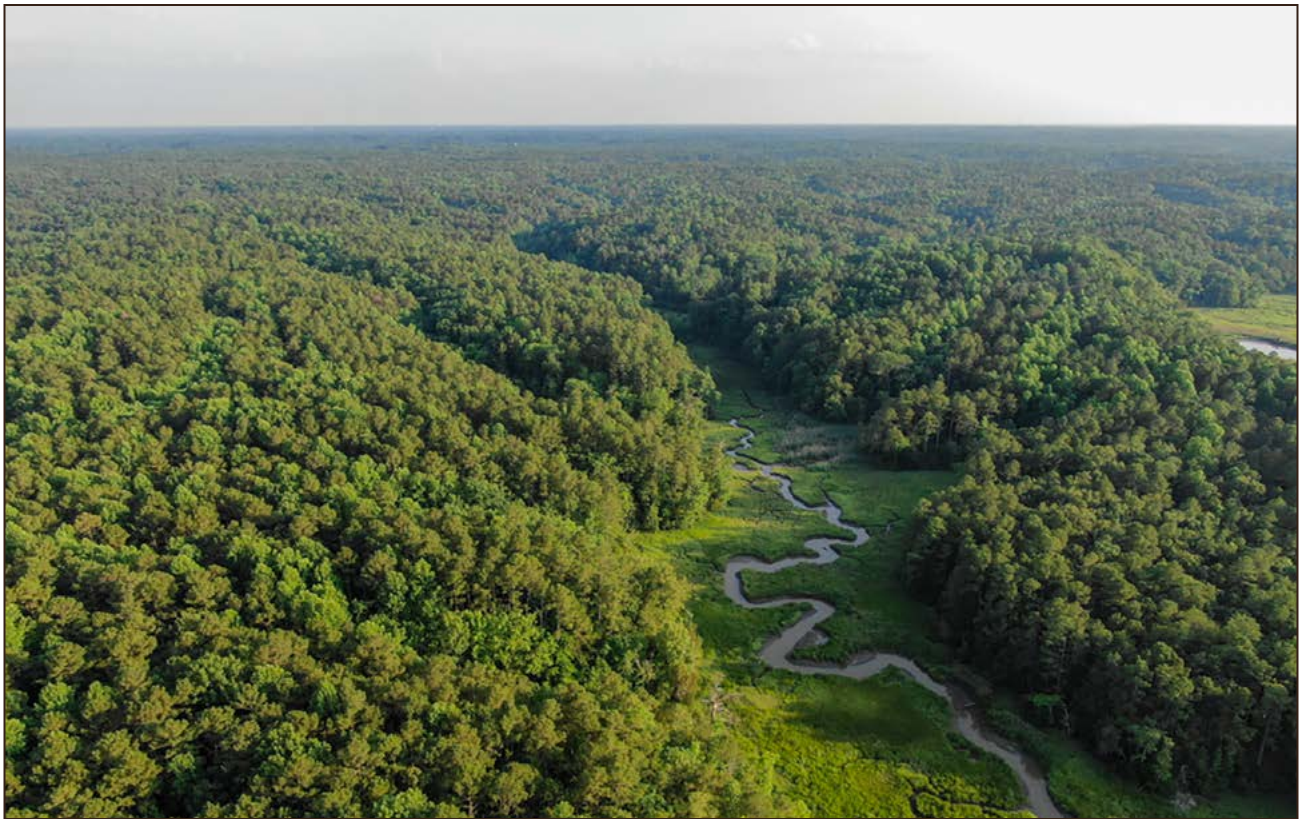
The Virginia Peninsula, also known as the Lower Peninsula, is an area rich in history and is home to some of the earliest settlements and most storied names in American history, including Jamestown, Williamsburg, and Yorktown. The long history and settlement of the area has led to a culturally rich and diverse region that encompasses farmland and rural towns, as well as well-developed cities such as Newport News and Hampton. This variety provides the best of both worlds, allowing for a private experience while at the property with a wide range of nearby conveniences and amenities when needed.



CLIMATE

The climate on the Lower Peninsula features four distinct seasons. Spring and fall are ideal, with high temperatures in the 70s and lows in the 50s and 60s. Summers are hot and humid but tempered by breezes off of Ware Creek and easy access to the water. Winters can be cold but are generally mild, with highs in the 40s and lows dipping into the 30s. The average rainfall is 47 inches per year, and the average snowfall is six inches per year.





TAXES

Annual property taxes were approximately \$26,537 in 2024.



BROKER'S COMMENTS

The Preserve Tract is an outstanding opportunity to purchase a competitively priced, large-acreage recreational and timber property in Virginia's Tidewater. The property's convenience and size set the stage for potential uses or ownership scenarios.

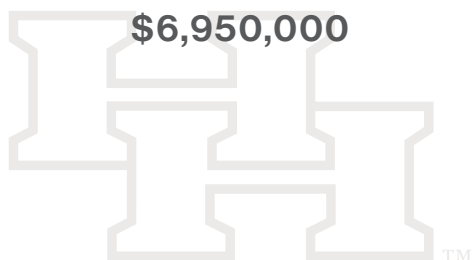




Click on map above for link to Land id™ map of property.

PRICE

\$6,950,000



TM

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

VIRGINIA DISCLOSURE OF BROKERAGE RELATIONSHIP EXPLANATION TO CONSUMERS

Upon having a substantive discussion about a specific property or properties with an actual or prospective buyer or seller who is not the client of the licensee and who is not represented by another licensee, a licensee shall disclose any broker relationship the licensee has with another party to the transaction. Further, except as provided in Virginia Code § 54.1-2139, 54.1-2139.1, 54.1-2139.2, or 54.1-2139.3, such disclosure shall be made in writing at the earliest practical time, but in no event later than the time when specific real estate assistance is first provided. Such disclosure may be given in combination with other disclosures or provided with other information, but if so, the disclosure must be conspicuous, printed in bold lettering, all capitals, underlined, or within a separate box. Real estate licensees in Virginia are required by law to make prompt written disclosure of any brokerage relationship to members of the public who are unrepresented. Licensees must also make written disclosures and obtain timely written consents from their clients before entering into other brokerage relationships. If a licensee's relationship to a client or customer changes, the licensee shall disclose that fact in writing to all clients and customers already involved in the specific contemplated transaction. Copies of any disclosures relative to fully executed purchase contracts shall be kept by the licensee for a period of three years as proof of having made such disclosure, whether or not such disclosure is acknowledged in writing by the party to whom such disclosure was shown or given.

Definitions:

"Brokerage relationship" means the contractual relationship between a client and a real estate licensee who has been engaged by such client for the purpose of procuring a seller, buyer, option, tenant, or landlord ready, able, and willing to sell, buy, option, exchange or rent real estate on behalf of a client.

"Client" means a person who has entered into a brokerage relationship with a licensee.

"Customer" means a person who has not entered into a brokerage relationship with a licensee but for whom a licensee performs ministerial acts in a real estate transaction. Unless a licensee enters into a brokerage relationship with such person, it shall be presumed that such person is a customer of the licensee rather than a client.

"Ministerial acts" means those routine acts, which a licensee can perform for a person, which do not involve discretion or the exercise of the licensee's own judgment.

Forms of Client Representation:

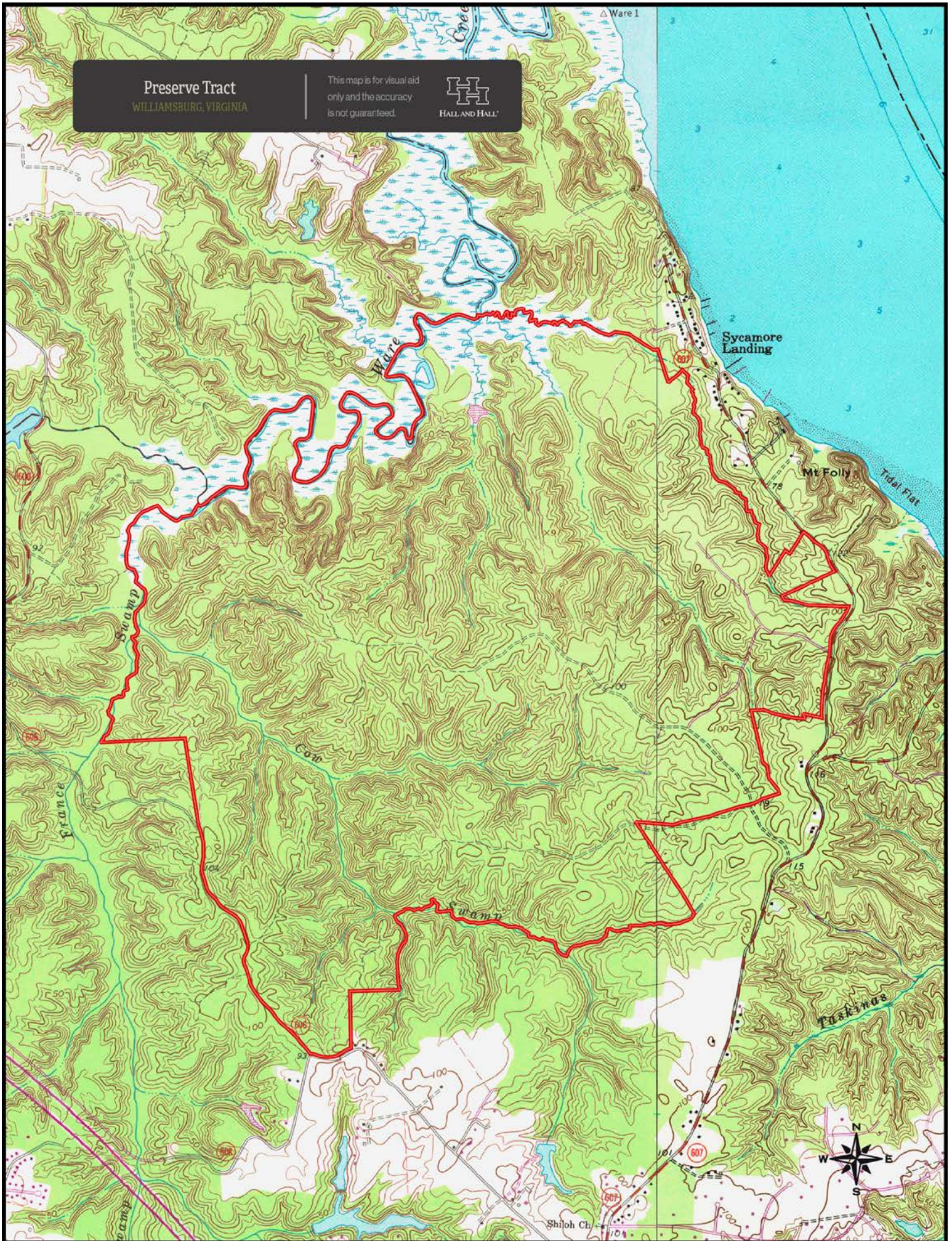
"Standard agent" means a licensee who acts for or represents a client in an agency relationship. A standard agent shall have certain obligations to his client and any additional obligations agreed to by the parties in the brokerage agreement. A standard agent must disclose his client relationship whenever dealing with an unrepresented party. A standard agent is also allowed to assist an unrepresented party with ministerial duties.

"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following criteria: (1) It discloses that the licensee is acting as a limited services representative; (2) It provides a list of the specific services that the licensee will provide to the client; (3) It provides a list of the specific statutory duties of a standard agent that the limited-services representative will not provide the client; (4) It includes this language (or its equivalent): By entering into this brokerage agreement, the undersigned do hereby acknowledge their informed consent to the limited service representation by the licensee and do further acknowledge that

neither the other party to the transaction nor any real estate licensee representing the other party is under any legal obligation to assist the undersigned with the performance of any duties and responsibilities of the undersigned not performed by the limited service representative. "Independent contractor" (also known as non-agent) is created by a written brokerage agreement that specifically states that the real estate licensee is acting as an independent contractor and not as an agent. The agreement must also state the obligations an independent contractor has, and which have been agreed to by the parties. An independent contractor relationship is entered into when a licensee is acting as either a designated agent or a dual agent. A "designated agency" is when a principal or supervising broker assigns different licensees within the firm to represent exclusively the seller and buyer. A "dual agent" is a licensee who has a brokerage relationship with both seller and buyer in the same real estate transaction. Dual agency comes with significant limitations to the services a licensee is legally allowed to provide either client. Licensees must provide clients with new, specific language that clearly explains these limitations. These limitations are called "enhanced disclosures." For example, dual agents are prohibited from advising either party as to the merits of specific terms, offers, or counteroffers; dual agents can't advise a buyer client about the suitability of the property or its condition (except the disclosures required by law for seller representatives); and dual agents can't advise either party in any dispute that might later arise relating to the transaction. In dual agency both clients receive a reduced service level.

Preserve Tract
WILLIAMSBURG, VIRGINIA

This map is for visual aid
only and the accuracy
is not guaranteed.



Preserve Tract
WILLIAMSBURG, VIRGINIA

This map is for visual aid
only and the accuracy
is not guaranteed.

