



LYONS FARM

2838 Bibb Store Road
Louisa, Virginia 23093

VirginiaCountryLiving.com/2838-bibb-store



71-Acre Equestrian Farm in Louisa County

Embrace the Charm of a Working Farm

Nestled within the picturesque landscape of Louisa County, this 71-acre farm currently home to 14 horses, presents a unique opportunity to embrace the charm of a working farm lifestyle. The farm features an 8 stall barn and multiple outbuildings, providing ample space for storage, workshop, and equipment. Three paddocks and two large turnout pastures—one equipped with a 12x36 run-in shed—ensure plenty of room for livestock and grazing. Additional open land is available for hay production, crop cultivation, and various other agricultural uses.

The property is in four tax map parcels: Lot 1 is perked with 14.935 acres, Lot 2 is 11.065 acres, Lot 3 is 7.889 acres and the residue with the ranch home and outbuildings is perked with 37.112 Acres. There are meandering streams and springs on the property, creating a serene ambiance and enhancing the natural beauty of the landscape.

Please note that there is a 400-foot setback on the property where residential dwellings cannot be built. However, there are several other excellent building sites that offer stunning views of the pasture and countryside.



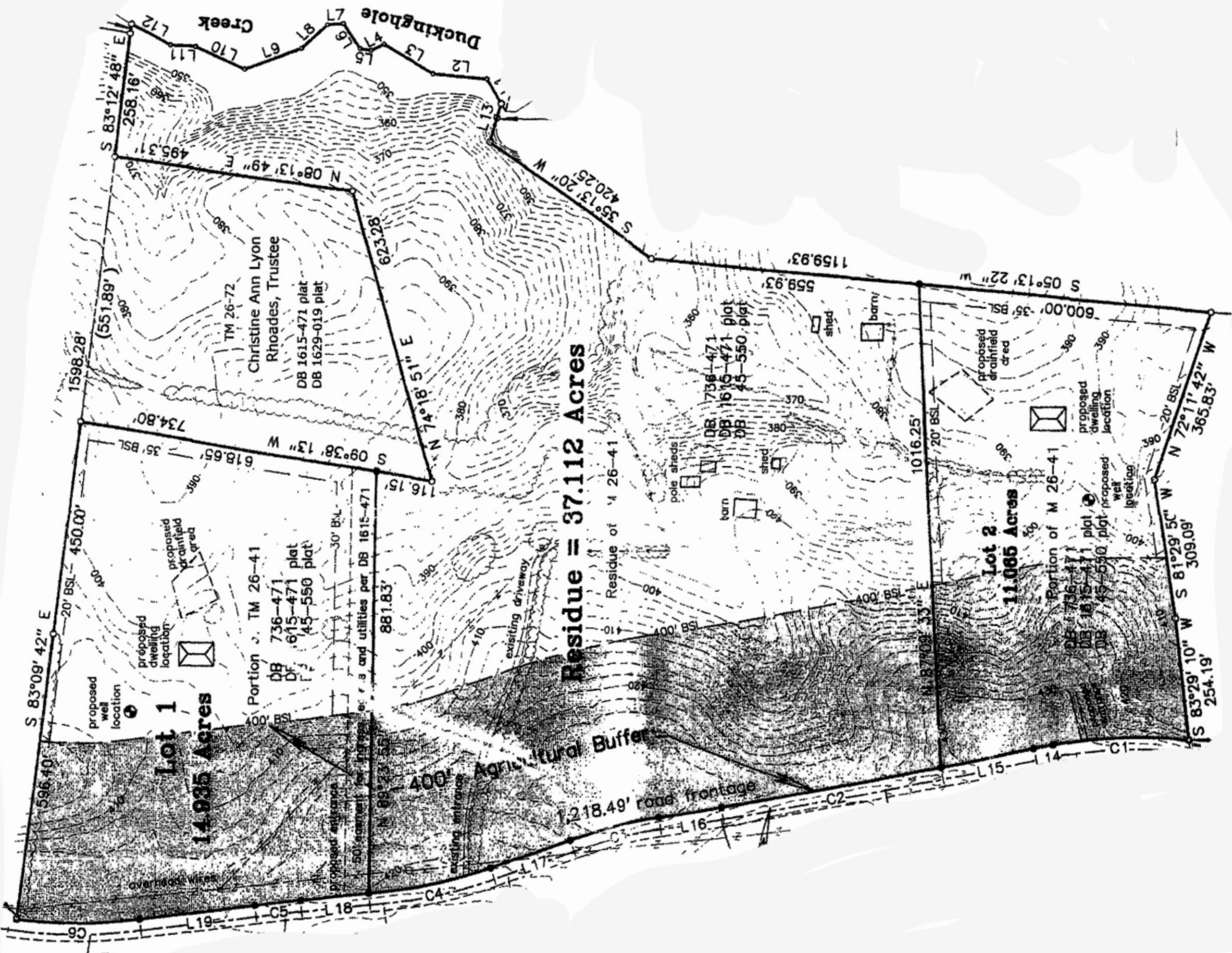
8 Stall Barn











S 83°09' 42" E

20' BSL - 450.00'

618.65'

S 09°38' 13" W

734.80'

1598.28'

(551.89')

S 83°12' 48" E

258.16'

495.31'

N 08°13' 49" E

623.28'

S 35°13' 20" W

420.25'

1159.93'

S 05°13' 22" W

600.00'

35' BSL

N 72°11' 42" W

365.83'

20' BSL

1016.25'

20' BSL

N 87°09' 33" E

116.15'

S 09°38' 13" W

881.83'

N 74°18' 51" E

116.15'

S 09°38' 13" W

618.65'

35' BSL

450.00'

S 83°09' 42" E

596.40'

N 89°33' 55" E

881.83'

S 81°29' 50" W

309.09'

S 83°29' 10" W

254.19'

N 72°11' 42" W

365.83'

20' BSL

1016.25'

20' BSL

N 87°09' 33" E

Lot 1
14.935 Acres

Lot 2
11.065 Acres

Residue = 37.112 Acres

400' Agricultural Buffer

1,218.49' road frontage

Portion of TM 26-41

DB 736-471 plat

DF 615-471 plat

45-550 plat

Christine Ann Lyon

Rhoades, Trustee

DB 1615-471 plat

DB 1629-019 plat

Portion of M 26-41

DB 736-471 plat

DB 1615-471 plat

DB 45-550 plat

proposed well location

proposed dwelling location

proposed grainfield area

proposed grainfield area

existing entrance

existing driveway

barn

shed

pole sheds

barn

shed

proposed grainfield area

proposed dwelling location

proposed well location

overhead wires

proposed entrance
50' easement for ingress
and egress

existing entrance

existing driveway

barn

shed

pole sheds

barn

shed

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Charming Custom Ranch Home

Open-Concept Living & Modern Comforts

This charming custom-built ranch home offers a seamless blend of comfort and functionality, featuring 3 bedrooms and 2 bathrooms. The open-concept design includes a spacious kitchen and great room with a soaring cathedral ceiling, creating an inviting and airy atmosphere. Durable natural plank hickory Pergo water-resistant flooring runs throughout the home, while 2x6 exterior walls provide added insulation and efficiency. The encapsulated crawl space with passive radon venting enhances the home's durability and indoor air quality.



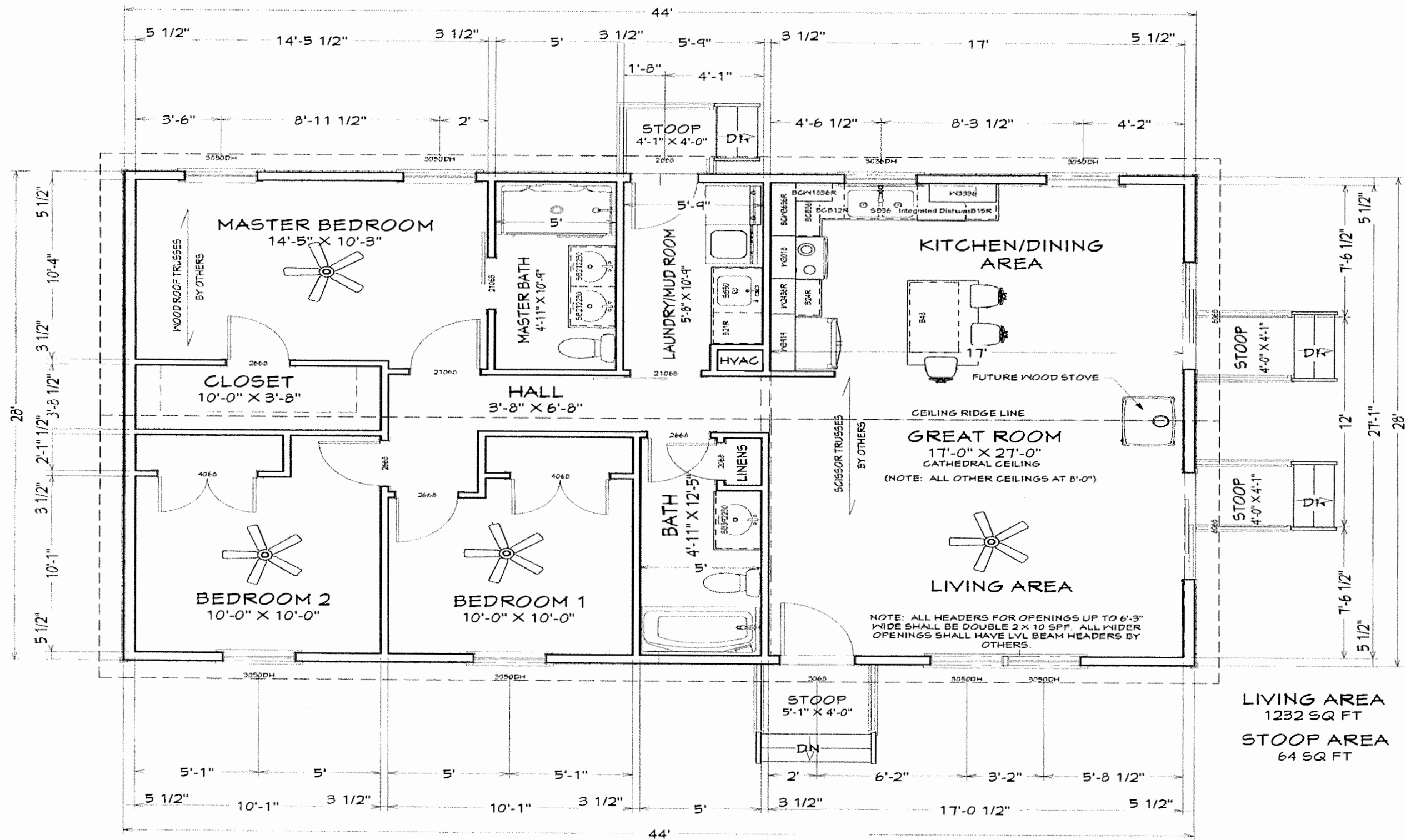


Primary Suite & Bath





Second Full Bath



LIVING AREA
1232 SQ FT
STOOP AREA
64 SQ FT

FIRST FLOOR PLAN
1/4" = 1' - 0"

At a Glance

2838 Bibb Store Road
Louisa 23093

71 Acres

The property spans across four tax parcels, providing several perked building sites with views of the rolling landscape. Part of the land has been in hay production and currently yields 300 rolled bales of hay and 400 square bales. There are several springs on the property providing the possibility of a future pond. Please note that the survey shows a 400ft building setback from the main road where a residential dwelling can not be built.

The House

Square Footage 1,232

Charming custom ranch home with 3 bedrooms, 2 bathrooms, open plan kitchen and great room with cathedral ceiling, Pergo natural hickory plank water resistant flooring throughout, 2x6 walls, encapsulated crawl space with passive radon venting.

Main Level: Great Room, Kitchen, Dining Area, Primary Suite with Full Bath, Second Full Bath, Two Additional Bedrooms, Laundry Room

Improvements

Barn, Fencing, Paddocks, 12x36 Run In Shed, Outbuildings

Taxes

2022 Taxes: \$1,074

Utilities

Heat & AC: Heat Pump

Internet

Firefly is at the road.

Average Electric Bill (Rappahnock Electric)

Between \$100 - \$200 monthly

Depending on weather conditions.

Schedule a Showing

24 Hour Showing Notice

Listing Agent Must Accompany

Do Not Enter Driveway Without Appointment

Property Sold As Is

* Round pen is reserved.

*All Appliances convey.

All information is deemed reliable but is not guaranteed.



March 16, 2025



Location: This wonderful working farm is convenient to I64 and is located just 10 min from the town of Louisa, 40 min from Charlottesville, 50 min from Richmond, 60 min from Dulles.

Perfect for A Family Compound: Lot 1 is 14.935 acres, Lot 2 is 11.065 acres, Lot 3 is 7.889 acres and the residue with the ranch home and outbuildings is 37.112 Acres.

Listing Agents

Bridget Archer 434-981-4149 & Pam Dent 434-960-0161



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FARM, ESTATE AND RESIDENTIAL BROKERS

