

*Kingston Farm*  
RUCKERSVILLE, VIRGINIA



*A Horse Farm Dream*

# KINGSTON FARM

2 BEDROOMS | 2 FULL | 1,200 SF

This turnkey 10.87 acre horse farm has everything you need for you and your horses.



# *Every Farm Has a Story*

We purchased our charming central Virginia farm in the spring of 2018 after a long search for a small horse farm in the Virginia countryside. We had been retired and enjoying the sun and ocean in Florida and boarding our thoroughbred breeding mares and racehorses in Maryland. Finally, it was time for us to purchase our own farm.

We found our Virginia horse farm on the internet. We thought it had great possibilities and would suit our needs perfectly.

We made renovations to the farmhouse so we would be comfortable:

- We created a fabulous bathroom with new vanities, paint, and updates to the closet.
- We refinished the hardwood floors throughout the house, and we added Travertine tiles in the mudroom, the living room, and the downstairs bathroom.
- We painted the entire house, including baseboards, ceilings, and walls.
- We purchased a Kitchen Aid refrigerator and dishwasher and Whirlpool stove for the kitchen.
- The staircase was stained, and we added new railings.
- We replaced all the fans and lighting throughout the house.
- We replaced the front door to add more light.

We added a covered deck at the back of the house and a chain-link fence to the dog run. The skirting around the house was replaced and painted. We installed ventilation in the attic and the crawl space.

Next, we made repairs to the farm buildings and fencing:

- We added two run-in sheds, repaired the existing sheds and installed windows, and replaced wood.
- A round pen was added with a run-in shed.
- We installed new four-board oak fencing.
- We added new fixtures in the barn, 220v wiring, and painted the barn's interior.
- We painted the workshop and added new wiring and ventilation.

Our farm has brought us fantastic luck. We settled in, and soon after, our phone did not stop ringing. We learned that the mare we bought was suddenly in great demand. Our small horse business was about to catapult us into the big league. We were notified that a renowned trainer's barn had the half-sister to our mare, and she was reaching top form in California. Overnight, our small breeding farm in Ruckersville, Virginia, was now respected.

This farm will always hold a special place in our hearts. We never imagined how our dreams would be fulfilled when we embarked on this new journey.

Our plan now is to move to Kentucky horse country to spend less time transporting our horses.

We know you will love this farm. There is a fantastic building site at the rear of the property with beautiful views of the mountains. We also have a nice trail that goes around the perimeter of the property. And with neighbors' permission, you can ride out to the beautiful Virginia countryside. We hope you love this farm as much as we have loved living here.





## *An Overview*

This turnkey 10.87-acre horse farm has everything you need for you and your horses.

Stepping into the charming Virginia farmhouse, a cozy living room with a Travertine tile floor greets you. To the right is a bedroom and bath that would also be perfect for an office space.

The kitchen is open with recently replaced appliances, and there is a dining nook.

You will love the private primary suite upstairs with walk-in closet, luxurious bathroom with a Jacuzzi tub, two vanities, and a separate shower.

Entering through the back door, you find a large mudroom leading to the kitchen.

The Barnmaster center-aisle barn has eight 12 x 12 matted stalls with sliding windows and feed doors, a hot and cold wash bay, and a tack room with a bathroom. Turn out is easy with seven paddocks and four run-in sheds. Second access gates run through the middle of the paddocks. Water and electricity run to each paddock. An old arena with a bluestone base and arena light sit at the rear of the property.

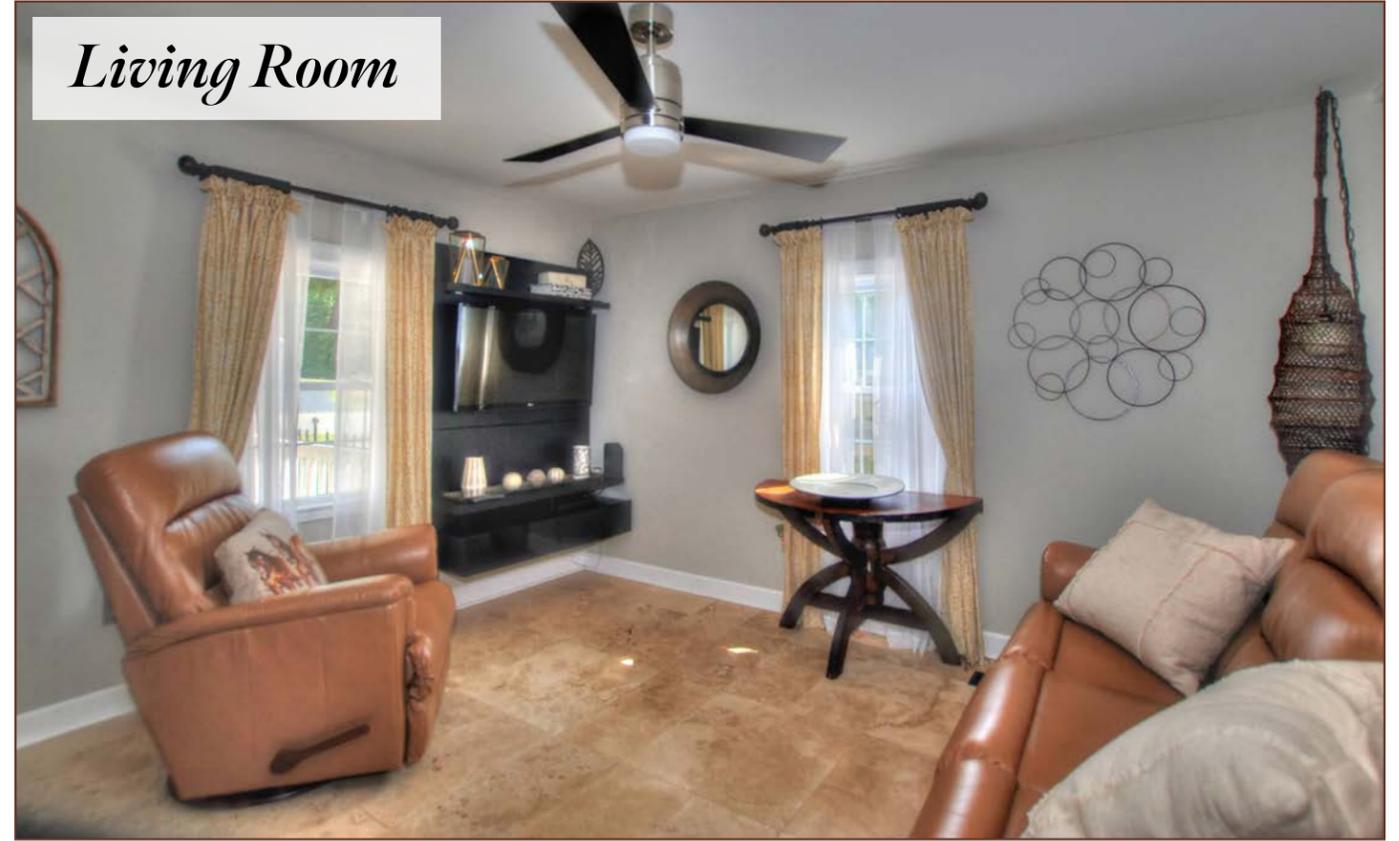
A nice trail runs along the perimeter of the farm and there is a wonderful building site at the rear of the property with mountain views.

## *Turn Key Equestrian Farm*

*The Residence*



*Living Room*



*First Floor Bath*











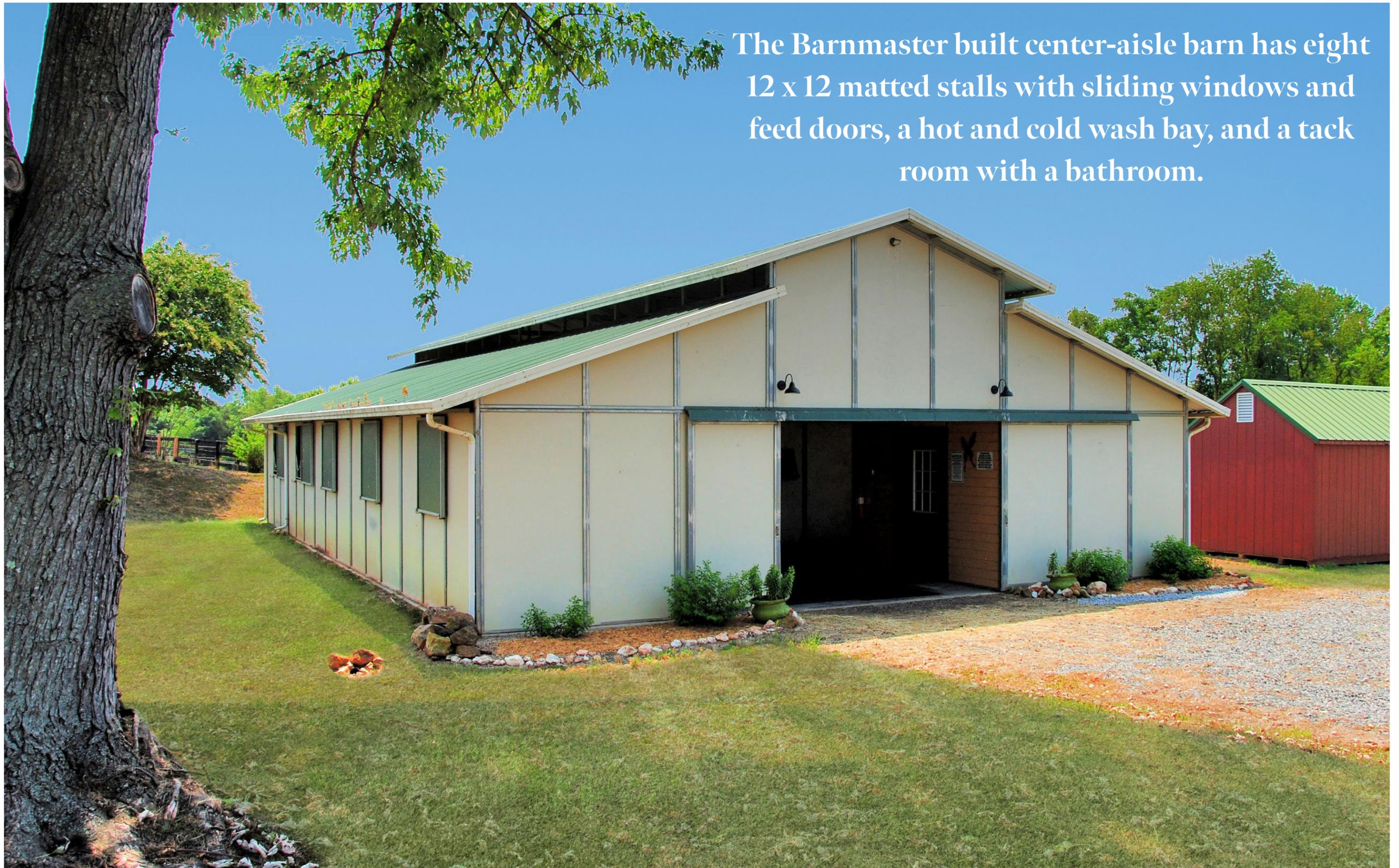
*Second Floor Owner's Suite*





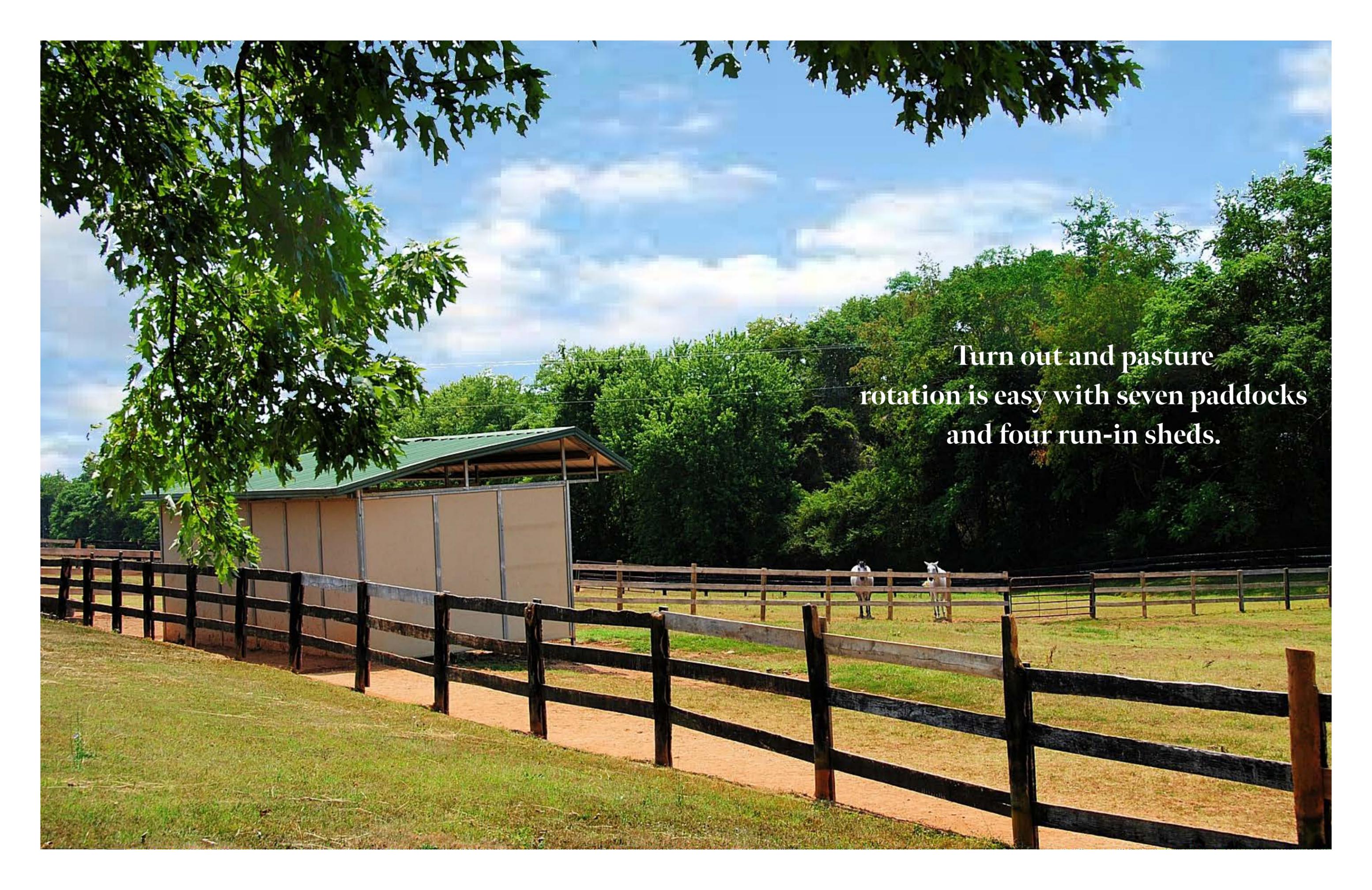
*First Floor Bedroom and Bathroom*

The Barnmaster built center-aisle barn has eight 12 x 12 matted stalls with sliding windows and feed doors, a hot and cold wash bay, and a tack room with a bathroom.







A photograph of a farm scene. In the foreground, a dark wooden fence runs across the frame. Behind it is a dirt path and a grassy area. In the middle ground, a run-in shed with a green metal roof and light-colored walls is visible. To the right of the shed, a fenced pasture contains two white horses. The background is filled with a dense line of green trees under a blue sky with scattered white clouds. The text "Turn out and pasture rotation is easy with seven paddocks and four run-in sheds." is overlaid on the right side of the image.

Turn out and pasture rotation is easy with seven paddocks and four run-in sheds.



- Barnmaster 8 Stall Barn
- 12 x 12 Matted Stalls with Sliding Windows, Feed Doors
- Matted Aisle
- Hot & Cold Wash Bay
- Tack Room With Bathroom
- 7 Paddocks
- 4 Run In Sheds
- Feed Shed and/or Workshop With Electric
- 220v To Barn and All Stalls have lighting and outlets
- Old Arena With Bluestone Base and Arena Light
- Oak Fencing With Trail Around Perimeter of Property
- Second Access Gates In Paddocks

**Green County, Virginia** is a fast growing gateway between dynamic Northern Virginia and Charlottesville, a Money Magazine “100 best places to live.” Centered at the crossroads between two major highways, U.S. 29 and U.S. 33, Greene County is only 100 miles southwest of Washington, DC, 20 miles north of downtown Charlottesville and 78 miles northwest of Virginia’s capital city, Richmond. Greene is also close to interstates 64 and 81, and is only four miles from the Charlottesville-Albemarle Airport. Learn more at <https://www.greenecountyva.gov>





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