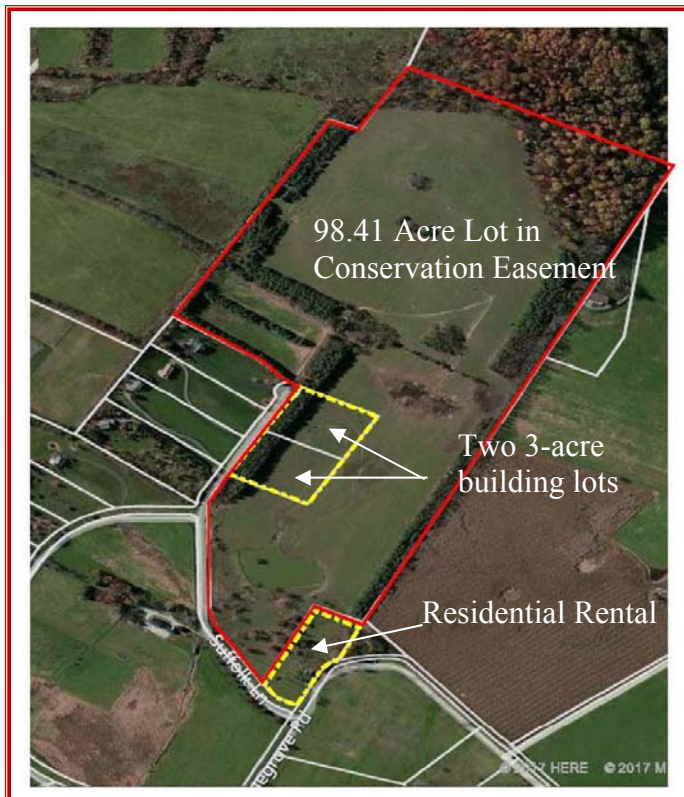


Land for Residential Estate and/or Agriculture/Vineyard

107.46 acres - four contiguous parcels including a 98 acre parcel in Conservation Easement, two 3-acre building lots & a residential rental property (circa 1900, 1,532 sq.ft. GLA)



35600 Suffolk Lane, Purcellville, VA 20132

Beautiful estate property with some of the **best views in Loudoun County, VA!** Potential building site on the slopes of the Blue Ridge Mountains with 900' elevation.

Great property for an estate home or to keep in agricultural land use. The two lots and rental property can also be placed in conservation easement (tbd - consult your tax attorney).

Dunthorpe Farms subdivision, lots 16, 17, 18, & 20. Zoned A-10 and sold "As-Is", subject to Conservation Easement (Loudoun County Open Space Land Act), Land Use (purchaser responsible for any roll back taxes) and Dunthorpe Farms HOA.

The four properties are being offered together for \$2,500,000.

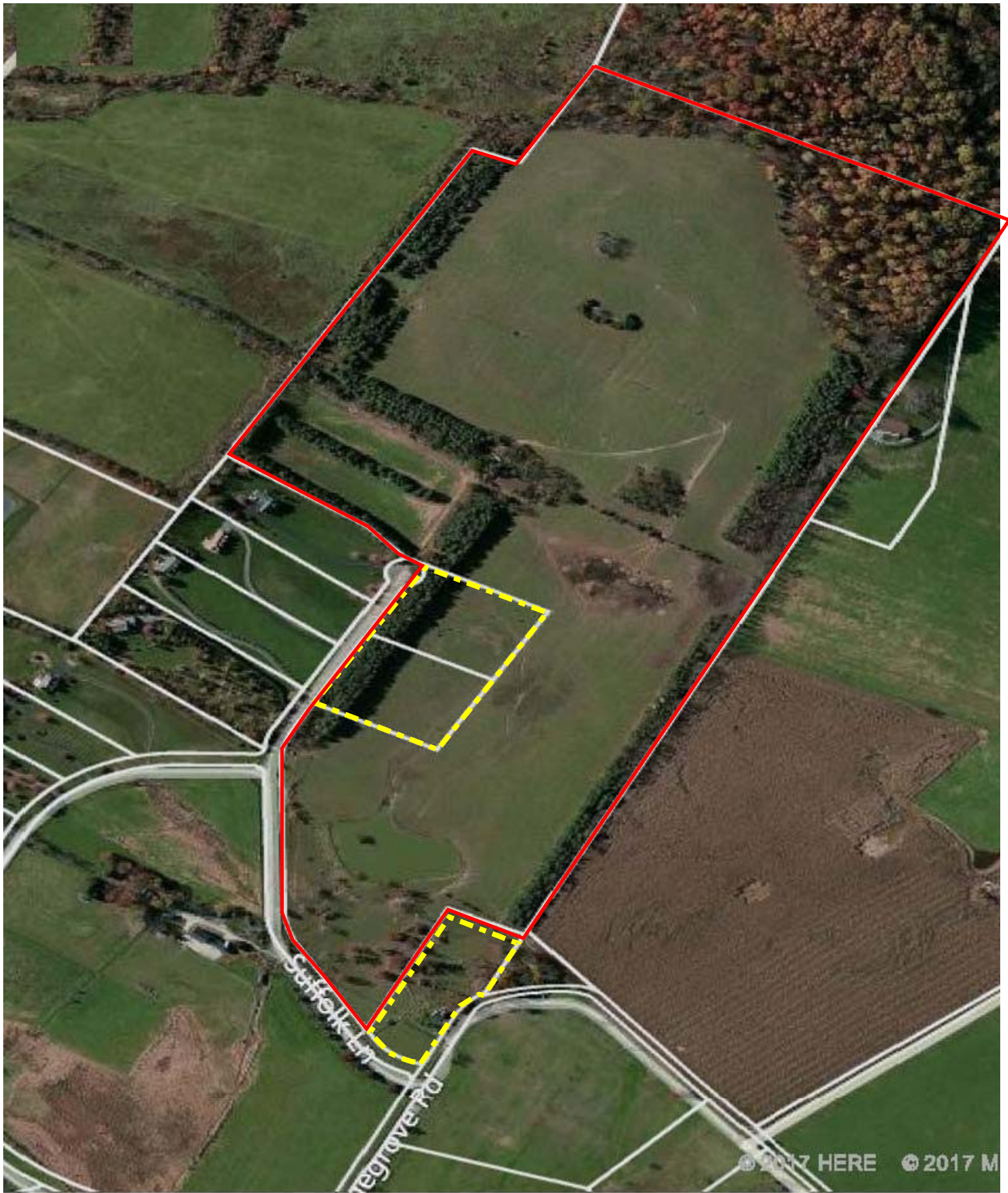
The property is currently leased on a month-to-month basis. The vacant land is leased for agricultural use and there is a separate lease for the residential rental property. Please do not contact the tenants.

Showing is by appointment only. Feel free to drive-by but do not enter the property without the listing agent; please respect the resident's privacy and the containment of the cows.

The four parcels are identified in Loudoun County land records as:

<u>Parcel ID #</u>	<u>Acreage</u>	<u>Address</u>	<u>2021 RE Taxes</u>
PIN 579278602000 - 98.41 acres		n/a Suffolk Lane	\$ 349.94
PIN 579188050000 - 3.0 acres		35574 Suffolk Lane (4 BR perc)	\$1,568.00
PIN 579190934000 - 3.05 acres		35600 Suffolk Lane (4 BR perc)	\$1,571.92
PIN 579102846000 - 3.0 acres		15543 Edgegrove Road (house)	\$3,596.40

Annual HOA Dues are \$650.00 per lot.



BK0960PCI324

SURVEYORS CERTIFICATE:

I, Ken W. Erickson a duly authorized Land Surveyor, do hereby certify the land subdivided hereon is now in the name of Kirby L. and Ellery C. Cramer and was acquired by them as stated in Deed Book 682, Page 769. I further certify that the lots are properly and accurately described and are within the boundaries of the original tract and that iron pipe have been or will be set.

Ken W. Erickson
KEN W. ERICKSON

ZONE: A-10 LOW DENSITY - RURAL DISTRICT

PROPOSED USE: Agricultural/Residential

MINIMUM LOT SIZE: 10 acres (3 acres for cluster development only)

MINIMUM BUILDING SETBACKS:
Front yard: 35 feet
Rear yard: 25 feet
Side yard: 12 feet

Open space provided: 144.4542 acres
Overall density: 1 d.u./ 10.665 acres

NOTE: In all areas within the A-3 or A-10 zoning districts, agricultural activities are the preferred land uses. Owners of land within A-3 or A-10 zones are hereby notified that agricultural activities shall be given preference by the County when conflicts arise concerning the compatibility of such farm uses with adjacent or nearby non-farm activities. The County shall not restrict or interfere with farming activities in A-3 or A-10 zones. The farming activities, including such effects as noise, odors, and machinery traffic, shall not be recognized or accepted by the County as valid or proper cause for complaints from adjacent or nearby residential neighbors.

NOTE: The access serving these lots is private and its maintenance, including snow removal, is NOT a public responsibility. It shall not be eligible for acceptance into State secondary system for maintenance until such time as it is constructed and otherwise complies with all requirements of the Virginia Department of Highway and Transportation for the addition of subdivision streets current at the time of such request. Any costs required to cause this street to become eligible for addition to the State system shall be provided from funds other than those administered by the Virginia Department of Highways and Transportation and by Loudoun County.

The loop road serving this subdivision will be constructed according to County Class III road standards as specified under Section 7.7 of the Loudoun County Land Subdivision and Development Ordinance.

Lots 19 and 20 contain open space easements dedicated to Loudoun County.

AREA TABULATION:

Area in Lots (20): 213.3109 Acres
Area Dedicated to Route 716: 0.5846 Acres
Area in Class III Road: 6.9423 Acres
Area Remaining in Parent Tract: 0.0000 Acres

Total Area in Subdivision: 220.8378 Acres

OWNERS' CERTIFICATE:

The platting or dedication of the following described land situated on the southwest side of Route No. 716 in Blue Ridge Magisterial District, Loudoun County, Virginia is made with the free consent and in accordance with the wishes of the undersigned owners, said land.

Kirby L. Cramer
KIRBY L. CRAMER

Ellery C. Cramer
ELLERY C. CRAMER

RTE 2 BOX 33
LEESBURG, VIRGINIA 22075

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN TO WIT:

Subscribed and sworn to before me in my State and County aforesaid This 2nd day of September, 1987.

Deland L. Boulter
NOTARY PUBLIC

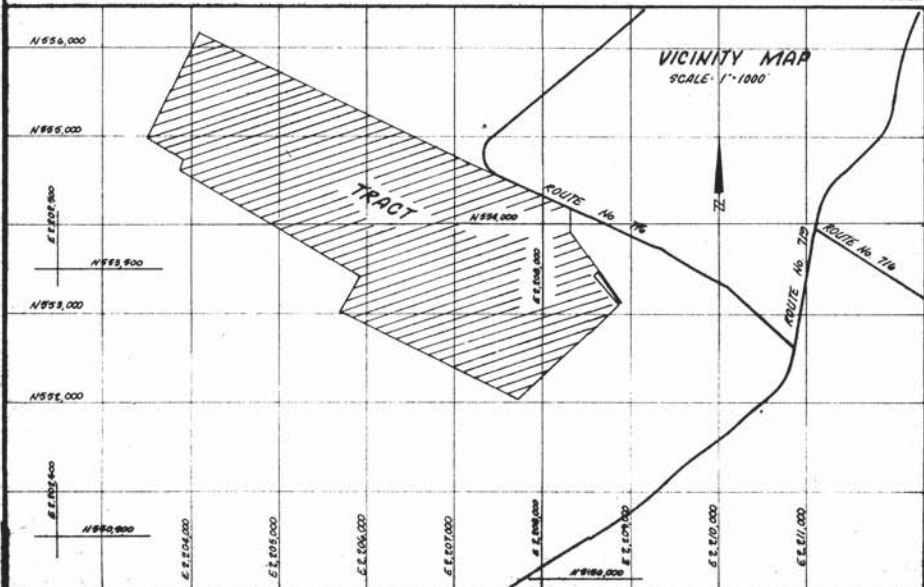
Aug. 18, 1987
MY COMMISSION EXPIRES

Approved in accordance with Section 1243.11 of the Loudoun County Land Subdivision and Development Ordinance.

James Howard Albis
Director Planning, Zoning
and Community Development

7/11/87
DATE

APPROXIMATE VIRGINIA GRID COORDINATES FROM LOUDOUN COUNTY PLANIMETRIC MAPS



Recording #85-10:
PROFFERS SUBMITTED BY
KIRBY AND ELLERY CRAMER

1. The applicant agrees to dedicate to the County of Loudoun at the time the property is subdivided a permanent open-space easement on lots 19 and 20 of the proposed concept plan, in a form consistent with the Virginia Open Space Land Act (Virginia Code Section 10-151 et. seq.) and approved by the County Attorney.
2. The applicant will demonstrate at the subdivision stage that the internal loop road and cul-de-sac of the proposed subdivision, including both accesses to State Rt. 716 are designed to meet minimum VDH&T standards for curves and high-way access.

3. The applicant at the subdivision stage shall submit homeowners association documents which will provide the following terms and conditions:
(a) The homeowners association will own in fee simple the internal road system in the proposed subdivision and each lot owner shall be required to pay an equal pro-rata share to the maintenance of the internal road. The applicants, their assigns or successors in title shall construct the internal road at their expense.
(b) The homeowners agreement will delegate the responsibility for the maintenance of the specific agricultural crossing points on the internal road to the owners of Lots 19 and 20 as shown on the concept plan.

(c) Specific crossing points on the internal roads will be designed and constructed to handle the movement of cattle and equipment across the roads. In the homeowners road use agreement, the owners of lots 19 and 20 of the proposed concept plan will be made responsible for the maintenance of these crossings.
(d) The homeowners association will assess each lot owner annually the sum of \$50 to be paid to the Round Hill Volunteer Fire and Rescue Department.

4. The proposed subdivision will be designed in accord with the concept plan dated April 8, 1985 and revised on February 11, 1986.

5. No lots will be proposed for subdivision that do not contain Health Department approved on-site septic suitability.

The homeowners association will be responsible for the maintenance of stormwater detention/drainage facilities and easements.

Homeowners Association documents are on record with the Loudoun County Clerk of the Circuit Court. Declaration of Covenants, Conditions, and Restrictions are recorded preceding this record plat.

RECORD PLAT
DUNTHORPE FARMS
BLUE RIDGE MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA
APRIL 20, 1987
SCALE 1" = 200'
REVISOR: S/1987 HEALTH DEPT. CHANGED
4/20/87 ROUTE 716 SUBDIVISION
8/18/87 "DUNTHORPE" LAND, ETC.
KEN W. ERICKSON, INC.
LAND SURVEYING
LEESBURG, VIRGINIA



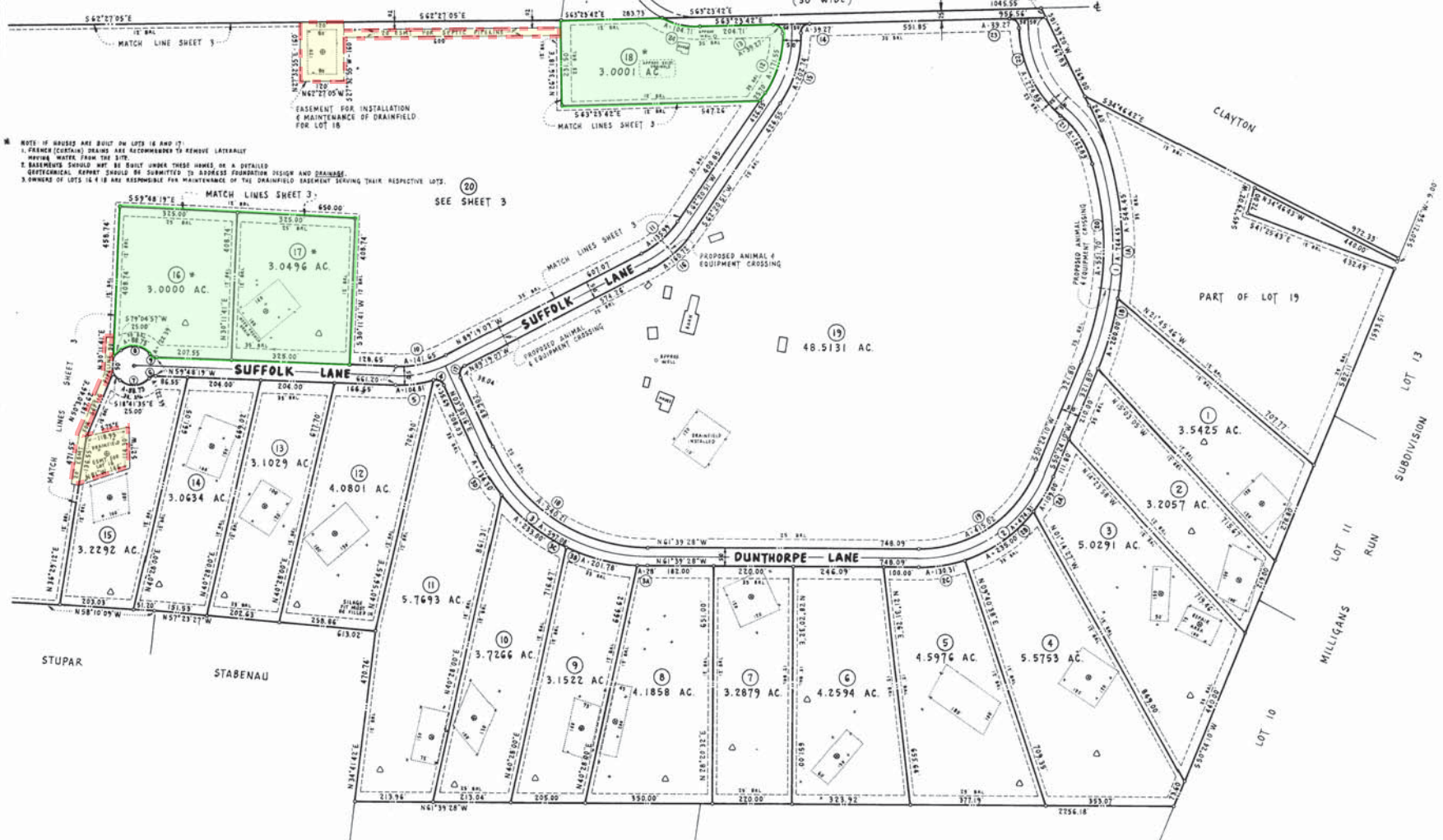
BK 0960 PG 1325

ORCHARD CREST INC.

ROUTE No. 716
(30' WIDE)

0.5846 AC. HEREBY DEDICATED
FOR PUBLIC STREET PURPOSES

MAGNETIC 1977



NOTE: IF HOUSES ARE BUILT ON LOTS 16 AND 17:
 1. FRENCH (CURTAIN) DRAINAGE IS RECOMMENDED TO REMOVE LATERAL
 GROUND WATER FROM THE SITE.
 2. BASEMENTS SHOULD NOT BE BUILT UNDER THESE HOMES ON A DETAILED
 GEOTECHNICAL REPORT SHOULD BE SUBMITTED TO ADDRESS FOUNDATION DESIGN AND DRAINAGE.
 3. OWNERS OF LOTS 16 & 17 ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINFIELD EASEMENT SERVING THEIR RESPECTIVE LOTS.

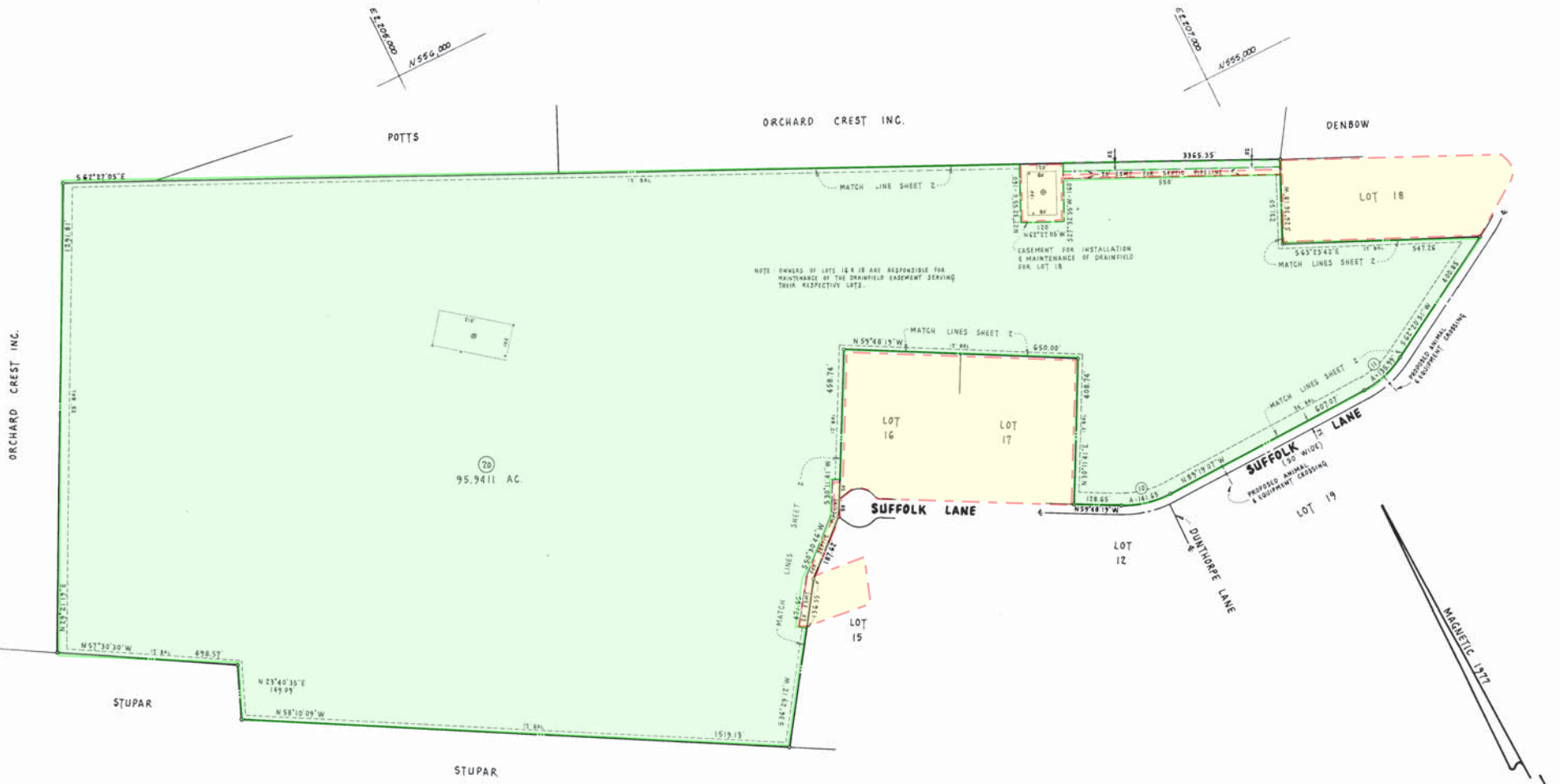
INDICATES APPROVED
DRAINFIELD SITE

△ = POTENTIAL CLASS II WELL SITE

RECORD PLAT
DUNTHORPE FARMS
 BLUE RIDGE MAGISTERIAL DISTRICT
 LOUDOUN COUNTY, VIRGINIA
 APRIL 20, 1987
 SCALE 1" = 200'
 REVISION: 5/17/87 HEALTH DEPT. COMMENTS
 6/18/87 ROUTE 716 CONNECTION
 8/18/87 "SUFFOLK" LANE, ETC.
KEN W. ERICKSON, INC.
 LAND SURVEYING
 LEESBURG, VIRGINIA



BK0960PG1326



	ARC	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
①	744.45'	875.00'	48°44'50"	396.43'	S 26°01'44"W	722.20'
②	544.45'	875.00'	35°39'04"	281.36'	N 19°28'51"E	535.71'
③	200.00'	875.00'	13°05'46"	100.44'	N 43°51'16"E	199.56'
④	474.31'	400.00'	67°56'22"	269.50'	S 84°22'21"W	447.00'
⑤	109.00'	400.00'	15°36'47"	54.84'	N 58°12'34"E	108.66'
⑥	235.00'	400.00'	35°39'41"	121.00'	N 82°50'48"E	231.64'
⑦	130.31'	400.00'	18°39'54"	65.74'	S 70°59'25"E	129.73'
⑧	597.08'	525.00'	65°09'44"	335.51'	N 29°04'36"W	565.42'
⑨	28.00'	525.00'	03°03'21"	14.00'	S 60°07'48"E	28.00'
⑩	201.78'	525.00'	22°01'17"	102.15'	S 47°35'29"E	200.54'
⑪	233.00'	525.00'	25°25'42"	118.45'	S 23°51'59"E	231.09'
⑫	134.30'	525.00'	14°39'24"	67.52'	S 03°49'26"E	133.93'
⑬	35.69'	25.00'	81°47'12"	21.65'	S 37°23'21"E	32.73'
⑭	104.81'	325.00'	18°26'38"	52.84'	S 69°02'38"E	104.35'
⑮	22.39'	25.00'	51°19'04"	12.01'	S 85°27'51"E	21.65'

	ARC	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
⑯	88.73'	55.00'	92°25'48"	57.38'	S 64°54'29"E	79.41'
⑰	88.73'	55.00'	92°25'48"	57.38'	N 54°42'09"W	79.41'
⑱	22.39'	25.00'	51°19'04"	12.01'	N 34°08'47"W	21.65'
⑲	141.65'	275.00'	29°30'48"	72.44'	N 74°33'43"W	140.09'
⑳	135.99'	275.00'	28°20'03"	69.42'	S 76°30'52"W	134.61'
㉑	171.55'	275.00'	35°44'33"	88.67'	S 44°28'34"W	168.78'
㉒	39.27'	25.00'	90°00'00"	25.00'	S 18°23'42"E	35.36'
㉓	39.27'	25.00'	90°00'00"	25.00'	N 71°36'18"E	35.36'
㉔	202.74'	325.00'	35°44'33"	104.79'	N 44°28'34"E	199.47'
㉕	160.72'	325.00'	28°20'03"	82.04'	N 76°30'52"E	159.09'
㉖	38.04'	25.00'	87°10'38"	23.80'	N 47°05'34"E	34.47'
㉗	540.21'	475.00'	65°09'44"	303.55'	N 29°04'36"W	511.57'
㉘	415.02'	350.00'	67°56'22"	235.81'	S 84°22'21"W	391.13'
㉙	551.70'	825.00'	38°18'55"	286.61'	S 31°14'41"W	541.48'
㉚	162.89'	275.00'	33°56'13"	83.91'	S 04°52'53"E	160.52'
㉛	274.85'	325.00'	48°27'17"	146.25'	S 02°22'39"W	266.73'
㉜	39.27'	25.00'	90°00'00"	25.00'	N 18°23'42"W	35.36'
㉝	104.71'	215.00'	27°54'20"	53.42'	S 49°26'32"E	103.68'

RECORD PLAT
DUNTHORPE FARMS
 BLUE RIDGE MAGISTERIAL DISTRICT
 LOUDOUN COUNTY, VIRGINIA
 APRIL 20, 1987
 SCALE 1" = 200'
 REVISED: 5/27/83 - HEALTH DEPT. COMMENTS
 6/28/87 - RAISE THE PRODUCTION
 NEW RD - SUFFOLK LANE, ETC.
KEN W. ERICKSON, INC.
 LAND SURVEYING
 LEESBURG, VIRGINIA

