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Holliknoll Farm

Isle of Wight County

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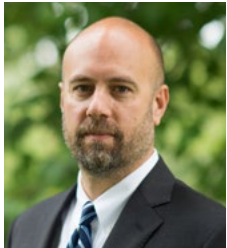
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Executive Summary

Holliknoll Farm is a 1,500± acre estate located in the coastal plain of Southeastern Virginia, where generations of stewardship have shaped a landscape of exceptional scale, productivity, and beauty. Comprised of 28 individual tax parcels, the property offers a rare combination of expansive cropland, forests, wildlife habitat, and several ponds, all anchored by a historic residence and a collection of supporting barns and outbuildings.

The farm's diverse land composition provides both immediate utility, revenue streams and long-term value, creating a unique opportunity for agricultural production, forest management, recreation, and estate ownership. With approximately 731 acres of productive cropland and more than five miles of road frontage, the farm combines agricultural utility with rare accessibility, flexibility, and long-term investment potential.

Properties of this magnitude and character are increasingly difficult to assemble and virtually impossible to replicate. Holliknoll Farm represents a true legacy holding—one capable of serving both present-day ambitions and future generations.





Property Highlights

Sale price: \$8,000,000

1,500± acres

1,529.6 acres – Source: tax records

731± acres of cropland

Source: FSA

28 tax parcels

43± acres in 3 ponds

5,552± sq. ft. main house

Source: County records

Timber

Extensive managed resources

5± miles

of public road frontage

Source: Esri, USDA FSA, VGIN, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Source: Esri, Vantor, Earthstar Geographics, and the G User Commu

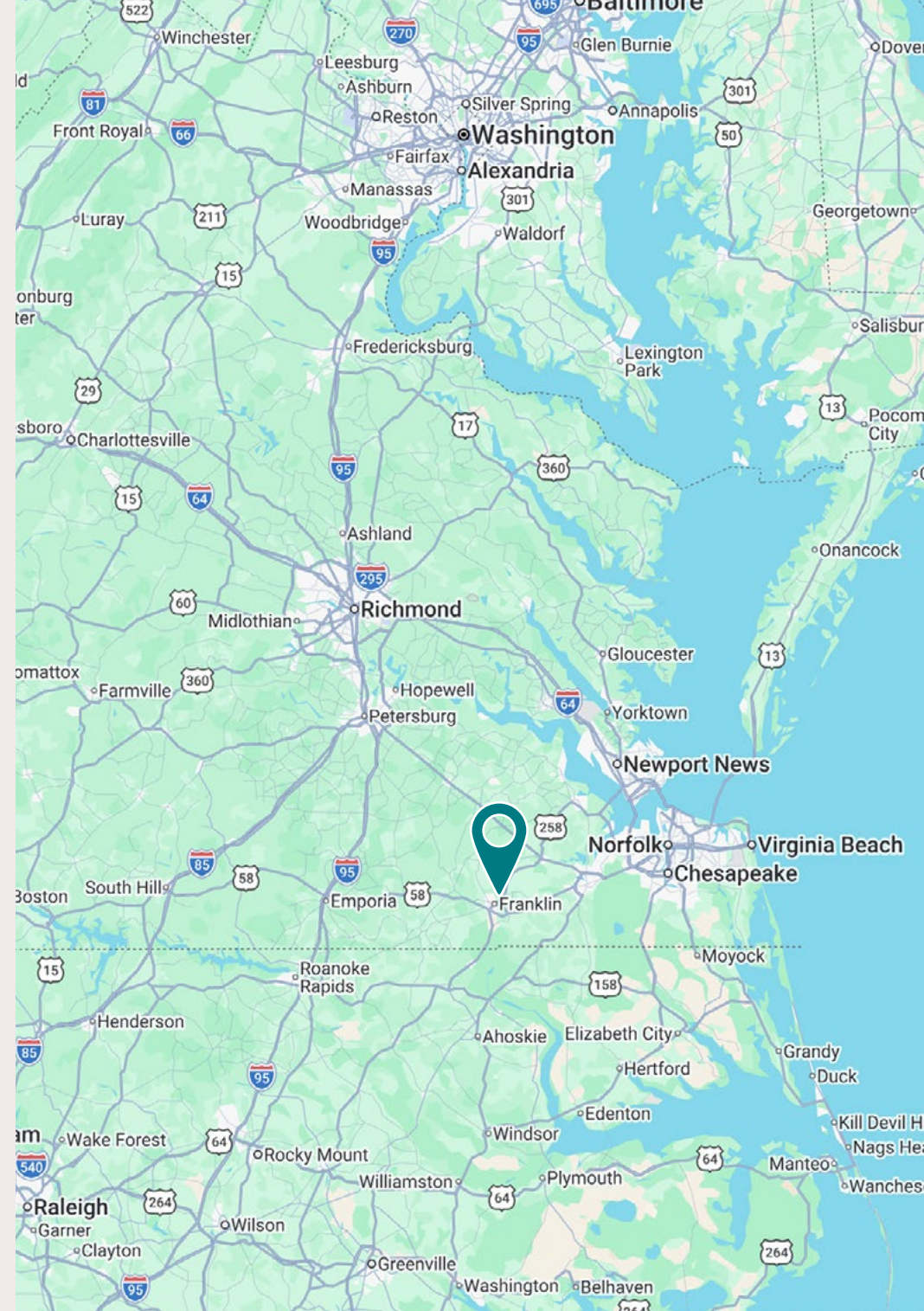
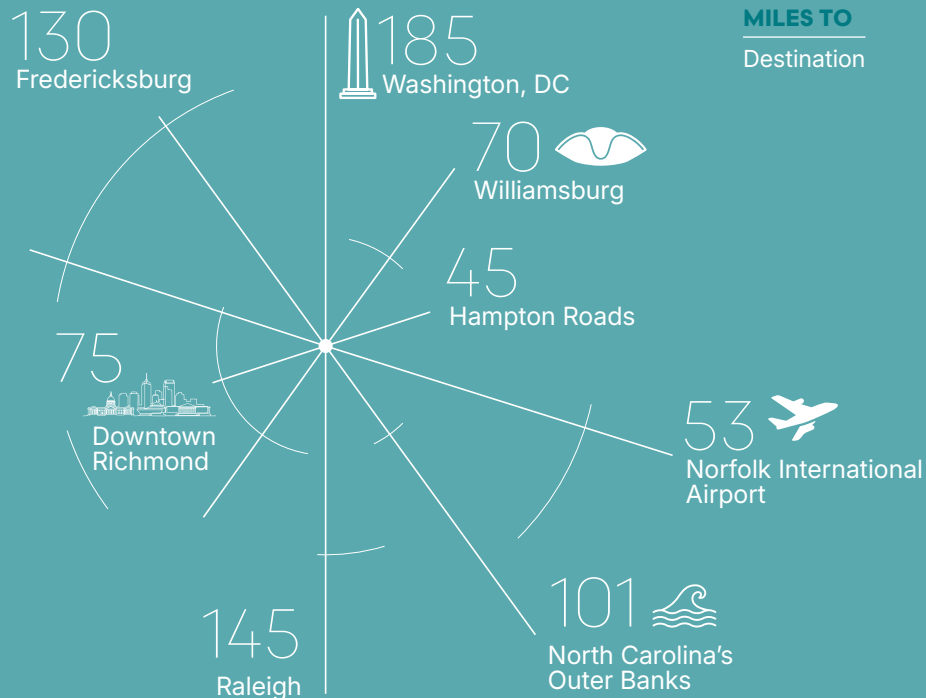


Location & Accessibility

In addition to its quiet setting, Holliknoll Farm enjoys a strategic location within one of Virginia's most connected rural regions. Situated in Isle of Wight County, the property offers convenient access to the economic, cultural, and transportation centers of Hampton Roads and Richmond while remaining removed from the congestion of urban life.

The farm is ideally positioned for owners seeking a retreat that remains easily accessible from major population centers. Hampton Roads' ports, military installations, business districts, and international airport are within comfortable driving distance, while Richmond provides additional access to commerce, healthcare, higher education, and air travel.

Beyond Virginia, Holliknoll Farm serves as an exceptional base for regional travel. The renowned beaches of North Carolina's Outer Banks are easily reached for weekend escapes, while Raleigh and the Research Triangle offer direct access to one of the Southeast's fastest-growing metropolitan regions. This unique combination of accessibility and privacy enhances both the property's lifestyle appeal and its long-term investment value.



Location & Accessibility

Property is 6.5 miles east of Southampton Parkway



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Use Potential

Holliknoll Farm offers a remarkable range of possibilities, making it well-suited to a variety of ownership objectives. As a private country estate, the property provides an unparalleled setting for those seeking space, privacy, and a connection to the land. The historic home, supporting structures, and diverse landscape create an environment that is both functional and deeply rooted in Virginia's agricultural heritage.

For families, the scale and flexibility of the property present an opportunity to establish a multi-generational asset, with ample room for additional residences, guest accommodations, recreational amenities, and shared outdoor experiences.

The farm also offers substantial income production through its productive cropland, timber resources, sporting opportunities, and recreational leasing possibilities. Investors and landowners alike may appreciate the ability to generate revenue while simultaneously enjoying the lifestyle benefits of ownership.

Whether envisioned as a working farm, sporting property, conservation-focused retreat, family legacy estate, or a combination of these uses, Holliknoll Farm possesses the scale and versatility to accommodate a wide range of goals.



Property Photography



Property Photography





A Generational Opportunity

Holliknoll Farm is more than a collection of acreage—it is a rare opportunity to acquire one of Southeastern Virginia's significant landholdings. Its combination of productive farmland, forest resources, water features, historic improvements, and strategic location creates a property of enduring value and uncommon character.

In an era when large, contiguous tracts continue to become increasingly scarce, Holliknoll Farm stands apart as a place that can be enjoyed, managed, and preserved for generations. Whether acquired as a family legacy, investment asset, working agricultural operation, or private retreat, the farm offers the chance to steward a landscape whose value extends far beyond its boundaries.

Opportunities of this scale and quality are seldom available. Holliknoll Farm represents not only ownership of an exceptional property, but the ability to create a lasting legacy for generations to come.

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