

Accakeek Farm

Northern Neck, Virginia



COMMONWEALTH
LAND, FARM & FORESTRY

Table of Contents

Executive Summary 3

Investment Highlights 4

Location & Accessibility 5

Historic Surroundings 6

Land & Natural Features 7

Lifestyle & Use Potential 8

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Executive Summary

Accakeek Farm is a generational 545-acre waterfront estate set along the storied shores of the Rappahannock River in Virginia's treasured Northern Neck. Defined by its sweeping river frontage, remarkable ecological diversity, and enduring sense of tranquility, this property represents a true generational holding—the kind of legacy asset that is seldom offered to the public.

Comprising eleven tax parcels, Accakeek Farm offers both scale and flexibility, with expansive opportunities for conservation, recreation, or the creation of a private family compound. Its long waterfront and deep interior acreage create a setting where nature, privacy, and history converge seamlessly.



Investment Highlights

\$2,750,000

545 acres

in a highly sought-after region

Significant river frontage

on the Rappahannock River and Totuskey Creek

(Adjacent 112ac available allowing an assemblage to create 2.5mi of river frontage)

Eleven tax parcels

offering flexibility and long-term value

Untouched wildlife environment

with decades of natural preservation

Proximity to major east coast cities

Historic estate corridor

location amongst several notable properties

Despite its remarkable seclusion, Accakeek Farm is ideally located within convenient reach of major east coast metropolitan areas including Washington, D.C., Richmond, and Hampton Roads. This balance of accessibility and retreat enhances its appeal as both a private sanctuary and a long-term investment.

Drive Times
miles to destination

Location	Drive Time (miles)	Icon
Washington, DC	102	Capitol Building
Alexandria	92	
Williamsburg	80	Egg
Newport News International Airport	80	Plane
Hampton Roads	105	
Richmond International Airport	57	Plane
Downtown Richmond	58	City Skyline
Fredericksburg	59	



Historic Surroundings

Accakeek Farm is nestled within a distinguished corridor of historic plantations and estates, contributing to the area's timeless character and cultural significance.

Nearby landmarks include:

- **Menokin** – A National Historic Landmark known for its innovative preservation and history
- **Mount Airy** – One of the finest examples of colonial Georgian architecture in America
- **Sabine Hall** – A privately held estate reflecting classic Tidewater elegance
- **Blandfield** – A sprawling estate with historic roots along the southern bank of the Rappahannock

These neighboring estates underscore the enduring prestige and heritage of the Northern Neck region.



Land & Natural Features

Accakeek Farm is defined by its unspoiled natural beauty:

- **Extensive Waterfrontage** – Long frontage along the Rappahannock River and Totuskey Creek offering panoramic views, direct water access, and exceptional privacy
- **Diverse Terrain** – A blend of open fields, mature pine forests, and natural wetlands
- **Wildlife Sanctuary** – The property has not been hunted in several decades, allowing wildlife populations to flourish undisturbed
- **Ecological Richness** – Habitat for deer, wild turkey, waterfowl, bald eagles, and countless native species



- **Eleven Tax Parcels** – Opening up an array of potential through a conservation easement and property preservation



Lifestyle & Use Potential

Accakeek Farm offers a wide range of possibilities, including:

- **A private family estate or retreat compound**
- **A conservation-minded legacy holding**
- **A sporting or equestrian property**
- **A waterfront recreational haven** for boating, fishing, and nature exploration

Its scale and configuration across eleven parcels also provide flexibility for future planning, whether preserving its entirety or thoughtfully dividing for generational use.





A Generational Opportunity

Accakeek Farm is more than a property—it is a legacy landscape. Its scale, beauty, and serenity evoke a time when land was held, stewarded, and passed down through generations. Opportunities of this magnitude and character are increasingly rare.

For those seeking a place defined by quiet elegance, natural abundance, and enduring value, Accakeek Farm stands alone.

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