

# 4943 GRANDY ROAD

**BRODNAX, VIRGINIA**



See Grandy Rd

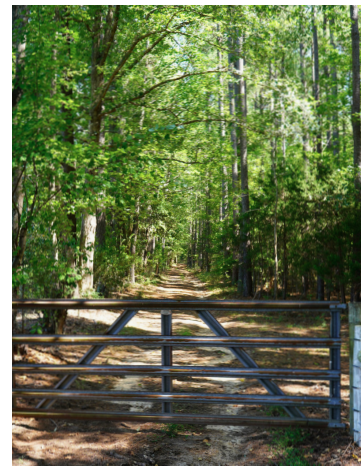
## FARM OF DREAMS

**FARMHOUSE ON 326+/- ACRES OF FOREST, PASTURE, PONDS, & POSSIBILITY**

Set among the gently rolling countryside of Brunswick Co, this exceptional working farm offers scale & versatility, with 326+/- acres tucked ~0.2 miles off Grandy Rd. The c.1930 Southern farmhouse was thoughtfully remodeled in 2002 & features 2,288+/- sq ft, 3 beds, 2 baths, 10' main floor ceilings, heart pine floors, a grand central hall, kitchen w/ breakfast nook, formal dining room, office, 2 fireplaces, vaulted primary bedroom, Jack & Jill bath, sizable mudroom, & multi-car garage. Covered porches overlook the farm, ponds & distant trees. Approx 130+/- acres are fenced pasture & hay fields, with miles of fencing, numerous gates for rotational grazing, established dirt roads & trails, multiple waterers supplied by a central well pump & solar panels w/ remotes for perimeter fencing. 4 ponds provide fishing opportunities for bass, bream, crappie, & catfish, including bass reaching ~5 lbs., while Briery Branch snakes along the western boundary.

- ✓ 4 PRIVATE PONDS
- ✓ 3 BD/2 BA FARMHOUSE
- ✓ ADD'L HOME
- ✓ BARNs & OUTBUILDINGS
- ✓ FENCED PASTURE

[tinyurl.com/MOPVA-Grandy](https://tinyurl.com/MOPVA-Grandy)



Ample wildlife includes whitetail deer, turkey, black bear, ducks, & geese, w/ potential quail habitat in the open savannah. Mature timber includes ancient oaks, pecans, planted pine, sycamore, poplar, & cedar. Multiple barns & outbuildings support ag & recreational uses, including a second dwelling, wired workshop, storage building, cookhouse/prep building w/ washer/dryer, full bath, & covered porch, Quonset hut, & sizable barn. Potential uses for the property include cattle operations, hay, timber harvest, hunting leases, ag tenants, recreation, a multigenerational family compound, or intentional homestead. Farm equip & approx 70 head of cattle (+a bull) are also available for purchase. ~5 min to I-85, <20 min to South Hill, ~30 min to LKG via Pea Hill Boat Ramp or Eaton's Ferry Marina, & ~35 min to Emporia/I-95.

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