



MOSSY OAK[®]
PROPERTIES
LAND AND LUXURY
America's Land Specialist

1361 MARKHAM ROAD

PROPERTY & PERSONAL PROPERTY INVENTORY

19 +/-
ACRES

1,900+
SQ. FEET

3 Bed / 1 Bath
RESIDENCE

1,750+ FT
GEORGES CREEK



PROPERTY OVERVIEW

- 19 +/- acres featuring scenic rolling terrain
- 1900+ sq. ft. country residence
- 3 Bedrooms / 1 Bathroom
- Working cattle operation
- 1,750+ feet of frontage on Georges Creek
- Hardwoods with plentiful wildlife & trails
- Designated garden space & fenced-in yard
- Newer outdoor living/patio space with furniture
- Hot tub included
- Close to amenities in Gretna, Lynchburg, Danville, and Smith Mountain Lake

CATTLE OPERATION & FENCING

- 6-strand barbed-wire fencing
- 3 separate paddocks
- 2 automatic waterers
- Corral setup
- Cattle handling equipment, including scales
- Hay feeder & hay rings
- Chicken coop





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EQUIPMENT, MACHINERY & HOME IMPROVEMENTS



TRACTOR, FARM & MACHINERY EQUIPMENT

2024 John Deere 5060 Cab Tractor

Bush Hog

Drag

Bucket

Spreader

Seeder

Hay Spear

Hay Unroller

Generator

Wood Splitter

Forks

3-Bottom Plows

Box Blade

Air Compressor

Diesel Fuel Tank

Tools

TRAILERS & OUTDOOR VEHICLES

- Stock trailer — bumper-pull
- 2 lawn mowers
- John Deere Gator

HOME IMPROVEMENTS & UTILITIES

- Updated roof, HVAC, and windows
- Updated bathroom & laundry room
- Upstairs bedrooms with fresh paint
- House wired for generator connection to tractor
- Two wells (Home and Agriculture)
- Workshop/guest space building with electric

APPLIANCES & PERSONAL PROPERTY CONVEYANCE:

Appliances convey with the property. Most furniture and decor will convey upon purchase, providing a complete turnkey rural residence and active farm setup.