

**Address:** 17451 Richmond Turnpike Milford, VA 22514



**Rick Tetterton**

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**Acreage:** 21.73

**Price:** \$750,000

**County:** Caroline

**MOPLS ID:** 31801

**GPS Location:** 38.017569 X -77.33737200000002

Tremendous opportunity to own both a residence and a business.

Tremendous opportunity to own both a residence and a business. This is a Christmas Tree farm and has been in business at this location since 2000. Sale includes House with garage, three bay workshop, Workers Apartment, additional garage, and workshop combo, various storage sheds, 8000-10000 trees in various stages, Greenhouse (New Cover to Be Installed), Chemicals on hand and some equipment is negotiable. Seller will give one year of consulting to the new owner as part of the sale and will be available to teach this business.

At the southern edge of the county, The Meadow, a farm originally established in 1810, became a premier facility for breeding, raising and training Thoroughbred race horses. In 1972, Riva Ridge, raised at The Meadow, won the Kentucky Derby and the Belmont Stakes, two of the three events of the Triple Crown. The following year, Secretariat, born at The Meadow, won the famous Triple Crown for the Chenery family's Meadow Stable.

In 2003, The State Fair of Virginia purchased Meadow Farm for development as a new site for the annual Virginia State Fair. Long held at locations in the capital of Richmond and Henrico County, the fair was increasingly squeezed out by expanding development around it and the growth of the event. Most recently, it was held at Strawberry Hill in central Henrico County, at the facility which became the Richmond International Raceway. Beginning in September 2009, the annual Virginia State Fair has been held at the new Meadow Event Park in Caroline County.[6] The annual Meadow Celtic Games and Festival (formerly Richmond Celtic Games and Festival) will also be held at the new facility.[7]

In 2009 the National Civic League presented Caroline County with one of ten annual All-America City Awards.[8] ( [https://en.wikipedia.org/wiki/Caroline\\_County,\\_Virginia](https://en.wikipedia.org/wiki/Caroline_County,_Virginia) )

For more information on this and other Land For Sale in Caroline County VA, contact Rick Tetterton at 804-536-7126, by email at [rtetterton@mossyoakproperties.com](mailto:rtetterton@mossyoakproperties.com), or visit [mopva.com](http://mopva.com).