



REAL Estates: Historic Hickory Tree Farm

Hickory Tree Farm is one of the finest equestrian properties in the Virginia Hunt Country, located on 302 acres with a rich and enviable history just a half mile from Middleburg.

Through the years, Hickory Tree has been home to several famous thoroughbreds including; Devil's Bag, who was syndicated in 1983 for \$36 million, the highest price for a two-year-old in racing history, and Hagley, a member of the Virginia Equine Hall of Fame. One of the original owners of this farm was William Ziegler, Jr., the heir to the Royal Baking Powder fortune and an accomplished horseman.

Hickory Tree offers extensive horse facilities for all equestrian pursuits and is in the heart of Orange County Hunt territory. It's also in the Burrland Farm Historic District on the Virginia Landmarks Register. The property offers an ideal location and is protected by a Virginia Outdoor



The training track

Foundation Conservation easement and surrounded by large neighboring farms.

The circa 1889 main residence has four spacious finished levels and has been completely and exceptionally updated. This includes a living room, dining room, library, seasonal porches, family, media, and game rooms as well as four bedrooms, including lovely master suite, three full and three additional half baths. A gourmet kitchen with marble counter tops has high-end appliances of an Aga range, Subzero refrigerator and Wolf Warming drawer.

There is a detached three car garage, partially finished two-bedroom guest house with rough-in for two baths and express kitchen. Add to this a heated saltwater pool with slate and grass decking, gardens and garden house and a stocked pond.

Equestrian facilities include: five barns, four in the Georgian style, and were designed by architect William Lawrence Bottomley. All barns have one or more tack rooms and feed rooms. A Belmont-style training barn has an indoor exercise area. A ¾ mile/six furlong outdoor training track has well-maintained sand footing with a six-stall starting gate. There are 20-plus paddocks and five large fields with four-board black fencing for turnout and Nelson frost-free automatic waters in most paddocks and all fields.

There are five tenant houses, one with three apartment units. Also of note:

Historic Burrland Hall--a structure preserved and relocated from Middleburg to Hickory Tree in 1972 by a local preservationist. It has two great rooms, a bath and caterer's kitchen; an office with



The front entrance at the main house

three rooms/ one bath and kitchen area; equipment sheds with 12 bays plus machine shop; storage building – heated, 10-foot ceilings with concrete floor. Five wells service the property and there's an underground fire system with direct lines from hydrants to the pump house. All power lines are underground.

The property is offered at \$8.95 million by Kathryn Harrell and Lynn Wiley of Washington Fine Properties in Middleburg.

Washington Fine Properties

204 East Washington St.
Middleburg, VA 20118
www.wfp.com

Kathryn.harrell@wfp.com • 703 216 1118
Lynnwiley728@gmail.com • 540 454 1527



The library at Hickory Tree, above.

Left, the main house complex from above



The main house has been recently updated and expanded. The kitchen in the main house, above, includes an Aga stove



Burrland Hall, above, was once known as Confederate Hall.

An aerial view of the fields and paddocks