Many Multi-Million Dollar Central Virginia Farms Remain on the Market For Over a Year

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"Most Central Virginia farms sell within a month or two," says Toby Beavers, a Central Virginia farm realtor since 2003. "Farms over $3 million can take up to a year to sell. If this was Loudoun County it would be a different story. They'd be sold in a month as the Northern Virginia farms market is totally different due to its proximity to Washington D.C," added Beavers.

There are currently 19 Central Virginia farms actively listed for sale in the Charlottesville Area Association of Realtors (CAAR) MLS. The high is $19,000,000, the low is $1,250,000, and the median is $3,500,000. The exquisite $19,000,000 Albemarle County estate has been listed on the CAAR MLS for 1043 days.

"I find this amazing," says Beavers. "Thomas Jefferson was involved in the building of this home. But $19 million is not cheap!" Another Central Virginia farm listed on the CAAR MLS for $7,500,000 in Albemarle County has been languishing for 1708 days.

"Central Virginia farm prices have skyrocketed since 2003 when I began as a buyers agent for Central Virginia farms. At that time, the most expensive farm in the CAAR MLS was $2 million dollars. Then the boom in 2004-2008 came and prices went much higher, especially when Patricia Kluge put her exquisite Albemarle House on the market for a whopping $100,000,000 in late 2008." (Albemarle House & Kluge Vineyard was eventually repossessed by Bank of America and sold to Donald Trump for $6.5M). "Maybe in another 10 years we can expect to see more double-digit million-dollar farms but not today," says Beavers.

"The big players like it around Middleburg. Even though Central Virginia is just as scenic as Loudoun County (Middleburg is in Loudoun County). Waiting 1700 days for your farm to sell can be very disheartening, Patience is a virtue in the Farms & Estate business. I can go a year without selling a Central Virginia farm. You have to really love what you do," adds Beavers.

"Central Virginia is still very untouched and there's no traffic or large cookie-cutter subdivisions polluting the bucolic, rolling countryside. Fox hunting is still a major sport and organic farms are growing at a rapid speed. I love it here and you will too," laughs Beavers.

Toby Beavers has been a Charlottesville realtor since 2003. Toby specializes in Charlottesville luxury homes, Charlottesville luxury condos, and Charlottesville luxury townhomes. Toby spent the first 10 years selling Charlottesville historic homes and farms. His biggest joy was representing the buyer on Zachary Taylors' birthplace in Orange, Va. Zachary Taylor of Tippy Canoe and Tyler Too fame was the 12 the President of the United States. Toby has sold over 100 Charlottesville homes and is one of very few Charlottesville realtors with all Five Star Reviews on Google. For more information about Central Virginia Farms contact Toby Beavers at (434) 327-2999 or visit www.CentralVirginiaFarms.org

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Toby Beavers Realtor

Charlottesville real estate agent, Toby Beavers, announced the official launch of his new website. The new website's design layout and functionality will greatly enhance the users' experience.

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