

\$824,900 - 13506 Tear James Trl, AMISSVILLE

MLS® #VACU2011060

\$824,900

3 Bedroom, 2.00 Bathroom, 1,630 sqft

Residential on 20.00 Acres

NONE AVAILABLE, AMISSVILLE, VA

PRICE

IMPROVEMENT!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! You can have it all or less.....Potential for future divisions subject to Culpeper County Zoning. This 1848 Farm House has been completely remodeled. It has an updated kitchen with quartz countertops, stainless steel appliances, gorgeous full bath with standing tub and large glass shower, radiant heat floors in bathroom and Sunroom/Family Room. All new windows. There are so many upgrades with the continued feel and charm of the "Farmhouse" with its original hardwood floors and exposed beam in-between the Sunroom/Family Room and Living Room with wood stove. The wrap around deck is incredible and a must see...The deck is built for entertaining with a custom gazebo, pergola with built-in seating. It boasts over 1500 ft. of open deck underneath a concrete pad with a wood-burning stove. This is a fantastic area for an outside kitchen. Overlooking the deck is an area potentially that can be used for a riding ring.. There is a chicken coop and another out building suitable for a run in shed/ barn for horses, goats, sheep etc... An abundant stream runs in the back of the 20 acres. There is some board fencing in place with gates. Sellers will build more fencing for paddocks or boundaries etc. for this price if requested. This could be an ideal equestrian property or cattle, small or large. Airbnb or venue. Potential for growing organically. No chemicals have been on any of these fields. Great proximity to Rappahannock,



Culpeper & Warrenton. Views and solace are extraordinary. There is more acreage available upon request. Please reach out with interest and pricing. This is part of a 156 acre Farm. This is being offered with 20 acres. It could be sold with more or less acreage. Sellers are completely open to what would suit your needs. Listed with 10 acres VACU2011060

Built in 1848

Essential Information

MLS® #	VACU2011060
Price	\$824,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,630
Acres	20.00
Year Built	1848
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk, Traditional
Status	Active

Community Information

Address	13506 Tear James Trl
Subdivision	NONE AVAILABLE
City	AMISSVILLE
County	CULPEPER-VA
State	VA
Zip Code	20106

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, CeilngFan(s), Crown Molding, Exposed Beams, Wd Stove Insrt, Upgraded Countertops, Wine Storage
View	Creek/Stream, Panoramic, Pasture, Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
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Heating	Heat Pump(s), Other
Cooling	Central A/C, Ductless/Mini-Split
Has Basement	Yes
Basement	Outside Entrance, Partial, Shelving, Other
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Exterior Features	Flood Lights, Outbuilding Apartment, Other, Board Fence, Woven Wire Fence
Lot Description	Additional Lot(s), Backs to Trees, Cleared, Open, Rural, Secluded
Windows	Double Pane, Energy Efficient, Replacement
Roof	Metal
Foundation	Concrete Perimeter, Stone

School Information

District	CULPEPER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 7th, 2025
Days on Market	77
Zoning	A1

Listing Details

Listing Office	Montague, Miller & Company
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Listing information last updated on October 22nd, 2025 at 2:00am EDT