

\$7,900,000 - 40332 Courtland Farm Ln, ALDIE

MLS® #VALO2104636

\$7,900,000

3 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 100.00 Acres

COURTLAND RURAL VILLAGE, ALDIE, VA

Rarely does a property of this caliber become available to the open market. This exceptional 100-acre equestrian estate offers a true once-in-a-generation opportunity—combining a fully equipped equestrian facility with a premier location in the heart of Loudoun County.

Situated along the scenic Route 15 corridor just south of Leesburg, the property enjoys panoramic views of the Blue Ridge Mountains to the west and extensive frontage on Goose Creek to the east. The setting is not only visually stunning, but also ideally suited for an equestrian operation seeking both functionality and prestige.

The land is fully fenced and thoughtfully organized with numerous paddocks and fields, offering the scale and flexibility needed for high-volume equine use. Facilities include four barns with a total of 80 stalls, two outdoor arenas with professional lighting and well-maintained footing, and a recently constructed indoor arena that is also fully lit and features excellent footing. A dedicated office space provides an ideal setting for staff or client meetings, enhancing the property's functionality as a fully operational business. Adding to its appeal, the property includes a historic 4-bedroom, 1.5-bath stone home—an ideal manager's cottage that blends character with practicality. Beyond its equestrian focus, the land is also well suited for a variety of agricultural and Agri-Business ventures.



Perfectly positioned at the center of Loudoun County’s equestrian community, this turnkey property offers unmatched access, natural beauty, and operational capacity. Protected from subdivision, it represents a rare and enduring investment opportunity.

Built in 1932

Essential Information

MLS® #	VALO2104636
Price	\$7,900,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	100.00
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active

Community Information

Address	40332 Courtland Farm Ln
Subdivision	COURTLAND RURAL VILLAGE
City	ALDIE
County	LOUDOUN-VA
State	VA
Zip Code	20105

Amenities

Utilities	Water Available
View	Mountain, Pasture

Interior

Heating	Heat Pump(s)
Cooling	Central A/C, Heat Pump(s)
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stucco
Exterior Features	Board Fence
Lot Description	Partly Wooded, Stream/creek, Open, Private
Foundation	Permanent

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	ARCOLA
Middle	MERCER
High	INDEPENDENCE

Additional Information

Date Listed	August 19th, 2025
Days on Market	62
Zoning	PDRV

Listing Details

Listing Office	Washington Fine Properties, LLC
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