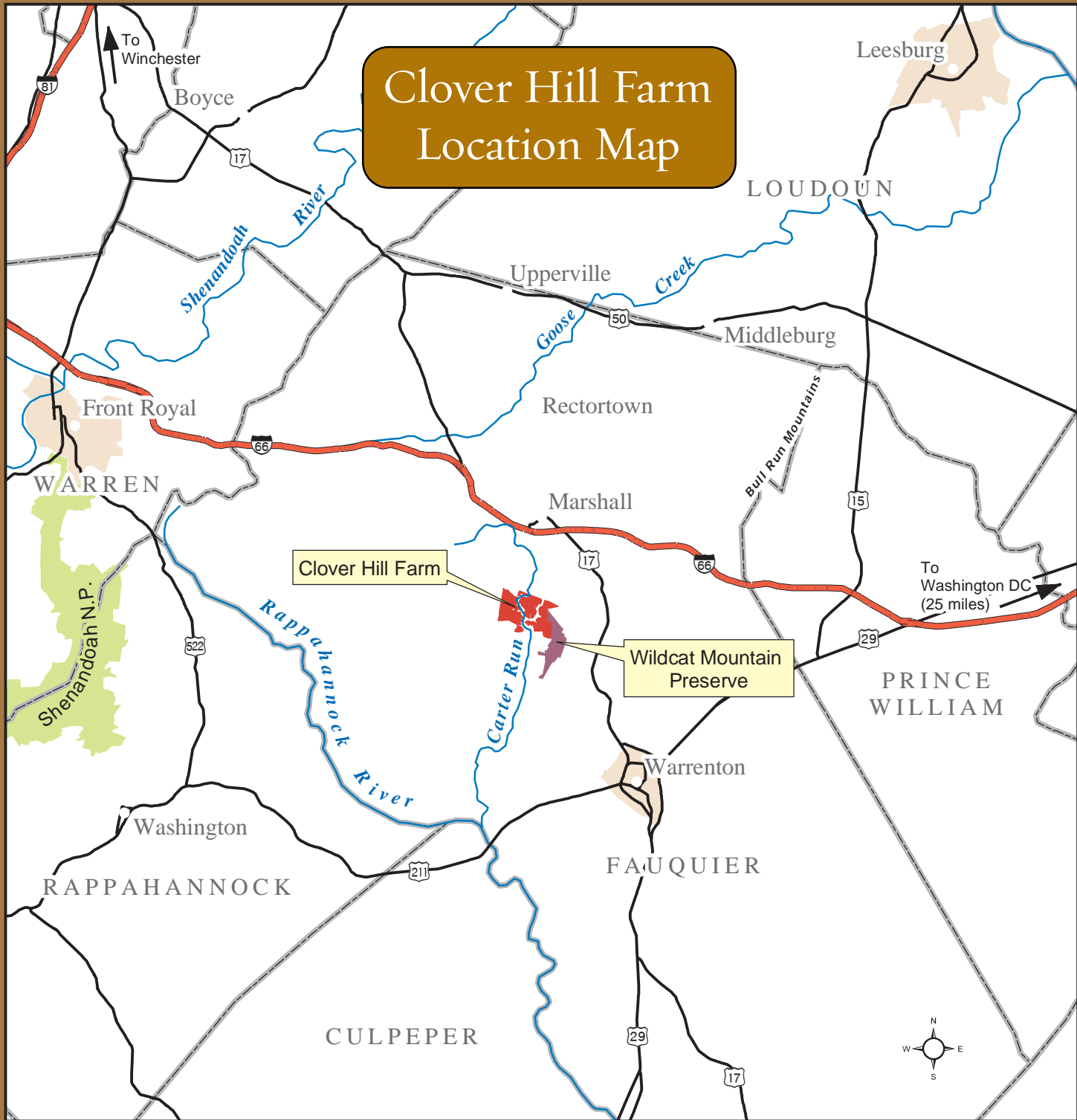




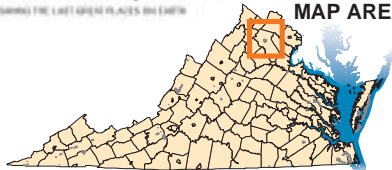
Clover Hill Farm © Anne Douglas Atherton

- ◆ Clover Hill Farm is located in northern Fauquier County, Virginia, about three miles south of Interstate 66 and roughly 50 miles from downtown Washington, DC. The property is adjacent to Wildcat Mountain Natural Area, The Nature Conservancy's first preserve in Virginia. The Arundel family donated the property to the Conservancy in the 1960s.
- ◆ Prior to this agreement, the 1,193-acre Clover Hill Farm had been subdivided into 117 lots in 1972. Under the land protection agreement, the number of houses that can be built on the property has been reduced from 117 to 10—a 91 percent reduction.
- ◆ The Conservancy's land protection agreement with Clover Hill Properties, N.V. imposes stringent limits on what the landowners are allowed to do with the land. Eight of the remaining homesites are limited to a footprint of 20,000 square feet, including the house and all other buildings. The other two homesites permitted under the agreement must be on lots 15 acres or smaller, which prevents further fragmentation of the farm, and cannot have a footprint greater than 10,000 square feet. The Nature Conservancy must approve the location of the homesites to ensure they do not negatively impact the ecologically sensitive areas of the property. The agreement includes a forest management provision that requires the landowner to produce a sustainable forestry plan before removing any timber from the property. That plan must be approved by the Conservancy.
- ◆ Two major tributaries of the Rappahannock River—Carter's Run and Horner Run—meander through the property. Clover Hill Farm is in the heart of a 16,500-acre forest identified by the Conservancy as one of the best remaining examples of a thriving hardwood forest in the Piedmont of Virginia.
- ◆ The Rappahannock River watershed has been identified by The Nature Conservancy as one of the five best remaining examples of freshwater habitat in the Piedmont of Virginia. Further, protection of Clover Hill helps meet Virginia's goal of protecting land from development in the Chesapeake Bay watershed.
- ◆ The area where Clover Hill Farm is located was originally settled by the Sioux (Fauquier Aborigines), who burned large sections of forest to produce grassland, and was mapped by Captain John Smith in 1608. General George Washington's nephew moved to the adjacent farm, Waveland, after selling Mount Vernon.
- ◆ Clover Hill Farm was used as a "safe house" by "Fauquier Desperado" Nick Carter. He rode with Colonel John Mosby as an outlaw scout and after the war committed a number of outrages and had a \$5,000 dead or alive price put on his head by the Yankees.

Clover Hill Farm Location Map



MAP AREA



- City or Town
- County Boundary
- Interstate
- US Highway
- River

