

165 Acre Farm near Liberty Univ.

1139 SUNNYMEADE RD
RUSTBURG, VA 24588

FOR SALE



**COLDWELL
BANKER
COMMERCIAL**

READ & CO., REALTORS®



165 Acre Farm

4 Miles from Liberty University & US-460 Interchange



Excellent Road Frontage



110 Acres of Open Land



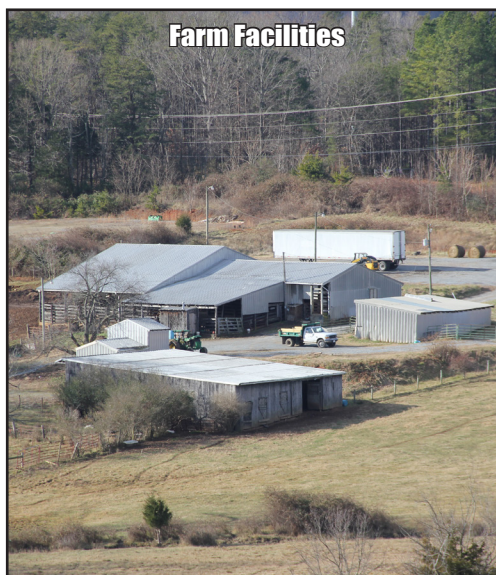
1 Acre of Gravel Parking



Partially Wooded

Great location on Sunnymeade Rd across from the Liberty University Campus Farm

- 110 acres of open land with the majority in fenced and cross-fenced pastures for cattle
- Balance in hardwoods perfect for a private home site or hunting and recreation
- 2,134' road frontage (1,052' open + 1,082' wooded)
- Cattle handling facility (approx. 100 head)
- Horse stable with hay storage
- Riding ring
- Approx. 1 acre of gravel parking suitable for semi trucks, trailers, equipment, vehicles, etc
- Just 4 miles to Liberty University and the US-460 interchange, 5 miles to Lynchburg Regional Airport, 5 miles to River Ridge Mall, and 8 miles to Rustburg
- Ideal for farm, estate, recreation, or development



Farm Facilities

BUILDINGS

- | | |
|-------------------|---------------|
| • Cattle Facility | 7,700± sq.ft. |
| • Stable | 3,300± sq.ft. |
| • Equip. Shed | 1,300± sq.ft. |
| • Tool Shed | 500± sq.ft. |
| • Hay Barn | 850± sq.ft. |

PREVIEWS

By appointment. Call agent.

DIRECTIONS

- From Lynchburg / Liberty University, take Candler's Mountain Rd 3mi to RIGHT on Sunnymeade Rd. Half mile to property on left.
- From Rustburg, 501N 4mi to LEFT on Sunnymeade Rd. 3.5mi to property on left.

MLS # 303006

**Priced at
\$699,000**

For More Details Contact:

Mike Torrence

mike@trfauctions.com

(434) 660-5159

Micah Torrence

micah@trfauctions.com

(434) 610-3182

Coldwell Banker Commercial Read & Co., Realtors®

101 Annjo Court, Forest, VA 24551 • (434) 847-7741

TRFAuctions.com > For Sale

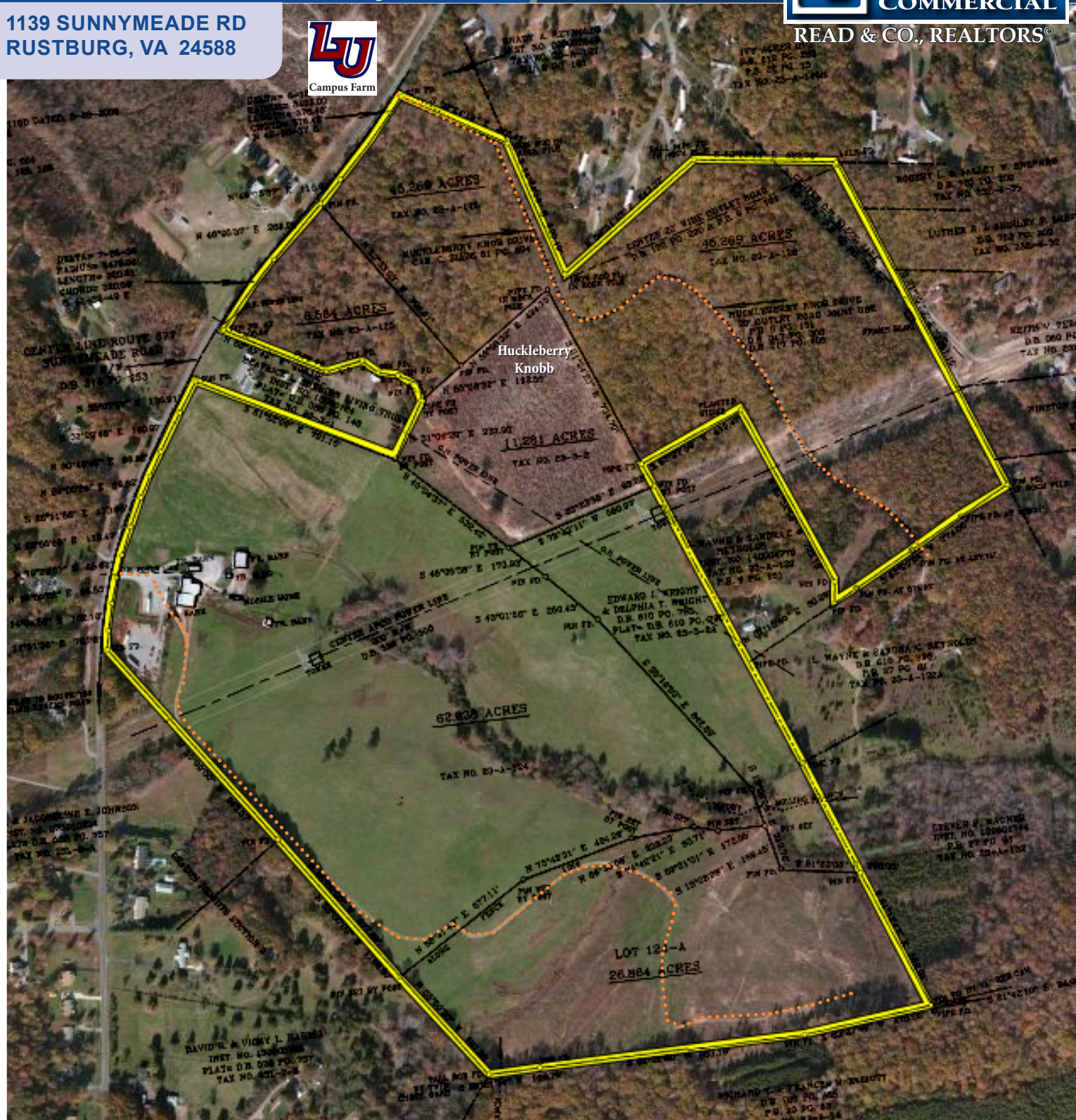
Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

165 Acre Farm near Liberty Univ.

1139 SUNNYMEADE RD
RUSTBURG, VA 24588



FOR SALE



For More Details Contact:

Mike Torrence mike@trfauctions.com (434) 660-5159
Micah Torrence micah@trfauctions.com (434) 610-3182

Coldwell Banker Commercial Read & Co., Realtors®
101 Annjo Court, Forest, VA 24551 • (434) 847-7741

TRF Auctions.com > For Sale

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.