

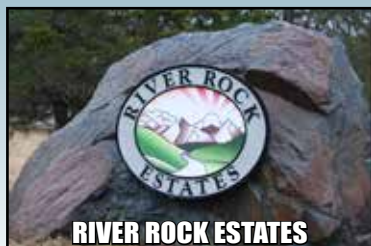
ABSOLUTE

AUCTION



Friday, Apr.17 at 12:30 PM

12 Acre Tract on the Buffalo River



RIVER ROCK ESTATES



LOT 1 - 12 ACRES



PATH TO RIVER

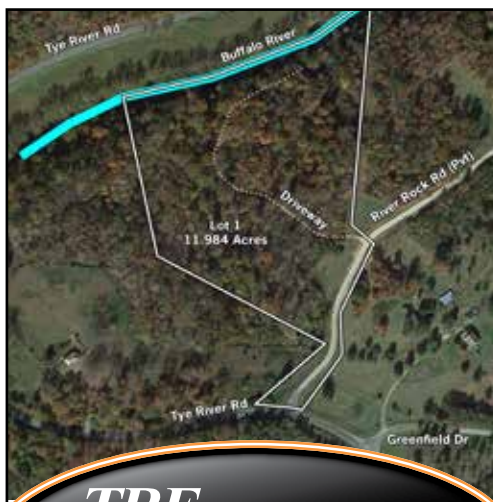


VIEW OF BUFFALO RIVER

111 RIVER ROCK RD • AMHERST, VA (NELSON CO.)

- Very scenic river front lot on the Buffalo River in Nelson County
- Perfect for your dream home or weekend getaway
- Lot 1 of River Rock Estates
- 11.984 wooded acres
- 800' of prime river frontage with a picnic spot on the bank and a large rock in the river for fishing, hanging out, or sunbathing
- 3 bedroom perc
- Driveway in place with path all the way to the river
- Underground power available
- Located on a private, gated road shared by 5 owners
- Nelson County tax parcel 91-3-1
- Bring your fishing poles, canoe, hammock, a favorite chair, some s'mores and relax away to the sound of flowing water
- Sells ABSOLUTE to the highest bidder!

Complete details at TRFAuctions.com



PREVIEWS

- Tuesday, Apr.7 from 4-6 PM
- Wednesday, Apr.15 from 12-2 PM
- Private viewing ok. Park at gate and view on foot.
- Day of sale beginning at 11:30 AM

DIRECTIONS

- From Richmond (~1.5hrs), US-60W 70mi to Gladstone. Cross James River and continue 5.5mi to RIGHT on Tye River Rd (657). 3mi on right.
- From Charlottesville (~45min), US-29S 25mi to Lovingsston. Cont. 13mi to LEFT on Tye River Rd (739). 3.5mi on left.
- From Amherst (~15min), US-60E 9mi to LEFT on Tye River Rd (657). 3mi on right.

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for form.

TERMS: 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium added to high bid to determine contract price. Complete terms online.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

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