

LAND AUCTION

Friday, April 25 at 12:30 PM



210 Acres on Turnip Creek



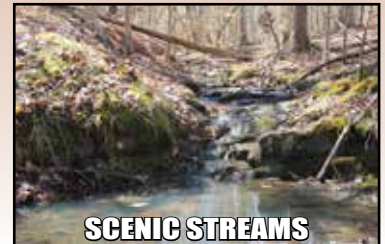
OVER ONE MILE OF ROAD FRONT



ROADS THROUGHOUT



NICELY WOODED AREAS



SCENIC STREAMS

3618 STAUNTON HILL RD • BROOKNEAL, VA

- 210.71 acres offered in 3 tracts and as a whole
- Tract 1: 109+/- acres in a mix of planted pine and nice hardwoods. Long road frontage with trails throughout plus scenic streams and frontage on Turnip Creek.
- Tract 2: 60+/- acres in a mix of hardwood and planted pine. Long road frontage plus interior trails and creek.
- Tract 3: 41+/- acres in a mix of planted pine and hardwood. Long road frontage plus trails and creek.
- Over one mile of road frontage
- Road frontage consists of about 28 acres of former fields that can easily be reclaimed
- Center of property features planted pine of various ages
- Rear of property features especially scenic areas of hardwoods with streams and a creek ... a must see.
- Turnip Creek at rear of property is a nice size shallow creek. The large sandy beach and remnants of a rock dam are proof of many hours of play and enjoyment.
- Located directly across from Staunton Hill, a large private estate listed on the National Register of Historic Places and a Virginia Landmark.



TURNIP CREEK

- Just 3mi from public boat landing on the Staunton River
- 7mi from Brookneal, 30mi from Lynchburg, 30mi from South Boston, 100mi from Richmond, 90mi from Durham NC, and 100mi from Greensboro NC

AGENT ON SITE

- Sunday, Apr.13 from 1-3 PM
- Tuesday, Apr.22 from 12-2 PM
- Day of sale beginning at 11:30 AM
- Self-guided previews ok anytime.

DIRECTIONS: From Brookneal, take Rt.40E approx. 1mi to RIGHT on Dog Creek Rd (600). 2mi and keep straight on Patrick Henry Rd (Rt.619). 4mi on the left.

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

REAL ESTATE TERMS: 10% deposit day of sale from high bidder by cash or check with ID. Balance due on or about 30 days. 5% buyer's premium added to high bid to determine final contract price. Complete terms and conditions available 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
(434) 847-7741

210 ACRES IN 3 TRACTS



MORE INFORMATION INCLUDING PLATS, AERIALS, PHOTOS, & MORE AT

www.TRFAuctions.com