

PRIME ESTATE AUCTION

Friday, August 9 at 12:30 PM



Cherrystone Farms 176 Acre Estate



6,388 Sq.Ft. Home



8 Acre Lake



Stable & Shop



View of Tract 2

1842 CHALK LEVEL RD › CHATHAM, VA

Cherrystone Farms is a beautiful country estate just one mile off US-29 in Chatham. It features 176 acres of scenic pasture land, fenced and cross-fenced, with an 8 acre lake as the centerpiece.

Offered in 2 tracts and as a whole.

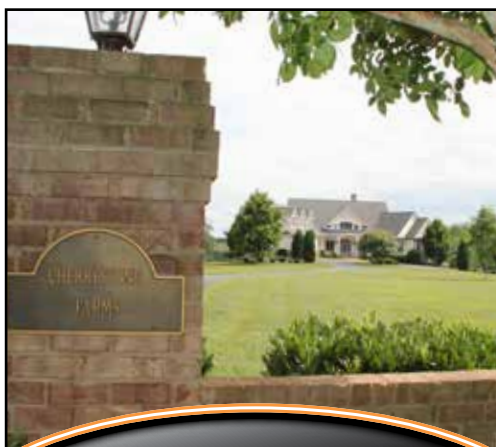
Tract 1: 30 Acres (sells with min. bid of \$600,000)

- 6,388 sq.ft., 5 bedroom, 4 full, 2 half bath home custom built for builder's personal residence. Details of the home are online or call for spec sheet with layout.
- Large patio with inground pool with hot tub
- Lake frontage features a gazebo with water & elec.

Tract 2: 146 Acres (SELLS ABSOLUTE)

- Fenced and cross fenced for cattle or horses
- Stable: 40' x 60', 5-stalls, office, bath, water/elec.
- Shop: 40' x 30', 3-bays (10'x12' doors), water/elec.
- Pole Barn: 60' x 30', metal exterior, gravel floor
- Hay Barn: 30' x 60', metal exterior
- Automatic watering system
- Beautiful lake frontage, stream, and pond

Details online at TRFAuctions.com



DIRECTIONS

US-29 to Chatham. Take the 2nd Chatham exit (Rt.685 - Chalk Level Rd). At end of exit ramp, turn LEFT on Chalk Level Rd. One mile to Cherrystone Farms on the right.

PREVIEW DATES

- Tuesday, July 23 from 4-6 PM
- Saturday, July 27 from 10 AM - 2 PM
- Sunday, Aug.4 from 12-2 PM
- Wednesday, Aug.7 from 12-2 PM
- Day of sale at 11:30 AM
- Private showings by appointment.

REAL ESTATE AGENTS: 2% Commission Available

A 2% commission will be paid at closing to any broker licensed in Virginia whose agent properly registers a successful buyer. Call or visit our website for agent form.

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.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

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Forest, VA 24551
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WWW.TRFAUCTIONS.COM

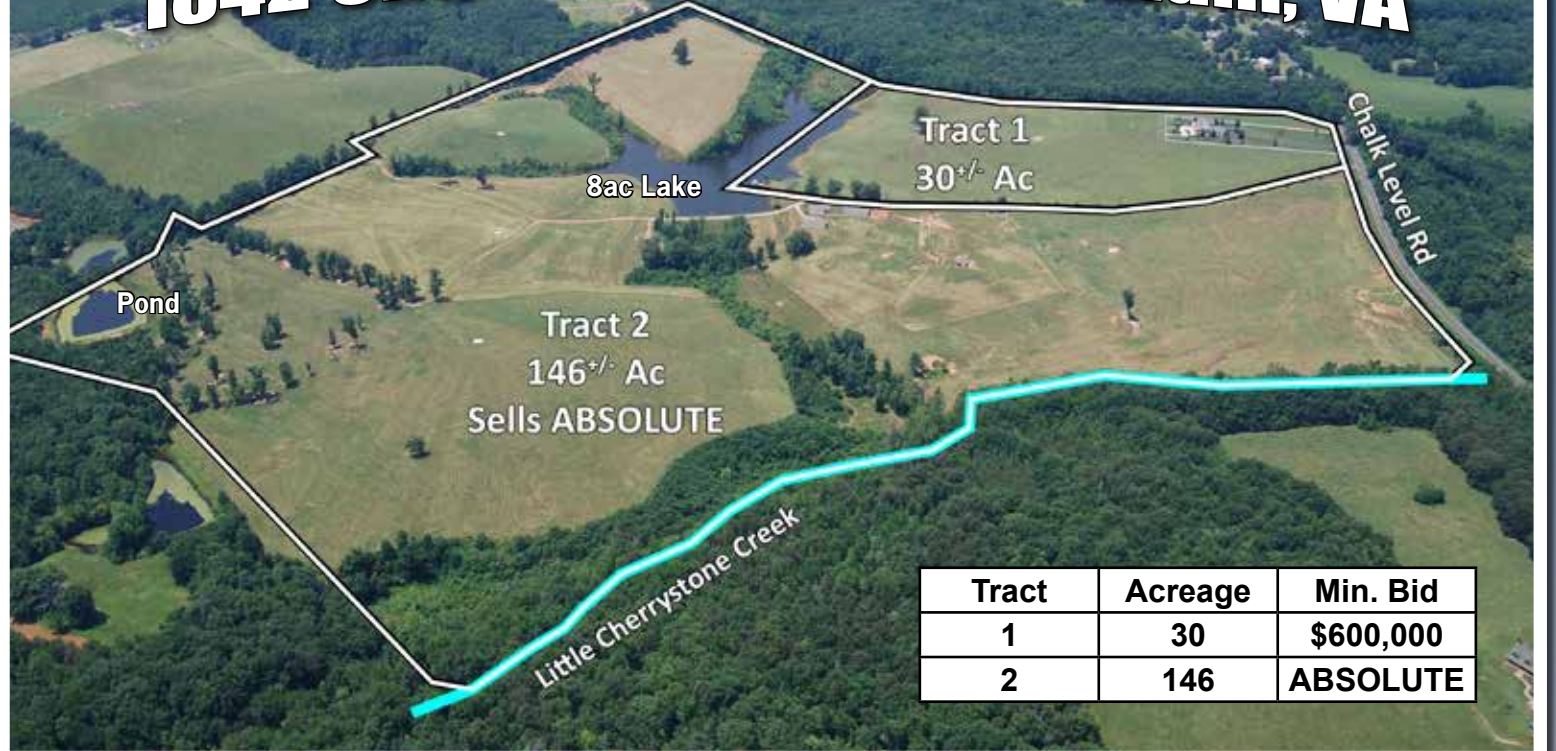
Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741

CHERRYSTONE FARMS

1842 Chalk Level Rd • Chatham, VA



Front of Home



Pool & Hot Tub



Terrace Level



Perfect for Horses



MORE INFORMATION INCLUDING PHOTO ALBUM, PLAT, FLOOR PLAN & MORE AT

www.TRFAuctions.com