

RIVERFRONT AUCTION

Friday, May 10 at 12:30 PM

Halifax Co.

Owner Financing Available

Ellis Creek

31.47 Acres

Staunton River

31 Acres on the Staunton River



Access from Coles Ferry



Majority in Crop Land



Staunton River



Ellis Creek

AUCTION SITE: BATTLEFIELD PARK • 1035 FORT HILL TRAIL, RANDOLPH, VA

- 31.47 acres
- Located in the Nathalie area of Halifax County
- Tax parcel 12335
- 1,937' of frontage on the Staunton River
- Long frontage on Ellis Creek
- Majority in open farm land
- Owner receives \$1700/yr rent on land
- Just 14 miles from Brookneal
- Accessed by mile long 20' deeded right-of-way off Coles Ferry Road
- Perfect for hunting, recreation, crops, or livestock

Plats, photos, and more at TRFAuctions.com

DIRECTIONS TO PROPERTY

From Halifax, N Main to Bethel Rd. LEFT on Howard P Anderson Rd. 9mi to RIGHT on Hunting Creek. 1mi to LEFT on Clarkton (626). 1mi to RIGHT on Coles Ferry. 4.5mi to LEFT into entrance road. 1mi to property.



AUCTION SITE

Staunton River Battlefield State Park
1035 Fort Hill Trail, Randolph, VA

Directions to Auction Site: From Halifax, US-360E to LEFT on Rt.92E (Clover Rd). 2 miles to LEFT on BlackWalnut (600). 3 miles to RIGHT on Fort Hill Trail (855) to park entrance on left.

PREVIEWS

- Tue, Apr.23 from 12-1 PM • Tue, Apr.30 from 12-1 PM
- Sun, May 5 from 1-4 • Day of sale 10:30-11:30AM

OWNER FINANCING AVAILABLE

- Call for details

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

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

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

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Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741