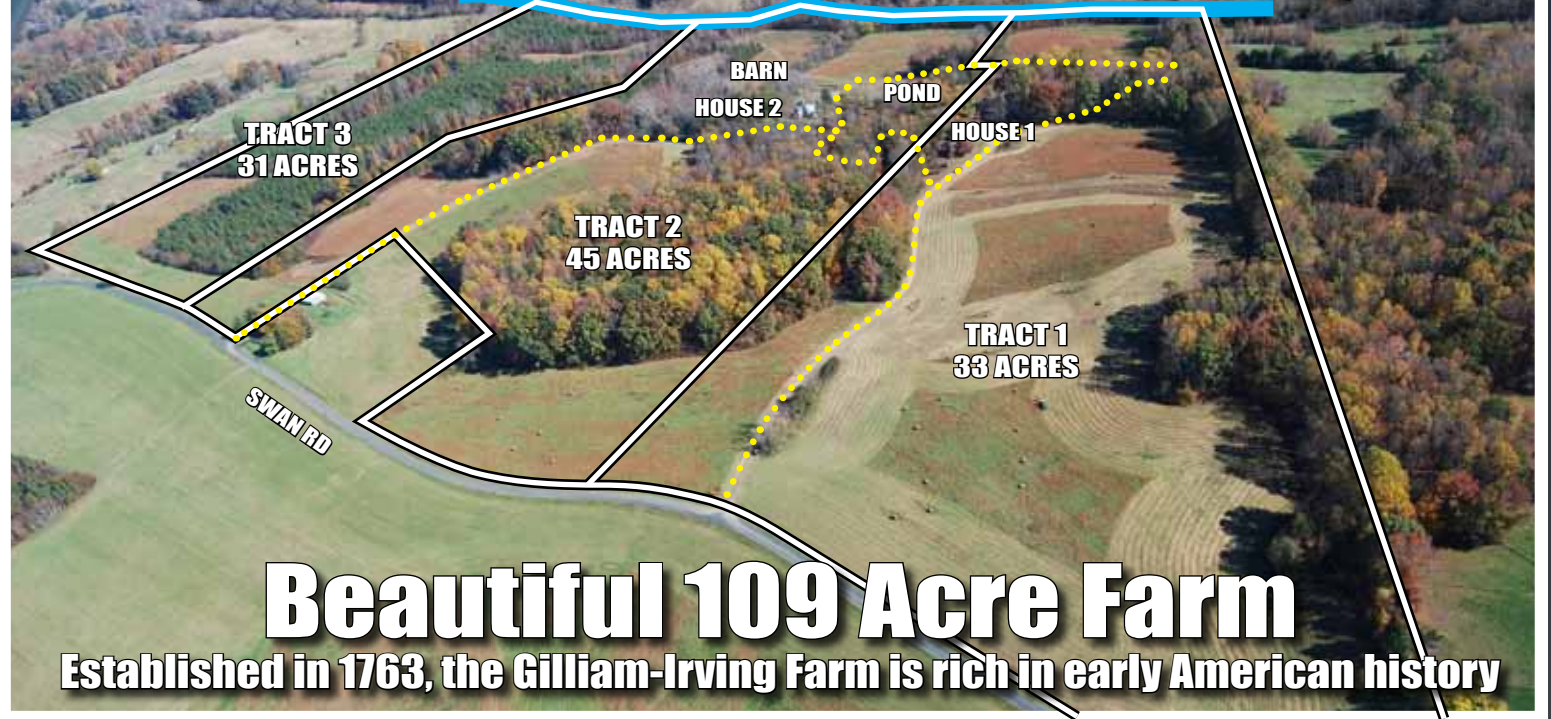


Real Estate Auction

Friday, December 2 at 12:30 PM



Beautiful 109 Acre Farm

Established in 1763, the Gilliam-Irving Farm is rich in early American history



LONG ROAD FRONTAGE



ORIGINAL HOME - TRACT 2



HOME ON TRACT 1



POND - TRACT 2

1780 SWAN RD ▸ PAMPLIN, VA (APPOMATTOX CO.)

THE GILLIAM-IRVING FARM

Take a step back in time as you explore this beautiful, long established farm. From long retired tools hanging on the wall of an old barn to scattered Civil War relics, you will discover traces of generations past. The original homeplace, nestled among the rolling hills, overlooks the pond and scenic countryside. This is truly a tranquil piece of early American history!

HIGHLIGHTS

- Beautiful 109 acre farm with approx. 50 acres of pasture, long road frontage, and gorgeous views of the surrounding Virginia countryside.
- Original home, built around the 1790's, has been lovingly restored and features 3 bedrooms, 2-1/2 baths, and an inviting English basement with stone fireplace.
- 2nd home, built shortly after the Civil War, has updated plumbing and electric.
- Several barns and outbuildings including one of the oldest standing tobacco barns in Virginia.
- Stocked pond and several streams



OFFERED IN 3 TRACTS OR AS A WHOLE

- Tract 1: 33 Acres +/- with home, long road frontage, creek frontage, paddock, and lots of open pasture.
- Tract 2: 45 Acres +/- with original homeplace with restored home, tobacco barn, pond, stream, creek frontage, several open pastures, and lots of outbuildings.
- Tract 3: 31 Acres +/- mostly wooded with open pastures in the front and rear and long creek frontage.

AGENTS ON SITE

- Sunday, Nov. 13 from 12-2 PM
- Sunday, Nov. 20 from 12-2 PM
- Tuesday, Nov. 29 from 3-5 PM
- Private showings by calling (434) 847-7741.

DIRECTIONS: From Appomattox, take US-460 East 9 miles toward Pamplin. Take the 2nd LEFT past the Pamplin Exxon onto Swan Rd (Rt.600). One mile to property on right. Note: There are 2 driveways.

TREAUCTIONS
Torrence, Read, & Forehand

VAAF501

2508 Langhorne Rd
Lynchburg, VA 24501
info@trfauctions.com

WWW.TREAUCTIONS.COM

For more information,
visit our website or call
(434) 847-7741



TRACT 2



ORIGINAL HOME - TRACT 2



HOME ON TRACT 1



ORIGINAL HOME - TRACT 2



HOME ON TRACT 1



CREEKSIDE BARN - TRACT 2



TOBACCO BARN - TRACT 2



TRACT 2



STREAM



TRACT 1



PADDOCK - TRACT 1



TRACT 3

BUILDING DESCRIPTIONS / HISTORY

The Gilliam-Irving farm is comprised of the original 109 acres King George granted to Philip Mathews in 1763. A fairly large landholder who lived nearby, Mathews sold the farm to his daughter and her husband, a Gilliam, in 1812 to prevent them from moving to Tennessee. Five generations lived on the farm, keeping it in the family until 2004.

The original home is a colonial style side-hall two-over-two with an English basement. It has a dry-laid rock foundation with hand-hewn post and beam construction. The mortise and tenon joints are held together with large chestnut pegs. The nails that were used are all hand-wrought roseheads. It features one of the largest stone fireplaces the National Registry historian had ever seen on a house its size. On the ground floor, the fireplace is flanked by two closets, an arrangement typical in houses of the colonial period. The closet doors and two of the master bedroom doors are original to the house, "cross and bible" style, with their original molding and finish.

The diagonally set stair spindles are unusual and have only been found in one other house, one of the James River plantations. All of the paneling and wainscot are original hand-hewn pine. One of the basement doors is also period, a hand-hewn plank door. It retains original wide plank pine floors in the upstairs bedrooms and the trunk room.

Around the turn of the twentieth century, it was given its late Victorian shed dormer and front porch. The first bathroom in Pamplin went in during the late 1920s.

The exact age of the house is unknown. It first shows up on the tax rolls after its sale to the daughter in 1812, but based on construction, it is believed by the architectural historian to be from the 1790s if not earlier.

The tenant house was built shortly after the Civil War and updated around 1900. It has two front doors so that it could house a family on one side and a hired man on the other. It is a simple two-over-two on rock piers with a kitchen addition. It makes a cozy little guest cottage.

One of the tobacco barns was built around 1812 and, according to the expert sent out by Poplar Forest, vies for the title of oldest standing tobacco barn in Virginia with two others. They studied its construction in order to copy one for Jefferson's Lynchburg home in the future.

The tiny log smokehouse is about the same age as the barn. It has very rare wooden hinges on the door.

The pond was built by the CCC during the depression. It is home to a legendary large-mouth bass, that has been hooked by many, landed by none. It is a lovely place to put the day's cares aside.

The entire farm has been nominated to the National Historic Register by the state. Some paperwork is all that is required for finalization.

TERMS: 10% deposit day of sale from high bidder by cash or check with ID. Balance due at closing on or about 30 days. 5% buyer's premium added to high bid to determine final contract price. Title guaranteed free and clear of all liens.

VIEW MORE PHOTOS OF THIS GREAT PROPERTY AT

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