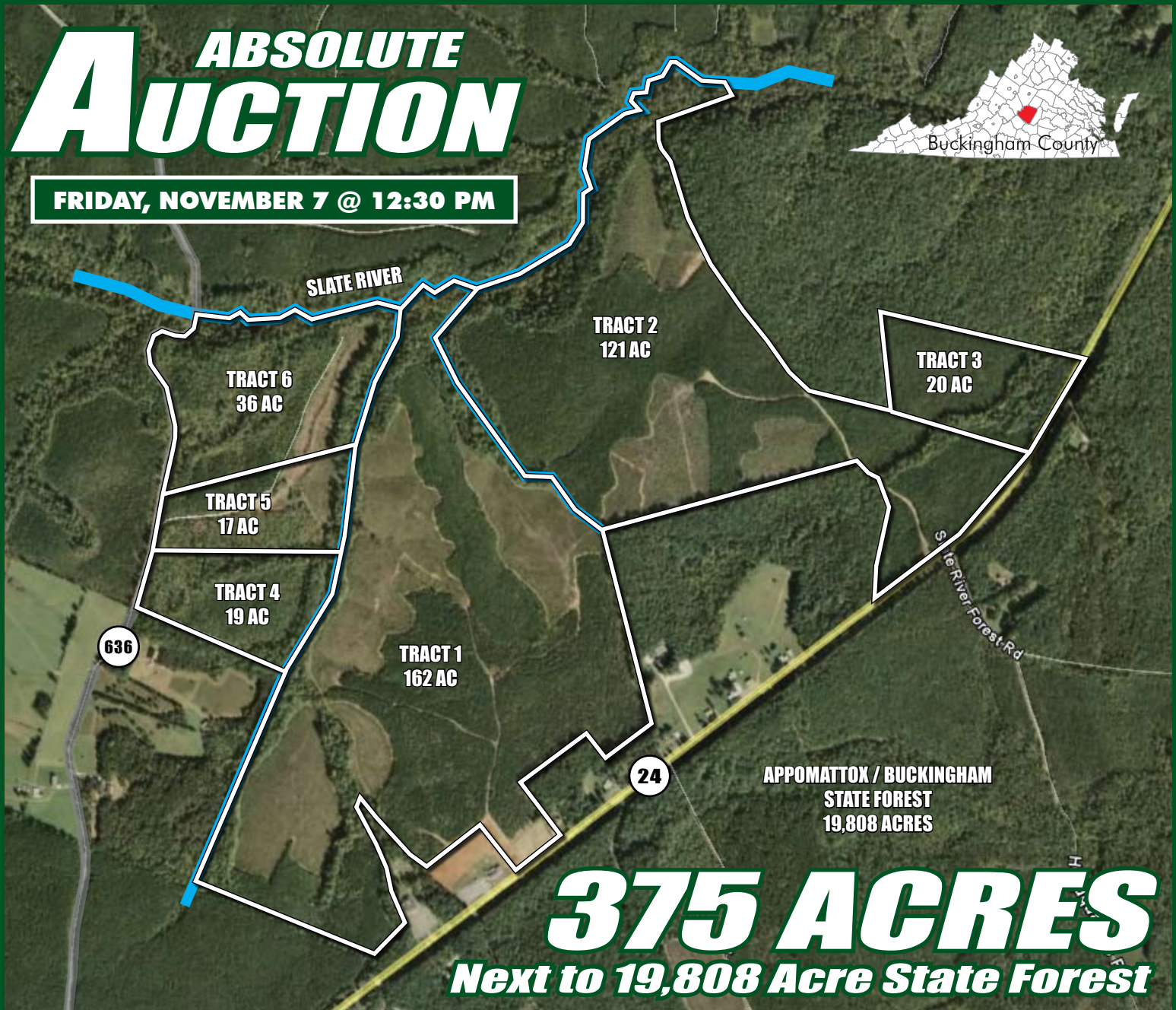


ABSOLUTE AUCTION

FRIDAY, NOVEMBER 7 @ 12:30 PM



RT.24 & RT.636 • TOGA, VA (BUCKINGHAM CO)

- 5,073' road frontage (.96 mile) including
 - 2,667' on Rt. 24
 - 2,406' on Rt. 636
- Mile (5,178') of frontage on the Slate River
- Multiple streams through property
- Majority of the property is wooded in managed timber (pine/hardwood) - excellent investment
- Very good road network through property
- Attractive building sites throughout
- Well known as one of the county's premier hunting tracts
- Across from the Appomattox / Buckingham State Forest with 19,808 acres, 2 lakes, miles of trails, camping, fishing, hunting, & much more.

Offered in 6 tracts and as a whole

- Tract 1: 162 acres with 400' of cleared frontage on Rt.24, great views, lots of trails, long creek frontage, and river frontage. Great large tract for an estate, farm, hunting, or recreation.
- Tract 2: 121 acres with 1,509' of frontage on Rt.24, lots of trails, creek frontage, long beautiful frontage on the Slate River, and very nice views. Great tract for large estate, hunting, or recreation.
- Tract 3: 20 acres with 758' of frontage on 24. Great residential tract with great building sites

- Tract 4: 19 acres with 410' of frontage on 636, trails, creek frontage, and nice building sites
- Tract 5: 17 acres with 400' of frontage on 636, trails, and creek frontage. Great building, recreational, or hunting tract.
- Tract 6: 36 acres with 1,596' of frontage on 636, beautiful frontage on the Slate River, great building sites, great hunting, and more.



VAAF501

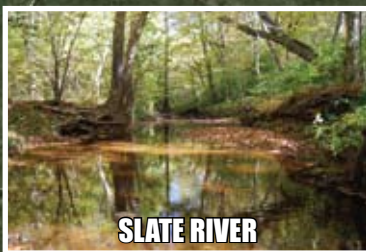
2508 Langhorne Rd
Lynchburg, VA 24501
info@trfauctions.com

www.trfauctions.com

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



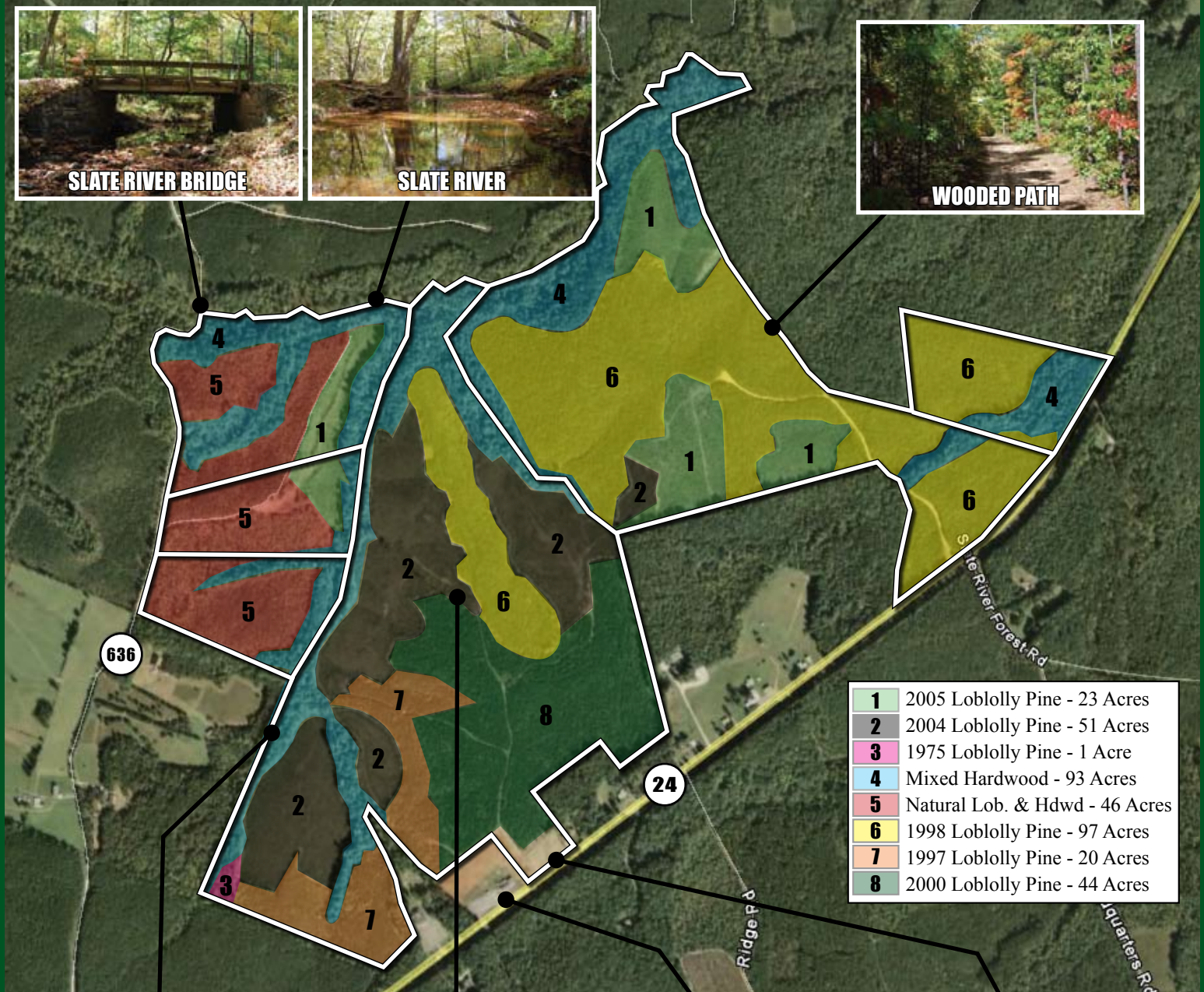
SLATE RIVER BRIDGE



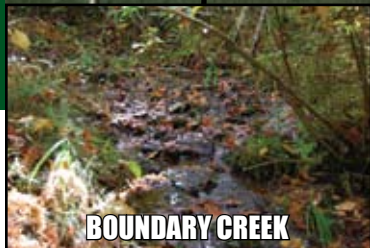
SLATE RIVER



WOODED PATH



1	2005 Loblolly Pine - 23 Acres
2	2004 Loblolly Pine - 51 Acres
3	1975 Loblolly Pine - 1 Acre
4	Mixed Hardwood - 93 Acres
5	Natural Lob. & Hdwd - 46 Acres
6	1998 Loblolly Pine - 97 Acres
7	1997 Loblolly Pine - 20 Acres
8	2000 Loblolly Pine - 44 Acres



BOUNDARY CREEK



BEAUTIFUL VIEWS



NEXT TO TOGA FIRE DEPT



CLEARED FRONTAGE ON RT.24

DIRECTIONS

- From Appomattox, Rt.24 North 12 miles to intersection of 24 & 636. Straight on 24 to property on left just past Toga Fire Dept. OR left on 636 to property on right (look for signs)
- From Farmville, Rt.15N 5 miles; left on Rt.636; 13 miles; right on 24; quarter mile on left.
- From Richmond, Rt.60 West 62 miles; LEFT on Rt.24; 6 miles on right.

AGENTS ON SITE

- Thursday, Oct.30 from 4-6 pm
- Tuesday, Nov.4 from 12-2 pm
- Drive by inspections encouraged any time.
- Please call for private showing.

TERMS

10% deposit day of sale by cash or check. Balance at closing on or about 30 days. 5% buyer's premium added to high bid to determine final sales price.



1998 LOBLOLLY PINES

MORE INFORMATION ON ALL UPCOMING AUCTIONS INCLUDING PHOTOS, PLATS, & MORE AT

www.trfauctions.com