

ABSOLUTE AUCTION

FRIDAY, OCTOBER 24 @ 12:30 PM



Whispering Ridge Farm



BARNMASTER BARN



DECK OVERLOOKS POND



150 X 350 ARENA



26 ACRES - 3 PASTURES

1059 SCOTTS BOTTOM RD • DILLWYN • VA (BUCKINGHAM COUNTY)

26 Acre Horse Farm

This gorgeous horse farm features a great home with wonderful horse facilities, mountain views, pond, and several additional outbuildings. Great opportunity to own your dream home conveniently located an hour from Richmond, Charlottesville, and Lynchburg, and less than 30 minutes from Farmville!!

- (3) pastures of 5 acres, 5 acres, and 10 acres
- Numerous riding trails adjacent to property plus 3 state parks with trail riding within 30 minutes.
- Located only 3 miles from internationally known horse trainer

5 Bedroom Home

- 2926 sq.ft. Cape Cod style home built in 1998
- 5 bedrooms (3 upstairs, 2 in basement)
- 2-1/2 baths incl. master bath w/ whirlpool tub
- 2-zone heat pump (new 13 SEER rating)
- Large wrap around front porch with vinyl railing, porch swing, and great views of the property
- Large wrap around rear deck with expanded 20'x18' entertaining area
- Nice master suite with private bath, jetted tub, and built-in vanity

- Huge kitchen features cherry stained Aspen cabinetry, center cook island with raised breakfast bar, Jenn-Aire flat top range, double ovens, dishwasher, custom plate rack, glass rack, and wine rack, pantry, and more. Great for entertaining with easy access to dining room and entertaining area of deck.
- Spacious living room and family room with bay windows and 9' ceilings. The family room features a gas log fireplace
- Full finished basement with large den featuring a gas log fireplace plus 2 additional bedrooms (one is ideal for workout room), and laundry room



VAAF501

2508 Langhorne Rd
Lynchburg, VA 24501
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www.trfauctions.com

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



MORE PHOTOS ONLINE!!!

Room Sizes

Level 1

Kitchen: 27' x 12' Dining: 10' x 12'
Family: 13' x 15' Living: 13' x 15'
Foyer: 11' x 15'

Level 2

Master BR: 14' x 14' Mstr Bath: 14' x 9'
Bedroom 2: 13' x 11' Bedroom 3: 12' x 12'

Basement

Den: 19' x 14' Bedroom 4: 29' x 11'
Bedroom 5: 12' x 14' Laundry: 6' x 11'

Outside

Front Porch: 40' x 8' Side Porch: 30' x 8'
Deck: 50' x 8' Side Porch: 8' x 8'



Barnmaster Barn

- 36' wide x 45' long Barnmaster modular barn (easily expandable)
- (5) 12'x12' stalls plus tack room, wash room, and feed room
- Barn has electricity and hot/cold water
- Additional 12' x 24' covered overhang on side of barn for storage, small chicken coop, or convert to 2 additional stalls



Oversize Arena & More

- 150' x 350' oversize arena can be used as two arenas or to drive horses pulling a buggy
- 2-stall equipment shed with additional 10'x17' bay for approx. 500 bales of hay
- Garden shed
- Farm pond
- (2) run-in sheds and (2) dry paddocks
- (3) pastures of 5 acres, 5 acres, and 10 acres
- Combination board fencing and Centaur fencing
- Marked area for 60' round pen
- Tie wall
- Numerous riding trails adjacent to property plus 3 state parks with trail riding within 30 minutes.
- Located only 3 miles from internationally known horse trainer
- 5 acres is already subdivided into a private residential building lot that could be sold or used to add an additional home to the property.

Directions

From Farmville: Rt.15 North 16 miles; RIGHT on Rt.60; 5 miles; LEFT on Scotts Bottom Rd (Rt.632); 1 mile on left.

From Richmond: Rt.60 West for 50 miles to RIGHT on Scotts Bottom Rd (Rt.632); 1 mile on left.

From Charlottesville: Rt.64 East for 13 miles to RIGHT on Rt.15 South; 40 miles to LEFT on Rt.60; 5 miles; LEFT on Scotts Bottom Rd (Rt.632); 1 mile on left.

From Lynchburg: Rt.29N to Amherst; RIGHT on Rt.60; 40 miles; LEFT on Scotts Bottom Rd (Rt.632); 1 mile on left.

Open Houses

- Sunday, October 12 from 1-3 pm
- Thursday, October 16 from 4-6 pm
- Sunday, October 19 from 1-3 pm
- Day of sale beginning at 11:30 am
- Or by appointment

Terms

10% deposit due day of sale by cash or good check. Balance due at closing on or about 30 days. 5% buyers premium added to bid price to determine final sales price.



SPACIOUS KITCHEN



FAMILY ROOM W/ FIREPLACE



MASTER BATH



DEN WITH FIREPLACE

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