

ABSOLUTE LAND

AUCTION



Wed, Oct.10 at 12:30 PM



383 Acres near Waynesboro

Land • Timber • Views • Creek • 18 Parcels Offered in 3 Tracts



Stream



Frontage on Calf Mountain Rd



Totally Wooded



Hiking / ATV Trails Throughout

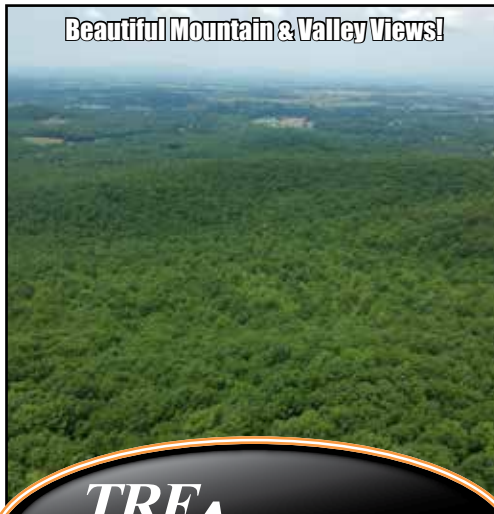
SALE SITE: BEST WESTERN • 109 APPLE TREE LN, WAYNESBORO, VA

Selling for Fishburne Military School and others

- 383 wooded acres 2 miles east of Waynesboro
 - Just 1 mile from US-340 and 6 miles from I-64
 - Beautiful wooded setting nestled between Shenandoah National Park and the Blue Ridge Mountains
 - Property consists of 18 contiguous tax parcels which can be sold separately with the addition of a driveway
 - Topography varies from the scenic peak of Ramsey Mountain to the incredibly private valley below
 - Frontage on Calf Mountain Rd and right-of-way access from Fox Run Ln and Forest Creek Ln
 - Excellent for timber investment, hunting and recreational retreat, residential development, or private estate
- OFFERED IN 3 TRACTS AND AS A WHOLE**

- Tract 1: ±20.397 acres on the scenic peak of Ramsey Mountain; excellent potential for breathtaking building site w/ easy access off Fox Run Ln; beautifully wooded
- Tract 2: ±267.922 acres; consists of 13 tax parcels and entirely wooded in young to mature hardwood; frontage on Calf Mountain Rd; trails; mountain stream

Beautiful Mountain & Valley Views!



- Tract 3: ±95.267 acres; totally wooded; consists of 4 tax parcels with right-of-way to Dooms Crossing Rd (611) over Forest Creek Ln

AGENT ON SITE

- Sun, Sept.23 from 1-3PM
- Thu, Sept.27 from 4-6PM
- Sun, Sept.30 from 1-3PM
- Sun, Oct.7 from 1-3PM
- Self-guided tours ok anytime.

DIRECTIONS TO PROPERTY

From Waynesboro, N Delphine Ave (US-340N) to RIGHT on B St. 1/2mi to LEFT on Jackson Ave. Bear right on A St. 1/4mi to LEFT on Calf Mountain Rd (622). 2mi to Tract 2 on left. Continue to next LEFT on Fox Run Ln (pvt) to access Tract 1 or continue on 622 for 3mi (road will become 611) to LEFT on Forest Creek Ln to access Tract 3. From here, it's just 1mi back to US-340 in Dooms.

REAL ESTATE AGENTS: 2% Commission Available

REAL ESTATE TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Property sells absolute to highest bidder(s). Full terms online.

Details and photo gallery at TRFAuctions.com



101 Annjo Court
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

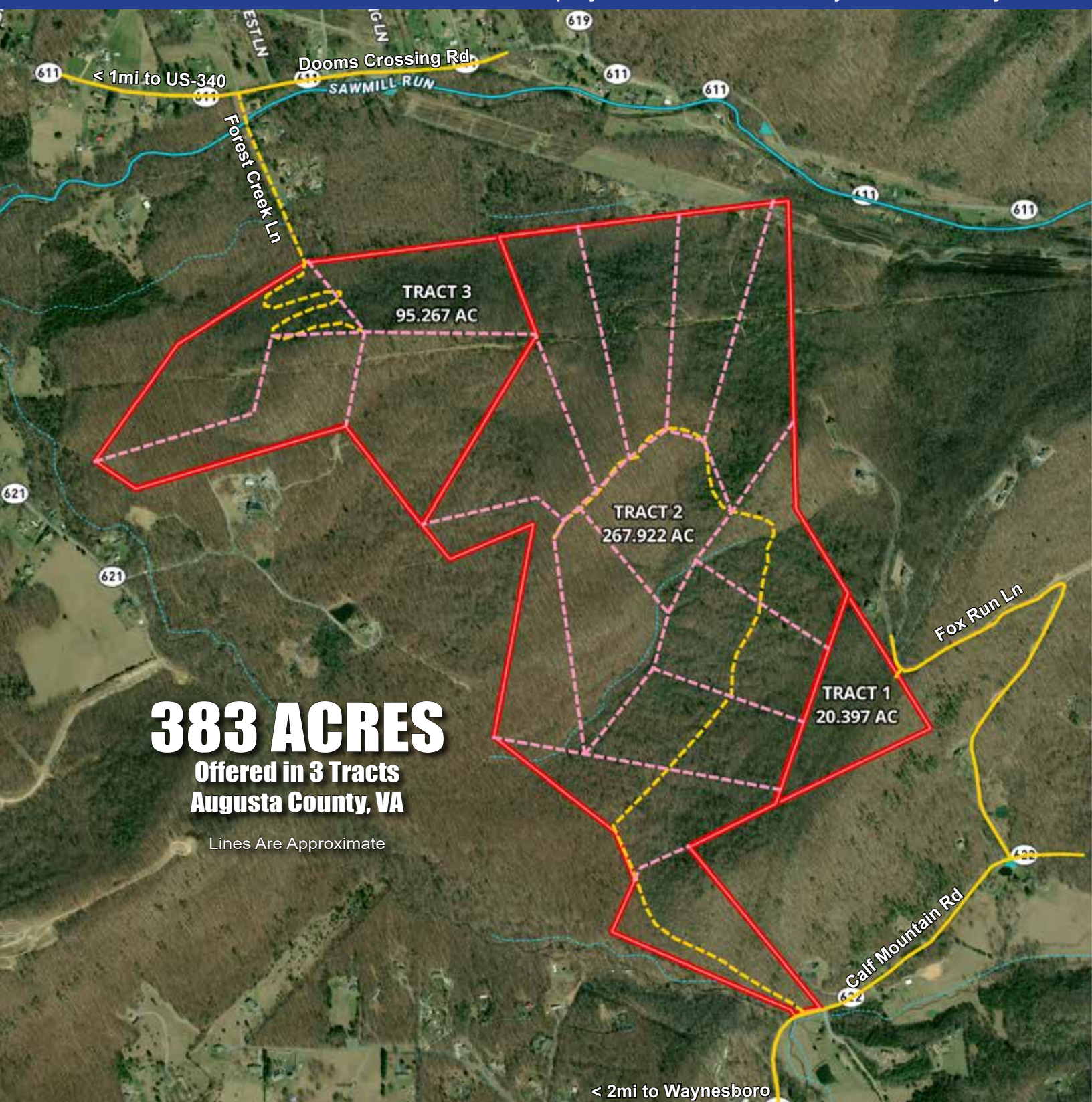
For more information, call

(434) 847-7741

ABSOLUTE AUCTION

Wednesday, October 10th at 12:30 PM
at Best Western, 109 Apple Tree Ln, Waynesboro, VA

Property Location: Calf Mountain Rd just 2mi east of Waynesboro



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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LOCATION, LOCATION, LOCATION

**Shenandoah
National Park**

Waynesboro

Blue Ridge Mountains

Blue Ridge Mountain Views!

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com