

ABSOLUTE

AUCTION

Friday, Nov.15 at 12:30 PM

Halifax County

**Online
Bidding
Available**

271 Acres on the Staunton River Prime River Front, Timber, 2 Homes, 9 Tracts



Over 200 Acres of Timber



25 Acres of Fields & Farmland



1.37 Miles of Road Frontage



Over Half Mile of River Frontage

SALE SITE: KIRKLEY HOTEL • 2900 CANDLERS MTN RD, LYNCHBURG, VA

Outdoor paradise with some of the best Staunton River frontage available!

- Fantastic 271 acres in Halifax County offered in 9 tracts
- Over half a mile (2,965 ft) of scenic frontage on the Staunton River. Perfect for fishing, floating, or canoeing. Put in on one end and take out on the other end or continue a little further to the public boat ramp.
- 2 cleared areas on the river perfect for weekend retreats
- Over 200 acres of timberland with an estimated 1,577,900 board feet of sawtimber. Timber cruise available.
- 25 acres of farmland, fields, and pastures
- 2 ponds and several streams
- Good trails throughout
- 1.37 miles of road frontage on 3 roads
 - 242' on Stage Coach Rd (Rt.40)
 - 4,204' on McCulloch Rd (Rt.808)
 - 2,818' on Indian Jim Trl (Rt.941)
- 2 brick ranch homes
- Ideal for outdoor recreation, hunting, fishing, weekend retreat, timber, or residential

PROPERTY LOCATION
1057 McCulloch Ln, Nathalie, VA



PREVIEWS

- Tue, Oct.29 from 12-2
- Sun, Nov.3 from 1-3
- Sun, Nov.10 from 1-3
- Tue, Nov.12 from 12-2
- Self-guided tours ok anytime

DIRECTIONS TO PROPERTY

- From Rustburg, US-501S 20mi to Brookneal. RIGHT on US-501S/Lusardi Dr. 2mi to RIGHT on Rt.40W. 1.5mi to RIGHT on McCulloch Rd (808). Property on right and left and continues onto Indian Jim Trail.
- From Gretna, Rt.40E 23mi to LEFT on McCulloch Rd (808). Property on right and left and continues onto Indian Jim Trail.



AUCTION SITE

Kirkley Hotel
2900 Candler's Mountain Rd
Lynchburg, VA 24502

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

REAL ESTATE TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAFS01

101 Annjo Court
Forest, VA 24551
info@trfauctions.com

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

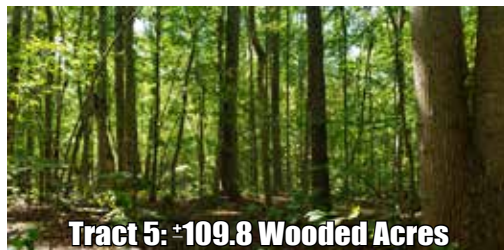
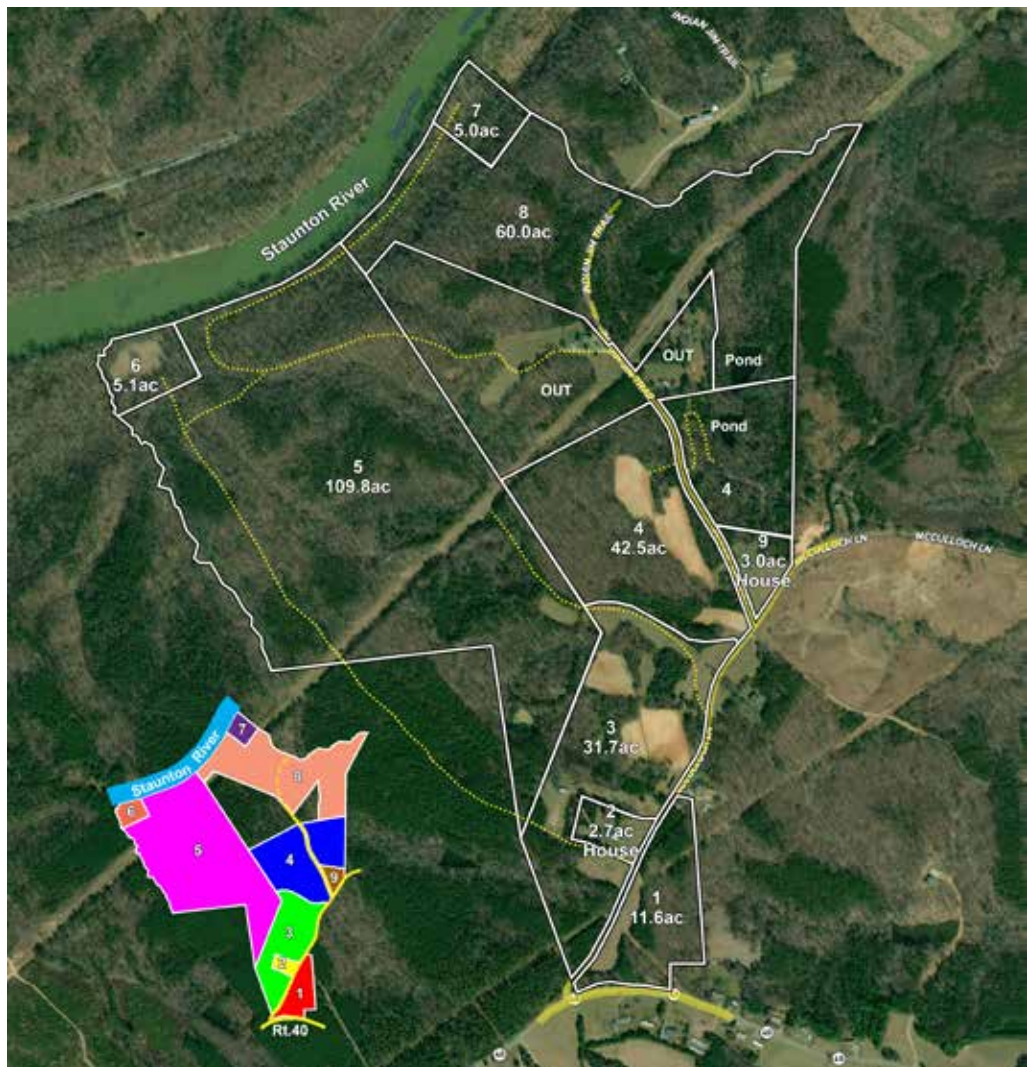


271 Acres Offered in 9 Tracts

Location: 1057 McCulloch Ln, Nathalie, VA

- **Tr.1:** ±11.631 acres at the corner of Rt.40 and McCulloch Rd. Nicely wooded with field. Ideal for your new home.
- **Tr.2:** ±2.764 acres with 1490 sq.ft., 3BR, 1.5BA brick home (1057 McCulloch Ln).
- **Tr.3:** ±31.729 acres on McCulloch Ln. Nice farm tract with mix of woodland and fields.
- **Tr.4:** ±42.478 acres lying on both sides of Indian Jim Trl. Beautifully wooded with fields and a pond. Ideal for timber, farming, recreation, or residential.
- **Tr.5:** ±109.804 acres of nice timberland accessed by right-of-ways off McCulloch Ln and Indian Jim Trl. Beautifully wooded with streams and prime river frontage. Ideal for timber or recreation.
- **Tr.6:** ±5.111 acres with a nice clearing on the Staunton River. Great place for a weekend getaway!
- **Tr.7:** ±5 acres with gorgeous frontage on the Staunton River complete with benches, pole building, and boat launch area. Great weekend getaway!
- **Tr.8:** ±60 acres on Indian Jim Trail. Nicely wooded with pond and great frontage on the Staunton River. Ideal for timber, recreation, or residential.
- **Tr.9:** ±3 acres at the corner of McCulloch and Indian Jim Tr. with 2BR 1BA brick ranch home (1024 Indian Jim Trail) rented for \$500/mo.

Information and photos at TRFAuctions.com



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com