Absolute **Auction**

Wednesday, Sept.8, 2021 at 12:30PM at the Clifford Ruritan Club 755 Fletchers Level Rd, Amherst, VA



95 Acre Farm on the Buffalo River



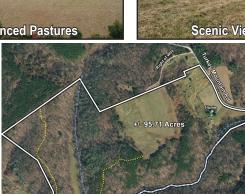






PROPERTY ADDRESS: 1109 Turkey Mountain Rd, Amherst, VA **Clifford area near Winton Country Club**

- · Selling for the Sandidge Estate
- Scenic Amherst County location off Rt.151
- 1.5 story home, built in 1942, offers 1260 sq.ft., 2 bedrooms, 1 bath
- · Block garage and several old barns
- Very private with trails throughout
- · Mostly wooded with approx. 25 acres of fields & fenced pastures for cattle and hay production
- Multiple streams and 677' of scenic frontage on the **Buffalo River**
- · Approx. 1170' of road frontage (gravel)
- Zoned A1 Agricultural
- Amherst County tax parcel 65-A-44
- Tax assessed at \$338,000
- · Bid live or bid online at bid.trfauctions.com





DIRECTIONS TO PROPERTY

- From Amherst, US-29N 3mi to LEFT on Rt.151N. 1.7mi to LEFT Turkey Mountain Rd (610). 2.5mi to
- From Charlottesville, US-29S 40mi to RIGHT on Rt.151N. 1.7mi to LEFT Turkey Mountain Rd (610). 2.5mi to home on left.

AUCTION SITE: Clifford Ruritan Club 755 Fletchers Level Rd, Amherst, VA DIR: From property, go back to Rt.151. Turn right onto 151 and take next left on Fletchers Level Rd (610). 1/4mi to Ruritan Club on the right.

PREVIEWS

- Wed, Aug.25, 4-6pm
- Sun, Aug.29, 1-3pm
- Thu, Sept.2, 4-6pm
- Tue, Sept.7, 12-2pm
- · Self-guided tours of land ok anytime.

TERMS: 10% deposit. Close in 30 days. 5% buyer's premium. Sells absolute to the highest bidder. See website for complete terms and conditions.



www.TRFAuctions.com











434.847.7741

Sale Site Phones for Auction Day: 434.660.5159 | 434.610.3182 | 434.610.2597