

Absolute Auction

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

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com



Amherst County

95 Acre Farm on the Buffalo River



1260 Sq.Ft. Home



Fenced Pastures



Scenic Views



Frontage 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 home on left.
- 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

Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501