

Absolute Auction

Friday, Sept.24, 2021 at 12:30PM
790 Harrisburg Rd, Randolph, VA 23962
Charlotte County

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



Charlotte County

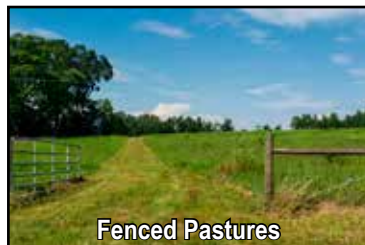
161 Acre Farm, Lake, 2 Ponds, Mobile Home



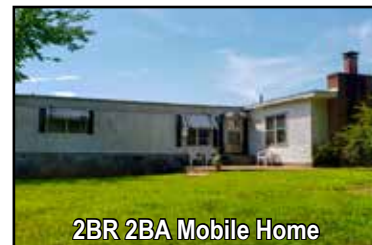
Over 3/4 Mile of Road Frontage



4 Acre Lake



Fenced Pastures



2BR 2BA Mobile Home

- 161 acre farm in beautiful rural Virginia
- Over 3/4 mile of road frontage
- Bountiful water w/ 4ac lake, 2 ponds, and creek frontage
- Over 50 acres of open land with the majority in fenced pasture for livestock
- Multiple picturesque building sites. Build overlooking the lake, the wide green pastures, or use the existing site with well/septic and lovely mature trees.
- Wooded areas are a mixture of young planted pine, 12 yr old planted pine and areas of heavy select cut hardwoods
- Offered in multiple tracts and as a whole, this farm presents unlimited possibilities as a working farm, gentleman's farm, or multiple estate tracts.
- Located just 5 miles off Rt.40 in Charlotte County.
- Charlotte Co. parcels 48-A30, 48-A-30B, 48-A-30C with a total tax assessment of \$272,447
- **Sells absolute to the highest bidder(s)**

OFFERED IN 3 TRACTS & AS A WHOLE

Tract 1: #23 Acres

- Great tract for small farm highlighted by large, scenic field. Bring the animals.
- Approx. 1,130' of road frontage with (2) entrances

Tract 2: #107 Acres with Lake, 2 Ponds, Mobile Home

- Great farm tract with large fields and plenty of water
- Numerous potential sites for your new home
- Includes 2 bedroom, 2 bath mobile home, well, septic
- Approx. 1,740' of road frontage with circular drive
- 4 acre stocked lake and 2 ponds
- Creek frontage

Tract 3: #31 Acres

- Scenic farm or recreational tract
- Several nice, private potential building sites
- Approx. 1,340' of road frontage
- Creek frontage

DIRECTIONS

- From Brookneal, US-40E 13mi to RIGHT on Scuffletown Rd. 4mi to RIGHT on Harrisburg Rd. Half mile on right.
- From Keysville, US-40W 14mi to LEFT on Scuffletown Rd. 4mi to RIGHT on Harrisburg Rd. Half mile on right.
- From South Boston, US-360E 10mi to LEFT on Rodgers Chapel (607). 5mi to LEFT on Mt Laurel (746). 5mi to Staunton River where road becomes Scuffletown Rd. Cont. 8mi to LEFT on Harrisburg Rd. Half mile on right.

PREVIEW

- Thur, Sept.9 from 4-6pm
- Sun, Sept.12 from 1-3pm
- Sun, Sept.19 from 1-3pm
- Self-guided tours ok anytime.

TERMS: 10% deposit. Close in 30 days. 5% buyer's premium.
See website for complete terms and conditions.



www.TRFAuctions.com

434.847.7741



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