

ABSOLUTE LAND AUCTION

DATE: Fri, Apr.8, 2022 at 12:30PM

AUCTION LOCATION: Hampton Inn
5103 Plaza Dr
Hopewell, VA

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

710 Acres near the James River

31 Contiguous Parcels Offered in 4 Tracts from 53-381 Acres

Property Location:
Willow Hill Rd, Spring Grove, VA
Prince George County



101 Annjo Court, Forest, VA 24551
TRFAuctions.com | 434.847.7741



Absolute Auction

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710 Acres in 4 Tracts

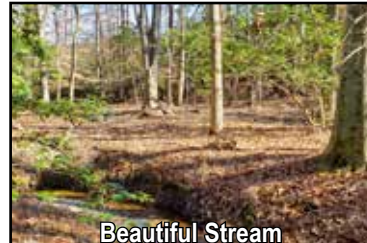
Located on Willow Hill Rd, Spring Grove, VA 23881 (Prince George Co.)



Residential Cut Pine Forest



Prime Duck & Deer Hunting



Beautiful Stream



Entrance Road (Chip Oax Dr)

- Nestled between several large riverfront estates including Willow Hill, Brandon, and Upper Brandon, this 710 acre tract offers room to roam, prime hunting and recreation, and plenty of opportunity
- Unique mix of lowland, wetlands, and an elevated ridge with old homesite overlooking the property.
- The majority of the property was timbered in a residential/seed tree cut leaving a nice spacing of mature pine. Approx. 100 acres of mature pine forest remain along with the natural hardwood stream buffers.
- Known for prime duck and whitetail deer hunting
- Property consists of 31 contiguous tax parcels
- Owner currently improving the roads on Tracts 3 and 4
- 268' deep well provides water for hunting camps (run by generator)
- 20min from Hopewell, 45min from Richmond, and just over an hour from Norfolk/Newport News
- Sells absolute to the highest bidder(s)

OFFERED IN 4 TRACTS AND AS A WHOLE

- **Tract 1: ±53.4 acres** consisting of (8) tax parcels (Lots 1-8) with ±600' of frontage on Willow Hill Rd plus frontage on Chip Oax Dr (private). Level lowland forested in a nice seed tree cut. Great hunting or residential tract.
- **Tract 2: ±121.6 acres** consisting of (17) tax parcels (Lots 13-28 and A) with 1765' of frontage on Willow Hill Rd with (2) entrances including Chip Oax Dr (private). Majority in wetlands. Excellent duck hunting tract!
- **Tract 3: ±153.6 acres** consisting of (5) tax parcels (Lots 9-12 and 120ac tract) accessed via right-of-way over Chip Oax Dr (private). Some wetlands. Prime hunting and recreational tract!
- **Tract 4: ±381.3 acres** consisting of (1) tax parcel and accessed via right-of-way over Chip Oax Dr (private). 150 acres of high ground and nearly 100 acres of mature pine forest and areas of wetlands. Well and old homesite are on this tract. Prime hunting, recreational, and residential tract!

DIRECTIONS

- **For GIS**, entrance is on the right just past mailbox for 3734 Willow Hill Rd, Spring Grove, VA
- **From Hopewell**, Rt.10E 12mi to LEFT on Morning Star Rd (1201) and bear left onto Brandon Rd (611). 0.8mi to LEFT on Willow Hill Rd (653). 3mi to RIGHT into property.
- **From Waverly**, Rt.40E 8mi to LEFT on Salisbury Rd (611). 3mi to LEFT on Rt.10W. 4mi to RIGHT on 611. 1mi to LEFT on Willow Hill Rd (653). 3mi to RIGHT into property.

AGENT ON SITE

- Thur, Mar.24, 4-6pm
- Thur, Mar.31, 12-2pm
- Thur, Apr.7, 12-5pm
- Sun, Mar.27, 1-4pm
- Sun, Apr.3, 1-3pm

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Sells to the highest bidder(s). 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 Anjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

James
River

Willow Hill Rd

Tr.1
53.4 Ac
(8) Parcels

Tr.2
121.6 Ac
(17) Parcels

Tr.3
153.6 Ac
(5) Parcels

Well >

Old
< Homesite

Tr.4
381.3 Ac
(1) Parcel

Interior Roads

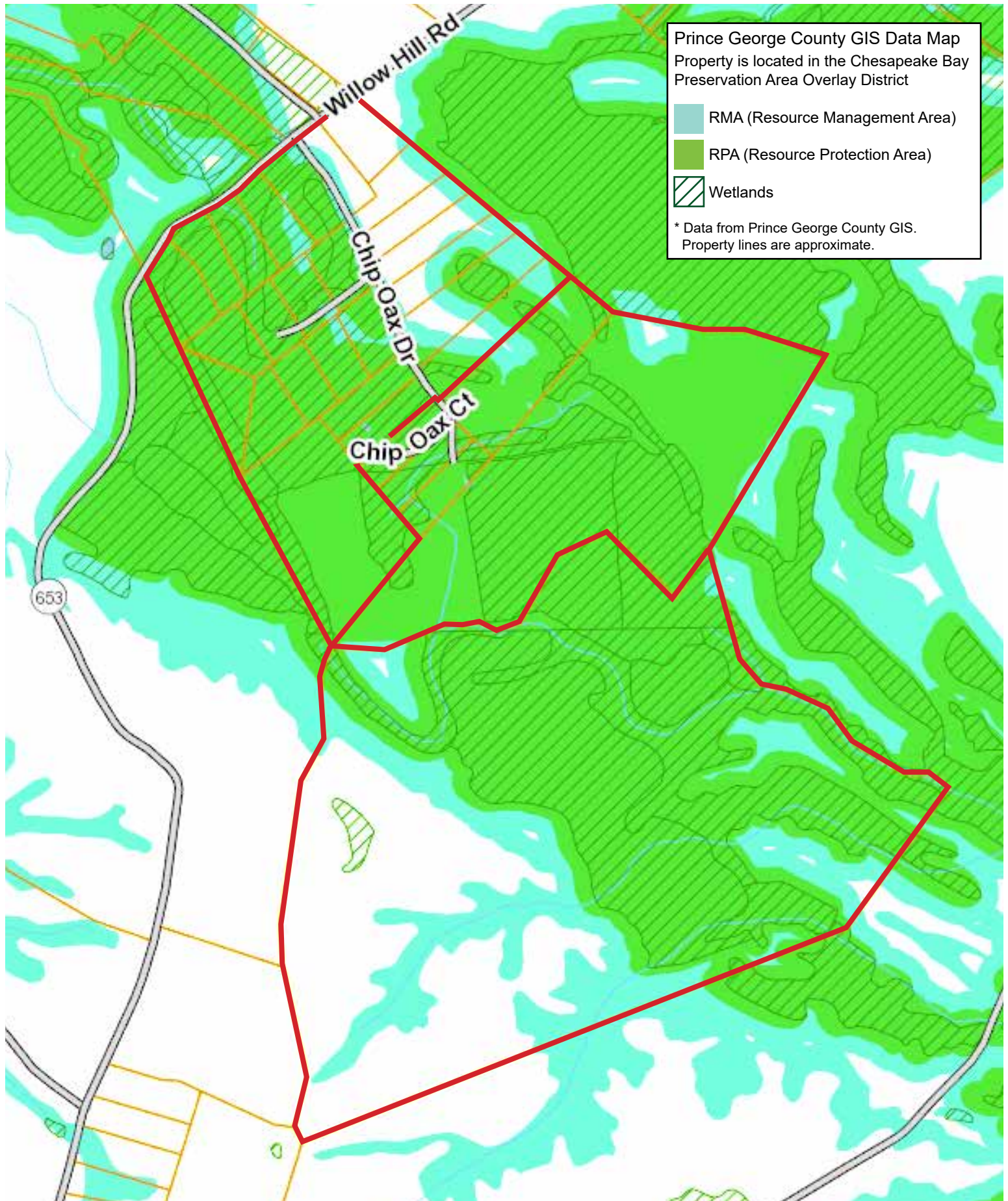
Total of +/-710 Acres
Lines Are Approximate



Prince George County

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com



Prince George County GIS Data Map
Property is located in the Chesapeake Bay
Preservation Area Overlay District

RMA (Resource Management Area)
RPA (Resource Protection Area)
Wetlands

* Data from Prince George County GIS.
Property lines are approximate.

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