

Absolute Auction

Friday, May 13, 2022 at 12:30PM
Auction held on site at:
6112 Sugar Hill Rd, Brookneal, VA

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

**Gorgeous
Farmland w/ 3
Ponds!**

Campbell County

150 Acre Farm near Red House

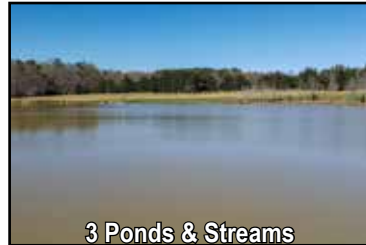
3 Ponds • 2 Homes • 100+ Acres of Farm Land • Timber • Long Road Frontage



2 Homes



Majority in Field & Pasture



3 Ponds & Streams



Nearly a Mile of Road Frontage

6112 Sugar Hill Rd, Brookneal, VA (near Red House)

- Beautiful, productive farm near Red House with a mixture of fertile farm land, fenced pastures, ponds, mature timber land, and nearly a mile of road frontage
- Road Front: ±2900' on Sugar Hill and ±1700' on Gilliam
- (2) homes
 - 6112 Sugar Hill Rd: brick home built in 1944 offers 1456 sq.ft., 3 bedrooms, 1 bath, and partial basement
 - 6190 Sugar Hill Rd: 2 bedroom home is granted a life estate to Reva Pollard Nichols
- Creeks and (3) ponds (2.1 acres, 0.9 acres, 0.31 acres)
- Several out buildings incl. garage, shop, equip shed, etc
- Approx. 100 acres of open fields and pastures
- Campbell County tax parcels 79-A-7A and 79-A-13

OFFERED IN 2 TRACTS & AS A WHOLE

Tract 1: ±113 acres on Sugar Hill Rd with (2) homes, outbuildings, (3) ponds, and ±2900' of road frontage

Tract 2: ±40 acres on Gilliam Rd with over 23 acres of fenced pastures, mature timber, and ±1700' of road frontage



DIRECTIONS TO PROPERTY

- From Rustburg: 24 East half mile to RIGHT on Red House Rd. 18.4mi to RIGHT on Sugar Hill Rd (600). 3mi on right. To access Tract 2, go back up Sugar Hill Rd 1mi to LEFT on Gilliam Rd (639). 3/4mi to property on left.
- From Red House: VA-727S to LEFT onto Lawyers Rd. 1mi to LEFT onto Sugar Hill Rd (600). 3mi on right. To access Tract 2, go back up Sugar Hill Rd 1mi to LEFT on Gilliam Rd (639). 3/4mi to property on left.

AGENT ON SITE

- Sun, May 1 from 1-3pm
- Thu, May 5 from 12-2pm
- Tue, May 10 from 4-6pm
- Guided tours by appointment
- Self-guided tours ok anytime. Please do not disturb Ms. Nichols (life estate tenant) at 6190 Sugar Hill Rd.

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. 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

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DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

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