

Absolute Auction

Wednesday, Nov.9, 2022 at 12:30PM
at the Homewood Suites by Hilton
4021 Wards Rd, Lynchburg, VA

7 Miles
from Lynchburg
Regional Airport

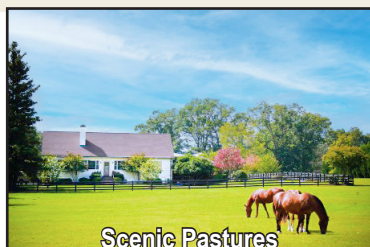
BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

Campbell County

8344 Wards Rd, Rustburg, VA

20 Acre Showcase on US-29

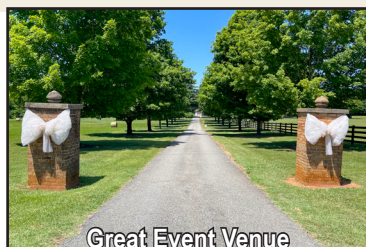
**A Special Property Offering a Unique Opportunity for
Picturesque Farm | Exclusive Estate | Event Venue | Commercial Use | Development**



Scenic Pastures



Horse Facilities

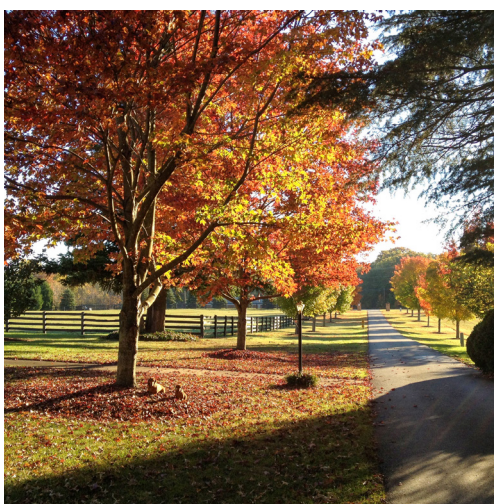


Great Event Venue



Classic Style

- This picturesque farm will never cease to delight you with it's misty mornings, glorious sunsets, and four beautiful seasons!
- 20.59 acres zoned B-GC Business with 257' of frontage on Wards Rd (US-29) offers numerous possibilities
- Classic brick Cape Cod offers 3,008 sq.ft., 3 bedrooms, and 2 full baths on the main level plus 2 extra bedrooms and a 3rd bath in the partially finished basement and an amazing finished attic with well over 1,224 sq.ft. of storage/extra living space. 5 bedrooms, 3 baths, and 7,152 sq.ft. under roof!
- Home is solidly built, spacious, and open featuring 9' ceilings, maple floors (main level and attic), master suite with newly remodeled luxury bath, well appointed kitchen with vintage St. Charles cabinets and marble counters, 1600 sq.ft. deck and so much more. See website for many more great features!
- Charming 5,500 sq.ft. stable w/ 4 large stalls, plenty of storage, equipment bays, and new metal roof
- Lush pastures, extensive landscaping, mature trees, and outdoor living spaces to take it all in!
- 2-bay detached garage plus paved drive and parking area



- Fenced pastures extend all the way to the back of property
- Several acres of mature timber with trails and a stream
- Sells ABSOLUTE to the highest bidder!

DIRECTIONS

From Lynchburg Regional Airport, take US-29S 7mi to columned drive on right. Continue along drive to home on right. Parking is behind home.

PREVIEWS

- Wednesday, Sept.14 from Noon-1PM
- Sunday, Oct.30 from 1-3PM
- Wednesday, Nov.2 from 4-6PM
- Sunday, Nov.6 from 1-3PM
- Or by appointment. Call 434-847-7741

REAL ESTATE AGENTS: 2% Commission Available. Contact auction company to register.

TERMS: 10% deposit day of sale. Close on or about January 16, 2023. 5% buyer's premium. See website for complete terms.

Complete details at trfauctions.com



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

