

SEALED BID LAND **AUCTION**

BIDS DUE BY:
12:30 PM EST Friday, Dec.9, 2022

2,419 Acres Charlottesville, VA

**Incredible opportunity near some of
Virginia's most exclusive properties.**



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



Albemarle County

SEALED BID LAND AUCTION

BIDS DUE BY:
Friday, Dec.9, 2022
12:30PM EST

OPENING AT:
Hilton Garden Inn,
1793 Richmond Rd,
Charlottesville, VA

Property Location:
Albemarle County

East Entrance:
Buck Island Rd,
Charlottesville, VA

West Entrance:
Rolling Rd,
Scottsville, VA

Ideal for:

- Exclusive Estates
- Premier Land Holding
- Farm / Agriculture
- Ranch / Livestock
- Equestrian
- Timber Production
- Game Preserve
- Hunting / Recreation
- Conservation
- Investment



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VAAF501



Monticello



Phase 2: 2,419 Acres Offered in 2 Tracts

Albemarle County, VA

- Incredible opportunity near some of Virginia's most exclusive properties including UVA's Morven and Thomas Jefferson's historic home, Monticello, a National Historic Landmark and UNESCO World Heritage Site.
- Property lays very well with long frontage and multiple access points from 3 roads
- Numerous creeks and streams including Jacobs Creek and Buck Island Creek
- Great location just 11 miles from the University of Virginia campus, 6 miles from Martha Jefferson Hospital, 5.6 miles from I-64, and 7 miles from Lake Monticello Shopping Center

Tract 4: ±1,440 Acres

- Large acreage near some of the areas most prominent estates and vineyards.
- Lays great with views of Carter's Mountain and Monticello.
- Several creeks and streams including Buck Island Creek.

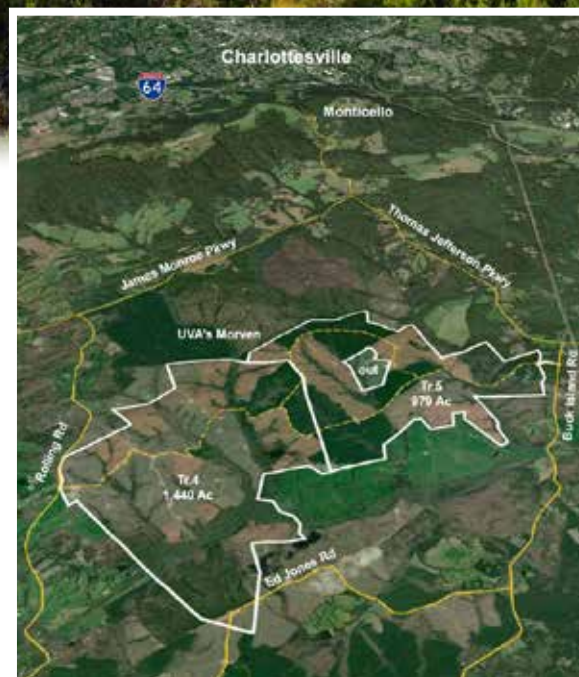
Tract 5: ±979 Acres

- Very private yet right off Thomas Jefferson Parkway
- Adjoins UVA's Morven with views of Monticello and Carter Mountain
- Creeks and streams including Houchins Creek
- Excellent opportunity for raw land filled with growing timber and teeming with wildlife in a prime location

- Notes: Conservation easement does not allow tracts to be further subdivided. Max of two dwelling units allowed per tract.

PREVIEWS (agent at the Tract 4 entrance on Rolling Rd)

- Tuesday, Nov.29 from noon-4pm
- Sunday, Dec.4 from 1-3pm
- Self-guided tours ok anytime during daylight hours.
- Private tours can be arranged by appointment. Call Mike Torrence at 434-847-7741



DIRECTIONS TO TR.4 ENTRANCE ON ROLLING RD

- For GIS, Tract 4 entrance is across from 3564 Rolling Rd, Scottsville, VA
- From Charlottesville, take Rt.20S past I-64 to LEFT on Rt.53E. 3mi to RIGHT on James Monroe Pkwy. 2.6mi to LEFT on Rolling Rd. 2mi to entrance on left.

DIRECTIONS TO TR.5 ENTRANCE ON BUCK ISLAND RD

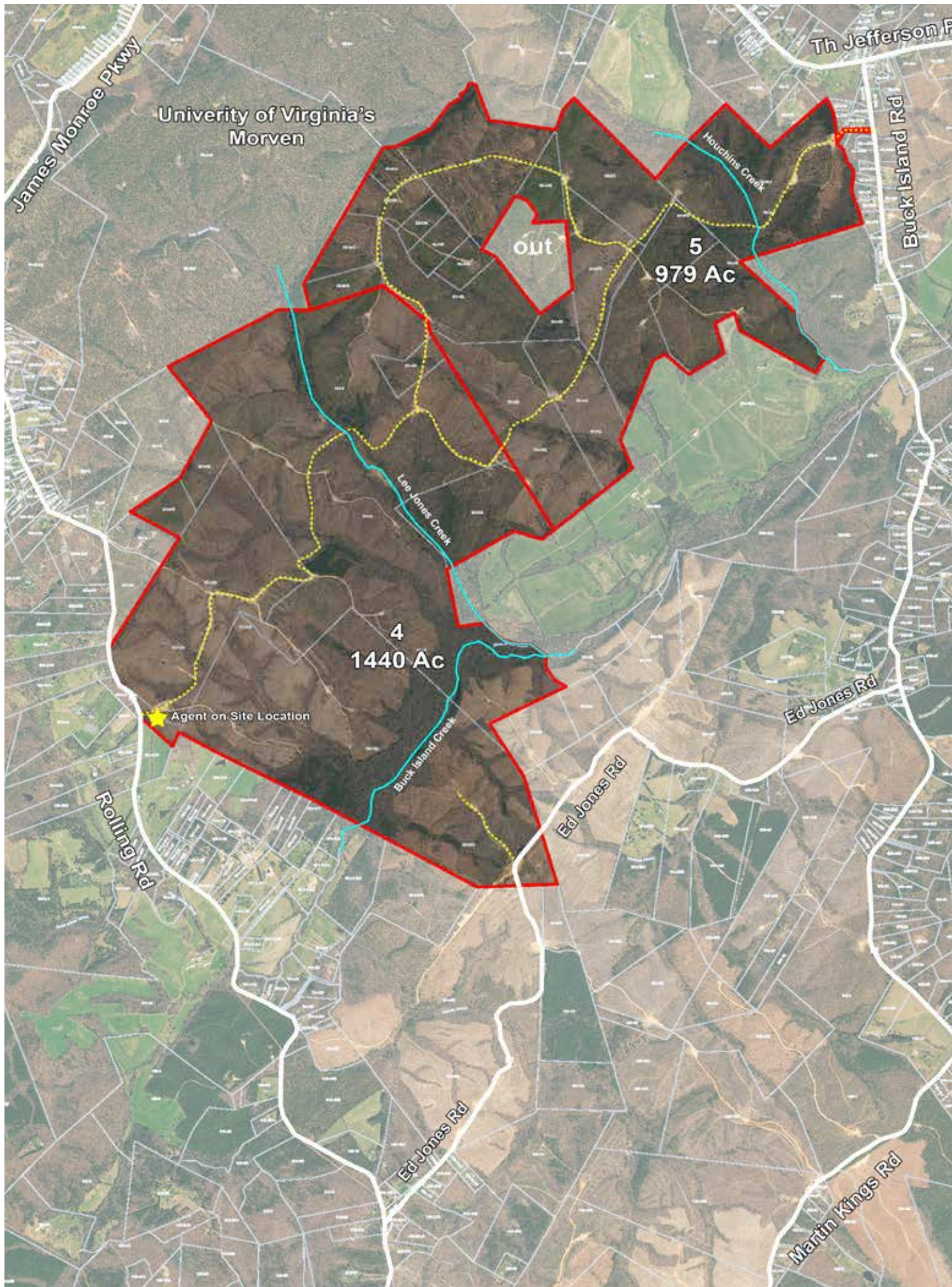
- For GIS, Tract 5 entrance is adjacent to 2522 Buck Island Rd, Charlottesville, VA
- From Charlottesville, take Rt.20S past I-64 to LEFT on Rt.53E. 6mi to RIGHT on Buck Island Rd. 0.3mi to RIGHT on Westvaco Blvd (property entrance).

TERMS SUMMARY: This is a sealed bid auction. Bids must be received by TRF Auctions on or before 12:30PM EST on Friday, Dec.9, 2022. 10% escrow deposit to be submitted with bid. Bids are subject to approval by Seller. Closing on or about 30 days. 5% buyer's premium. Refer to Bidder's Package for full terms and conditions. Bidder Package available by emailing info@trfauctions or calling 434-847-7741.

REAL ESTATE AGENTS: 1% Commission Available. Details online.



Torrence, Read, & Forehand Auctions | 101 Annjo Court, Forest, VA 24551 | info@trfauctions.com | 434.847.7741



TRACT 4 - ±1,440 ACRES



DETAILS

Acreage: ±1,440 acres

Tax Parcels: 104-8, 104-8A, 104-8B, 104-8C, 104-8D, 104-8M, 104-8N, and 104-8L

Roads: Approx. 1500' of frontage on Rolling Rd, frontage on Ed Jones Rd, and miles of interior roads and trails

Open Land: ±55 acres newly cleared along Rolling Rd

Highlights: Large acreage near some of the areas most prominent estates and vineyards. Lays great with a panoramic view of Carter's Mountain and Monticello. Several creeks and streams including Buck Island Creek and Lee Jones Creek.



TRACT 5 - ±979 ACRES



DETAILS

Acreage: ±979 acres

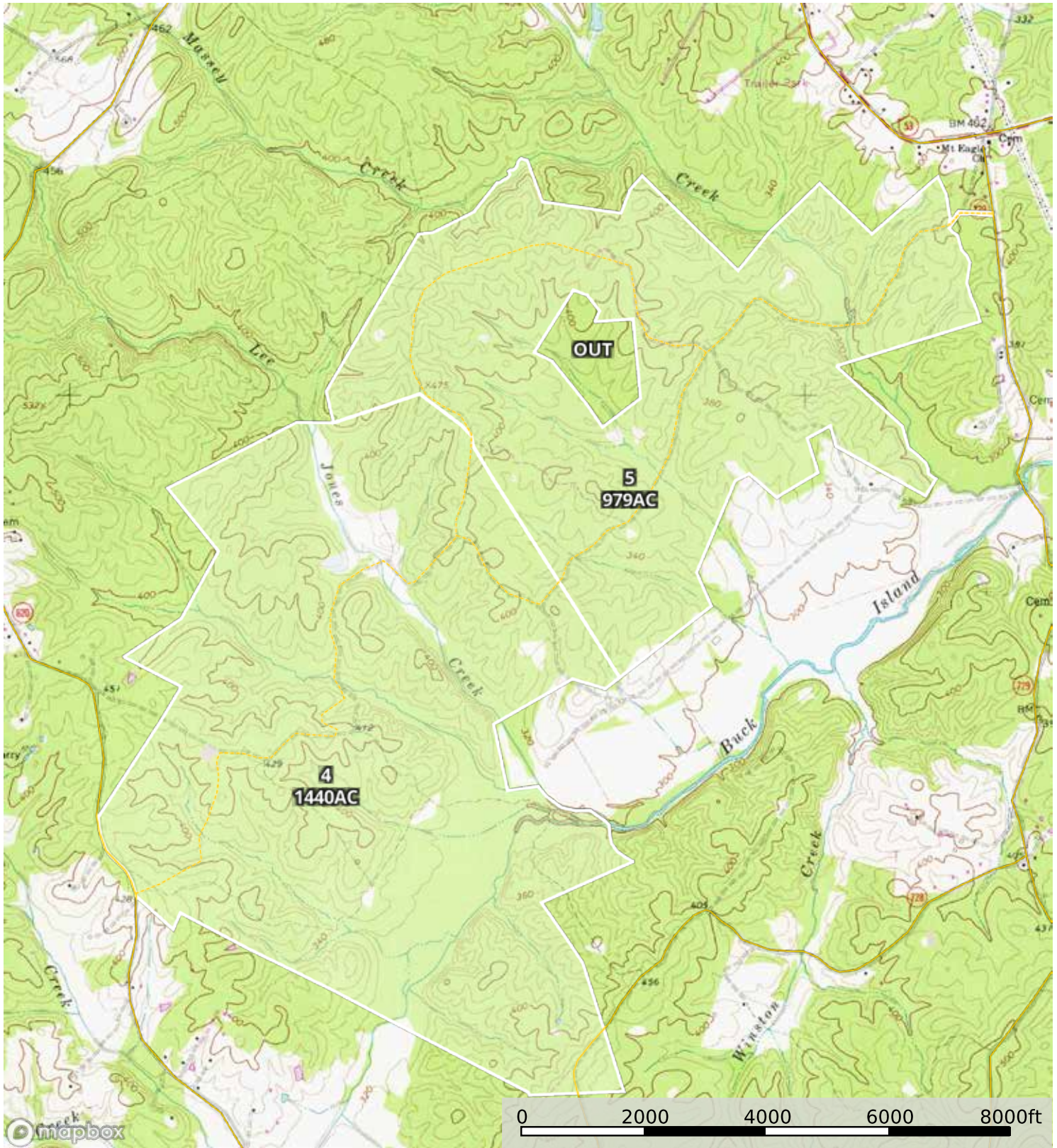
Tax Parcels: 104-8E, 104-8F, 104-8G, 104-8H, 92-60, 92-61A, 92-61B, 92-61C, 92-61D, 92-61E, 92-61F, 92-61G, 92-61H, 92-61I, 92-61J, 93-47C3, 104-8I, 104-8J, 104-8K

Roads: 50' of frontage on Buck Island Rd and miles of interior roads and trails

Highlights: Very private yet right off Thomas Jefferson Parkway. Adjoins UVA's Morven. Views of Monticello and Carter Mountain. Creeks and streams including Houchins Creek. Excellent opportunity for raw land filled with growing timber and teeming with wildlife in a prime location.



Albemarle Phase 2: 2,419 Acres
Albemarle County, Virginia, 2419 AC +/-



CONSERVATION EASEMENT

Protected Land Albemarle County

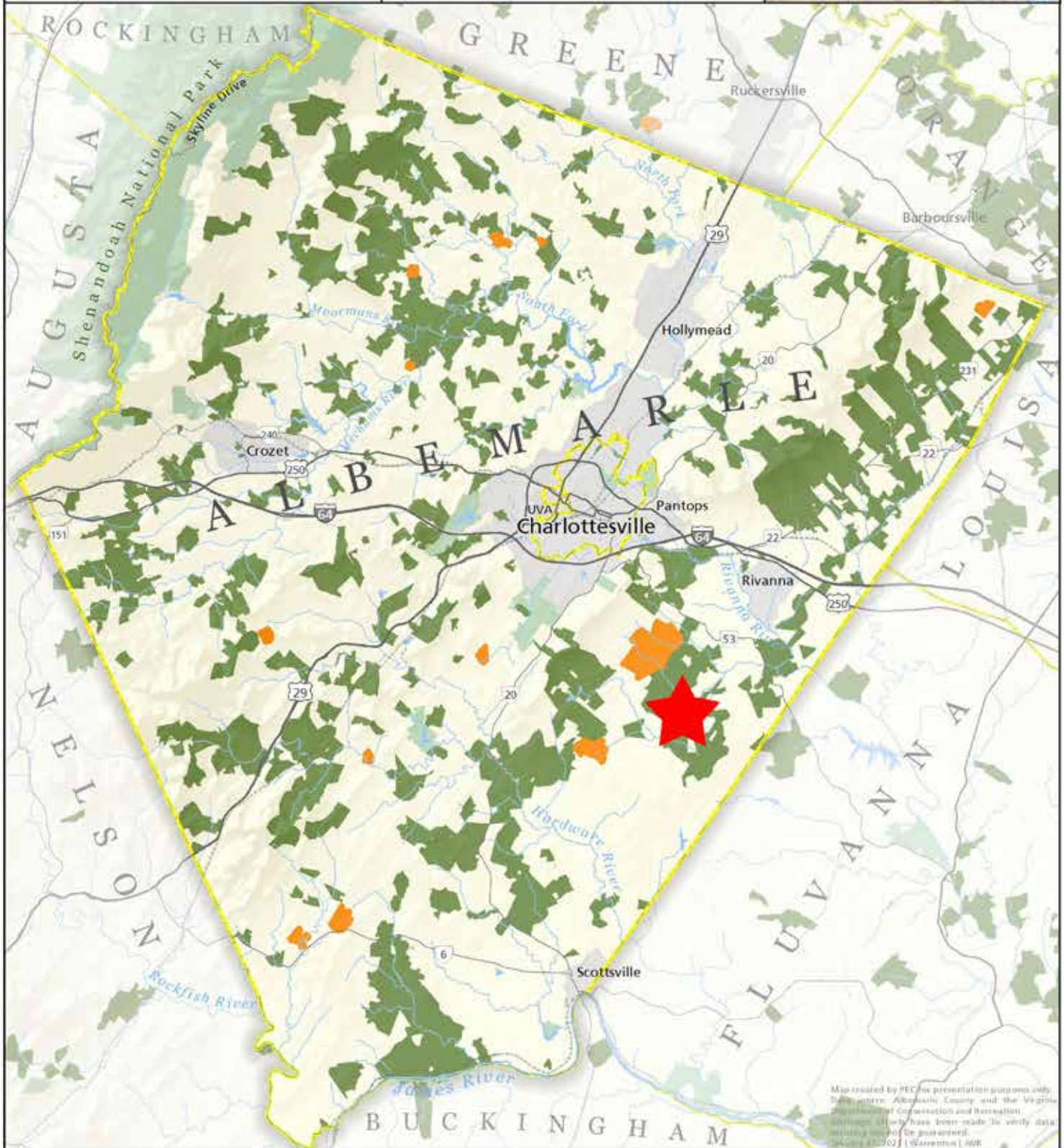


Piedmont
Environmental
Council



- Easements Recorded in 2020
- Conservation Easements
- Publicly Owned Land

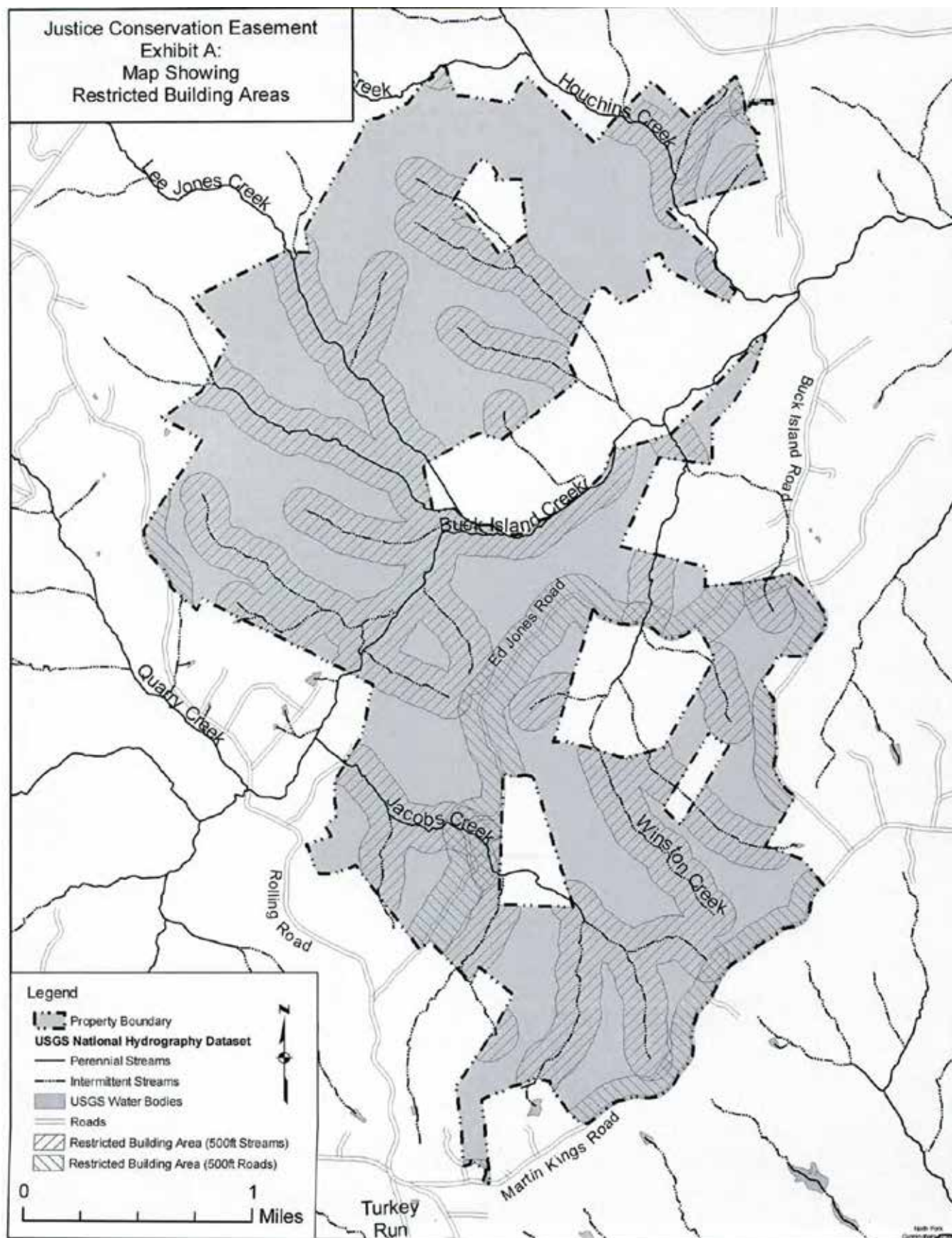
0 2.5 5 Miles



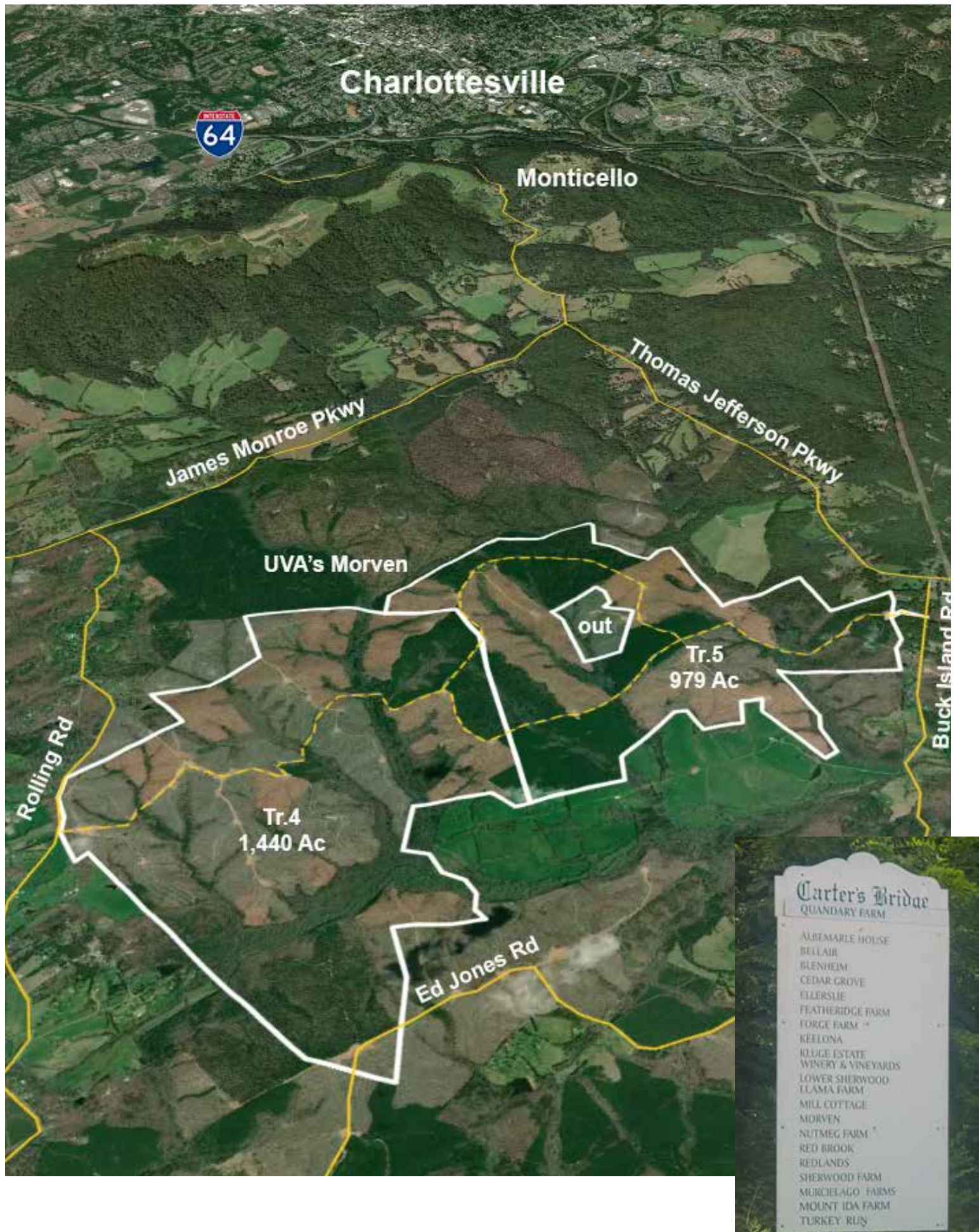
Map created by PEC for presentation purposes only.
Data source: Albemarle County and the Virginia Department of Conservation and Forestry.
No warranty is made for the accuracy of the data.
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In July 2019, the property was placed into a conservation easement with Albemarle Conservation Easement Authority joining a number of significant nearby properties and adding to Albemarle County's growing list of protected lands. At the end of 2020, Albemarle County had approx. 108,869 acres (over 23% of the county) in conservation.

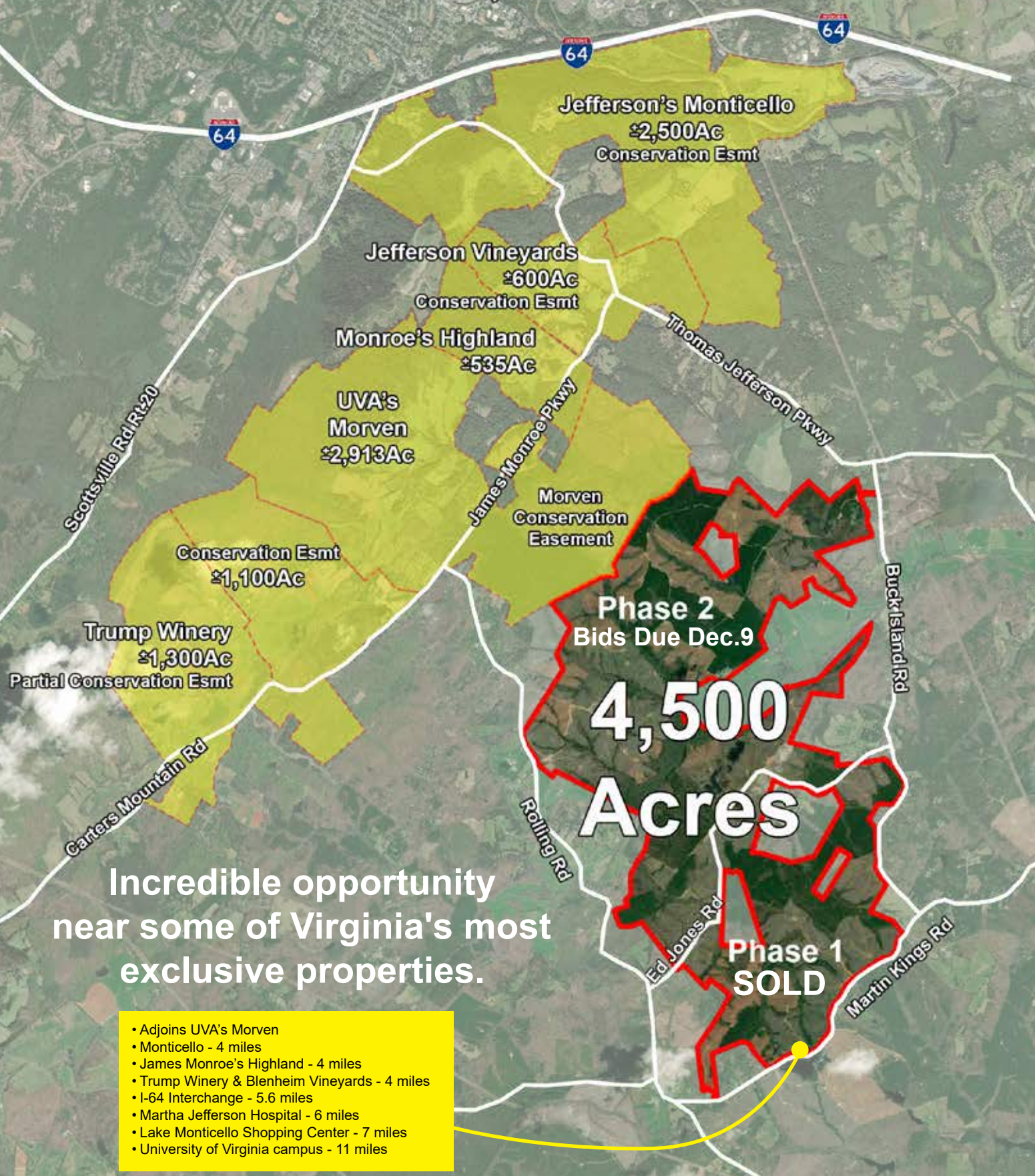
The Thomas Jefferson Foundation has sought to preserve the rural character of Monticello's viewshed and of the entrance corridors leading to Monticello. This protected viewshed is the same one enjoyed by this property looking back towards Monticello meaning the spectacular views this property enjoys will remain largely unspoiled for many years to come.



LOCATION · LOCATION · LOCATION



Charlottesville, VA



Incredible opportunity
near some of Virginia's most
exclusive properties.

- Adjoins UVA's Morven
- Monticello - 4 miles
- James Monroe's Highland - 4 miles
- Trump Winery & Blenheim Vineyards - 4 miles
- I-64 Interchange - 5.6 miles
- Martha Jefferson Hospital - 6 miles
- Lake Monticello Shopping Center - 7 miles
- University of Virginia campus - 11 miles

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com