

Absolute Auction

Wednesday, Feb.22, 2023 at 12:30PM
at Olde Dominion Agricultural Complex
19783 US Highway 29S, Chatham, VA

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

Witcher Farm

262 ACRES



Pittsylvania County

w/ 1.34 Miles of River Frontage on Banister River

4892 S Meadow Rd, Chatham, VA (Pittsylvania County)



90 Acres of Fertile Cropland



Majority Nicely Wooded



Old Farmhouse & Outbuildings



Scenic Farmland

- Witcher Farm is a classic American farm in the heart of Pittsylvania County's tobacco country
- The farm currently has approximately 90 acres of tillable farmland planted in corn this past season
- One of the many highlights of this farm is the 1.34 miles of scenic, accessible river frontage on the Banister River
- Great road frontage with 0.64 miles along S Meadows Rd
- Majority in nice, open, maturing hardwood forest
- Farmhouse and several outbuildings need TLC

OFFERED IN 3 TRACTS AND AS A WHOLE

TRACT 1: ±173 Acre Farm Tract

- Includes the farmhouse and vast majority of the farm land plus, ±1472' of road frontage, and ±4383' of easily accessible river frontage.

TRACT 2: ±49.3 Wooded Acres with River Frontage

- Great wooded tract with small field at front, ±1125' of road frontage, and ±1407' of scenic river frontage! Excellent tract for your home or cabin, hunting camp, or land investment.



Larger Aerial on Back Cover

TRACT 3: ±42.3 Wooded Acres with River Frontage

- Great wooded tract with small field at front, ±800' of road frontage, and ±1279' of scenic river frontage! Excellent tract for your home or cabin, hunting camp, or land investment.

DIRECTIONS

- From Lynchburg, US-29S to Gretna. Take exit for Rt.40 (Gretna / Rocky Mount). At end of ramp, LEFT on Rt.40E. 3mi to RIGHT on Zion Rd (686). 4mi to RIGHT on Chalk Level Rd. 0.1mi to first RIGHT on Markham Rd. 3mi to RIGHT on S Meadows Rd. 0.9mi to property on left.
- From Danville, US-29N to exit for Rt.57 (Chatham / South Boston). At end of ramp, RIGHT on 57E toward South Boston. 3.5mi to LEFT on Sheva Rd. 1mi to RIGHT on Cedar Hill Rd. 3mi to RIGHT on S Meadows Rd. 0.8mi to property on right.

AGENT ON SITE

- Sun, Feb.5 from 1-3pm
- Sun, Feb.12 from 1-3pm
- Wed, Feb.15 from noon-2pm
- Mon, Feb.20 from 3-5pm
- Self-guided tours ok during daylight hours. Do not drive into or through fields.

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms.



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 | VAA501



S Meadows Rd

<4892 S Meadows Rd
Chatham, VA 24531

Farm Road

Tr.1
-171 Ac

Tr.2
-49 Ac

Tr.3
-42 Ac

Small Creek

Trail

Approx.
90 Acres Crop Land

< good spot to view river

Wichter Farm
262 Acres on the Banister River
4892 S Meadows Rd, Chatham, VA
Lines are approximate

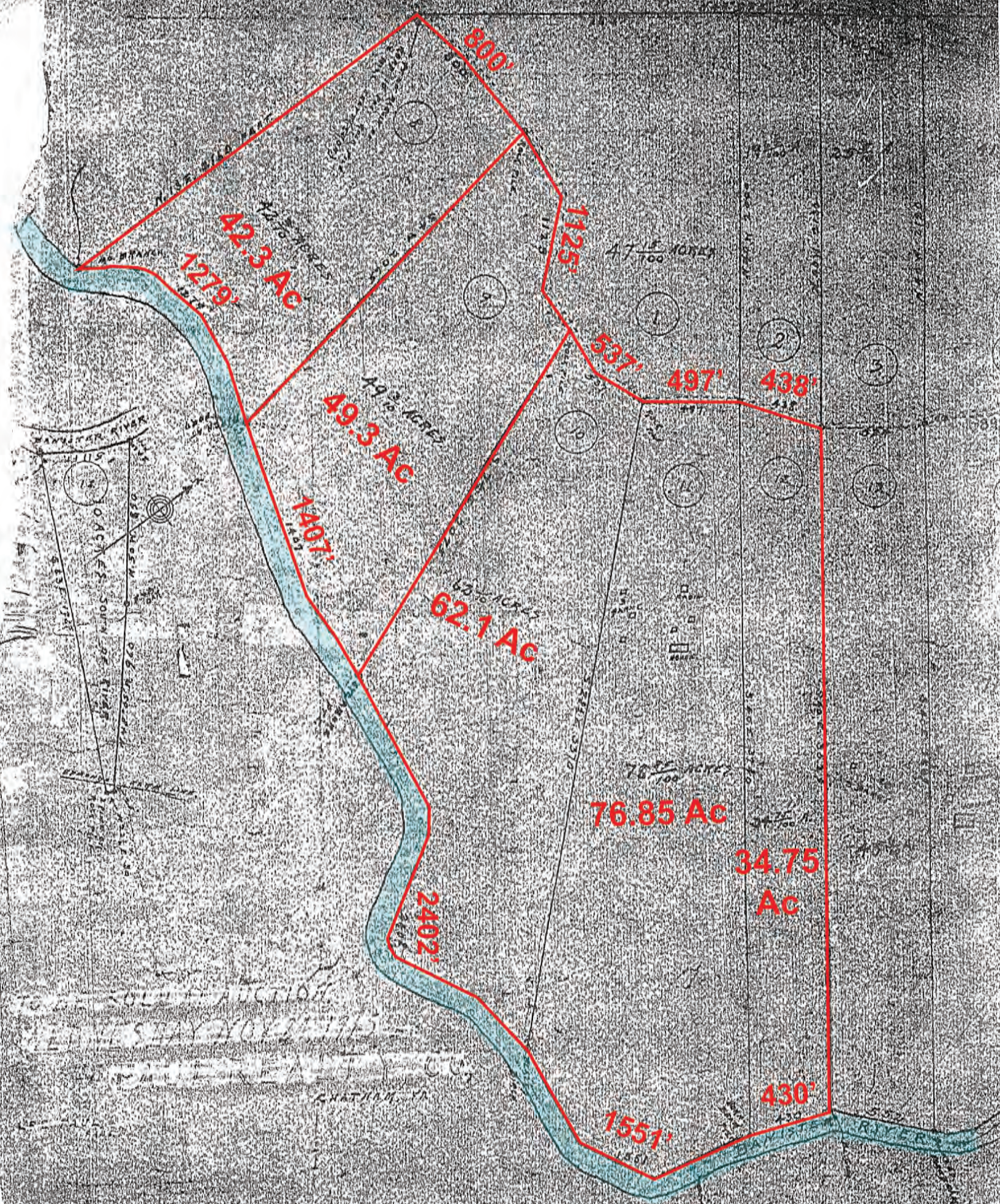
1.34 Miles of River Front

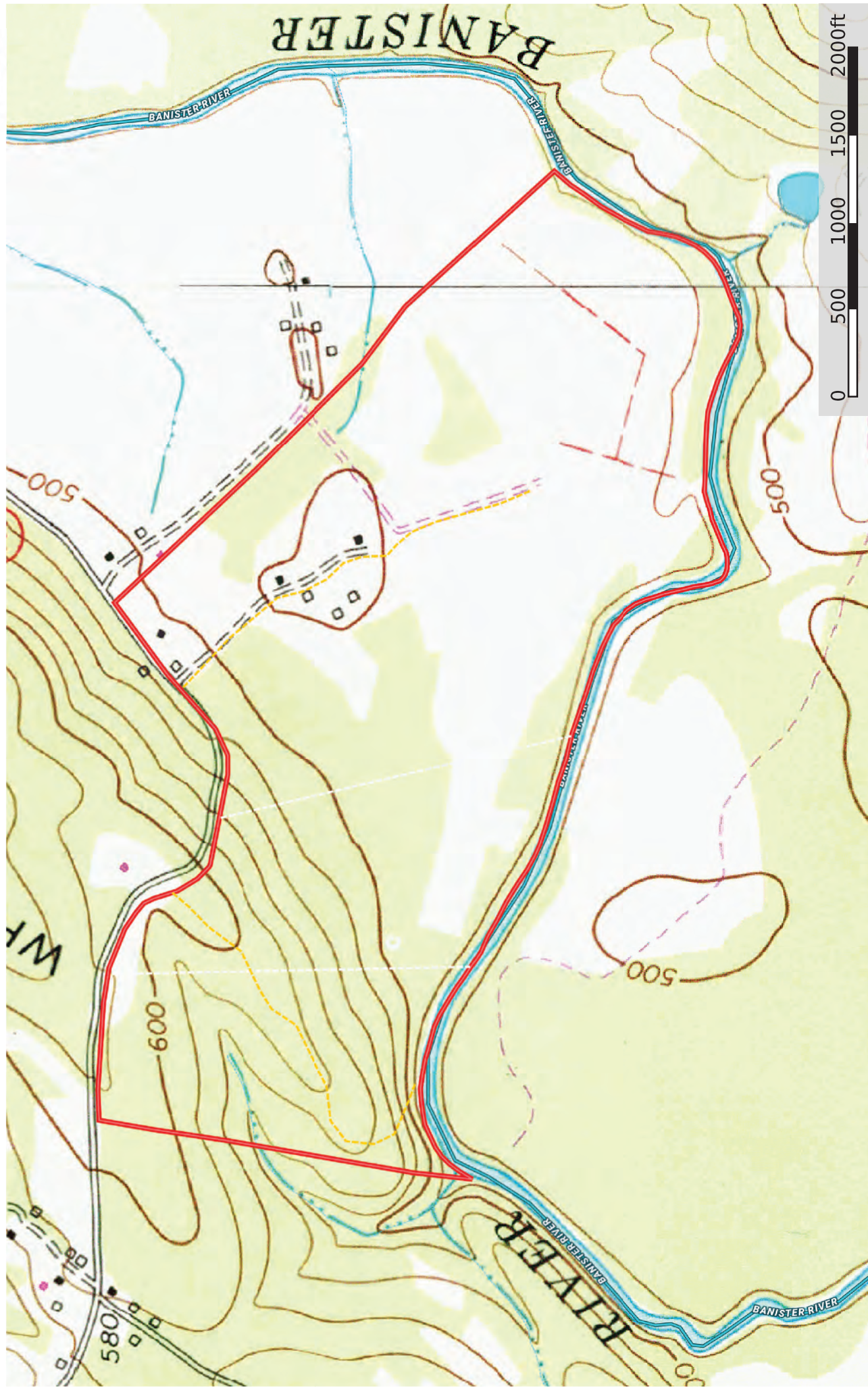
Banister River

Banister River

0.64 Miles of Road Frontage

BK 163 PG 255







| Boundary 265.54 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
20B	Leaksville silt loam, 0 to 4 percent slopes	44.87	16.9	0	35	4w
3A	Delanco fine sandy loam, 0 to 2 percent slopes, rarely flooded	39.65	14.93	0	72	2w
41A	Hatboro silt loam, 0 to 2 percent slopes, frequently flooded	39.3	14.8	0	56	6w
7A	Codorus loam, 0 to 2 percent slopes, occasionally flooded	31.29	11.78	0	73	2w
33A	Dan River silt loam, 0 to 2 percent slopes, occasionally flooded	27.96	10.53	0	78	1
24C	Meadows gravelly loam, 7 to 15 percent slopes	22.87	8.61	0	27	4s
28D	Pinkston cobbly sandy loam, 15 to 35 percent slopes	22.72	8.56	0	6	7s
24B	Meadows gravelly loam, 2 to 7 percent slopes	20.9	7.87	0	28	3s
18C3	Yadkin clay loam, 7 to 15 percent slopes, severely eroded	7.91	2.98	0	53	3e
17B	Yadkin loam, 2 to 7 percent slopes	3.97	1.5	0	62	2e
28C	Pinkston cobbly sandy loam, 7 to 15 percent slopes	3.49	1.31	0	27	4s
W	Water	0.61	0.23	0	-	-
TOTALS		265.55(*)	100%	-	49.67	3.56

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water