

Prime Land Auction

Wed, June 14, 2023 at 12:30PM
at the Grand Fiesta Event Center,
6812 Greensboro Rd, Ridgeway VA

Managed Timber & Hunting Tract



Henry County

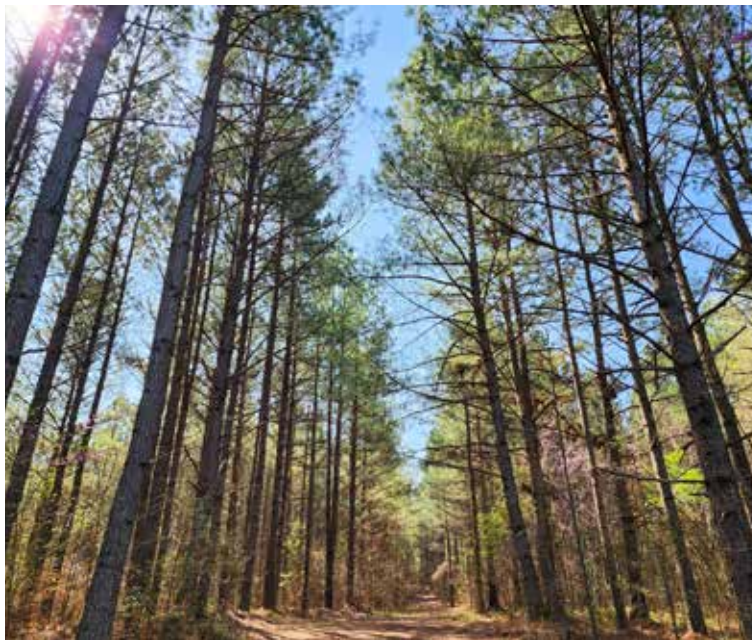
273 WOODED ACRES

Property Location: 0 Browns Dairy Rd, Ridgeway, VA (Henry County)

Beautiful, productive timber tract and private hunting preserve!

- 273.8 acres near the Virginia / Carolina line
- Convenient access to US-220 and Commonwealth Crossing Business Center, a strategic Virginia business site
- Majority in managed, well growing Loblolly pine planted in 1999 (timber cruise available)
- Managed hunting preserve for over 15 years with camp area, food plots, shooting lanes, trails, and stand locations (buildings, feeders, stands, etc not included in sale)
- Private and secure with some great views!
- Located within the Marrowbone Reservoir high water line plus frontage on Patterson Branch and several interior streams
- Excellent interior road through property plus a network of 4-wheeler trails
- Zoned A1
- Tax parcel 71.4(000)000/012
- 38mi from Danville
36mi from Greensboro, NC
40mi from Winston-Salem, NC

Details at [TRFAuctions.com](https://www.trfauctions.com)



DIRECTIONS TO PROPERTY

From Danville: US-58W to Martinsville and take US-58W Bypass 6mi to exit for US-220S toward Greensboro. 7mi to North Carolina border and RIGHT on Martinsville Loop/Horsepasture Price Rd. 2mi to RIGHT on Fall Creek Rd. 1/4mi to RIGHT on Browns Dairy Rd. 0.4mi to end of state maintenance. Continue onto gravel road (20' deeded easement) 0.4mi to locked gate. Property starts 0.4mi past locked gate.

From Greensboro: US-220N toward Virginia. Before state line, LEFT on Martinsville Loop/Horsepasture Price Rd. 2mi to RIGHT on Fall Creek. 1/4mi to RIGHT on Browns Dairy. 0.4mi to end of state maintenance. Continue onto gravel road (20' deeded easement) 0.4mi to locked gate. Property starts 0.4mi past gate.

AUCTION SITE: Grand Fiesta Event Center
6812 Greensboro Rd, Ridgeway, VA

AGENT ON SITE

- Wed, May 31, 12-2PM • Thu, Jun.8, 4-6PM
- Sun, Jun.4, 1-3PM • Sun, Jun.11, 1-3PM

• Self-guided tours ok during daylight hours

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



[www.TRFAuctions.com](https://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



Managed Timber Tract



Old Homesite



Creeks & Streams



Hunting Camp Area
(buildings not included)



COMMONWEALTH
CROSSING BUSINESS CENTRE



Food Plots



Great Road Network

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com