

Real Estate Auction

Friday, Oct.13, 2023 at 12:30PM
at Natural Bridge Christian Fellowship
21 Gilmore's Mill Rd, Natural Bridge Station VA

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



Rockbridge County

Close to some of Virginia's most scenic attractions!

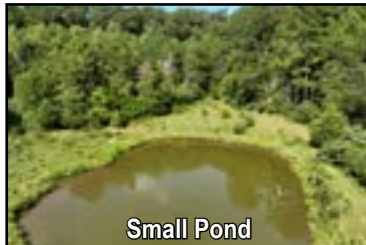
73 ACRES NEAR NATURAL BRIDGE

Fenced Pastures, Pond, Stream, Mountain Views

Wert Faulkner Hwy (Rt.130), Natural Bridge Station, VA (next to 1197 Wert Faulkner Hwy)



Gated Entrance off Rt.130



Small Pond



Crawford Creek



(2) Barns & an Equipment Shed

- 73 acres in the scenic Natural Bridge area of Virginia
- Amazing views of the Blue Ridge Mountains
- Mostly open with mature hardwood buffers
- Fenced for cattle
- Small pond and frontage on Crawford's Creek
- Frontage on Rt.130
- (2) older barns and an equipment shed
- Just 4 miles off I-81
- Ideal for grazing, recreation, hunting, and fishing near plenty of outdoor recreational attractions

LOCATION

- Near the National Forest & Blue Ridge Mountains
- Adjoins the Glenwood-Pedlar Ranger Station
- 1/4mi to James River (4mi to Locker Landing public access)
- 2mi to Natural Bridge State Park, caverns, and zoo
- 3mi to Natural Bridge Speedway
- 2mi to Jellystone Park
- Numerous popular hiking trails nearby incl. Balcony Falls, Devils Marble Yard, & Appalachian Trail access



PREVIEW DATES

- Sun, Oct.1 from 1-3PM
- Thur, Oct.5 from 4-6PM
- Wed, Oct.11 from noon-2PM
- Other days available by appointment.

DIRECTIONS

- From Lexington, I-81S 8mi to exit 180A. Take US-11S 3.6mi to LEFT on 130E. 2.4mi on left next to 1197 Wert Faulkner Hwy.
- From Roanoke, I-81N 32mi to exit 175 toward US-11N. Take 11N 1.6mi to RIGHT on Rt.130. 2.4mi to property on left next to 1197 Wert Faulkner Hwy.
- From Lynchburg, US-501N 16mi to Snowden Bridge. LEFT on US-501N. 7mi to Glasgow. LEFT on Rt.130. 4mi to property on right next to 1197 Wert Faulkner Hwy.

AGENTS: 2% Commission Available. Call or email us for form.

TERMS SUMMARY

10% deposit due day of sale by cash or good check. Closing on or about 30 days. 5% buyer's premium. Full terms online.



www.TRFAuctions.com

434.847.7741



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597



Stoner Hollow Rd

1197 West Faulkner Hwy >
Rt. 130

Crawford Creek

Glimore Mills Rd

Natural Bridge
Christian Fellowship

James River