

Absolute Auction

Friday, Apr.12, 2024 at 12:30PM at the
Staunton River Masonic Lodge 155,
1403 Lynchburg Ave, Brookneal, VA

April

12

Friday

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

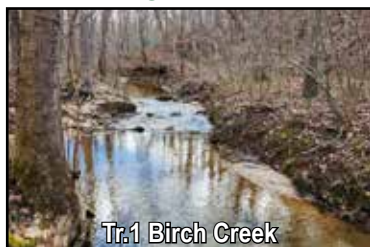
76 ACRES



Halifax County

on Birch Creek | Offered in 3 Tracts

Property Address: Rabat Rd, Nathalie, VA (Halifax County)



Tr.1 Birch Creek



Tr.1 Rabat Rd Frontage



Tr.2 & 3: Rabat Rd Frontage



TR.2 & 3: Scenic Creek

Selling to the highest bidder(s)! Boasting over half of mile of road frontage and several scenic creeks, this great property will be offered in 3 tracts and as a whole.

Tract 1: 42.89 Acres

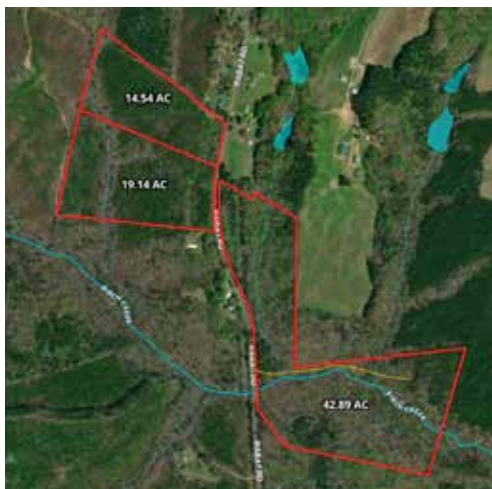
Mostly hardwoods with several creeks incl. Birch Creek. Small hiking trail follows Birch Creek. Southern end has a beautiful knoll that would make a great home site. ±1,900' of frontage on Rabat Rd that could be subdivided. Halifax Co. PRN #33094. Tax assessed at \$86,852. Taxes are \$434/yr

Tract 2: 19.14 Acres

Majority in 10 year old planted pine with hardwoods along the scenic creek. ±530' of frontage on Rabat Rd. Lays nicely and would make a great location for a new home. Halifax Co. PRN #8130. Tax assessed at \$31,390. Taxes are \$157/yr

Tract 3: 14.54 Acres

Majority in 10 year old planted pine with hardwoods along the scenic creek. ±360' of frontage on Rabat Rd. Lays nicely and would make a great location for a new home. Halifax Co. PRN #33095. Tax assessed at \$25,809. Taxes are \$129/yr



DIRECTIONS

- From Brookneal, take US-501S 6mi to LEFT on Shiloh Church Rd (626). 2mi to RIGHT on Rabat Rd (646). 0.8mi to property on right (young pines) and left (hardwoods).
- From Halifax, take US-501N 16mi to RIGHT on Shiloh Church Rd (626). 2mi to RIGHT on Rabat Rd (646). 0.8mi to property on right (young pines) and left (hardwoods).
- For GIS, property is just past 2181 Rabat Rd, Nathalie, VA.

AUCTION SITE: Staunton River Masonic Lodge 155,
1403 Lynchburg Ave, Brookneal, VA

AGENT ON SITE (on Tr.1 near Birch Creek)

- Tuesday, Mar.26 from 4-6PM
- Wednesday, Apr.3 from 4-6PM
- Thursday, Apr.11 from Noon-2PM
- Self-guided tours ok anytime during daylight hours

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

Additional details at www.trfauctions.com



www.TRFAuctions.com

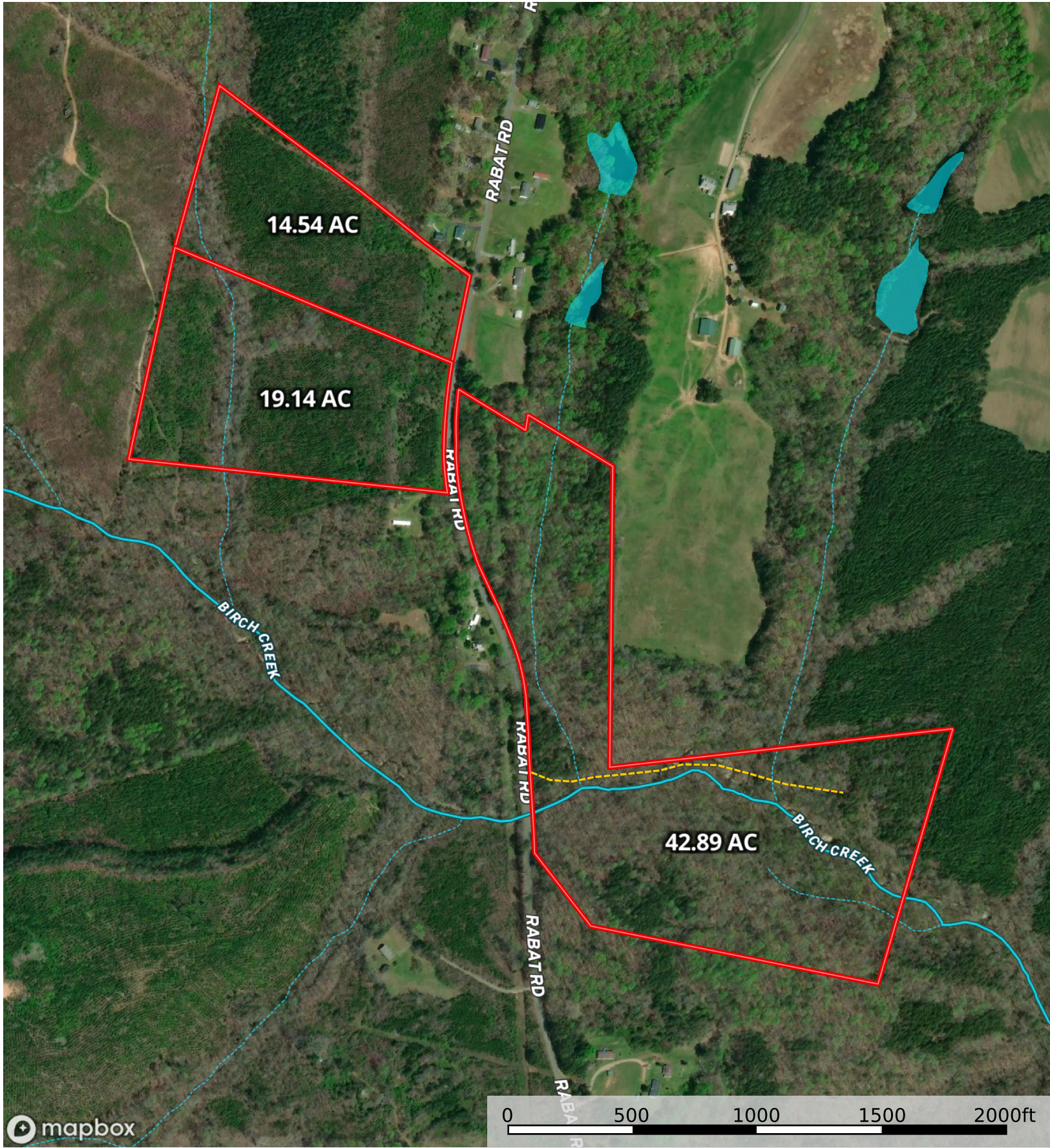
434.847.7741



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAA501

Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597



--- Road / Trail □ Boundary -.-.- Stream, Intermittent — River/Creek ■ Water Body