

Land Auction

Friday, Apr.19, 2024 at 12:30PM
at the Hampton Inn Christiansburg,
380 Arbor Dr, Christiansburg, VA

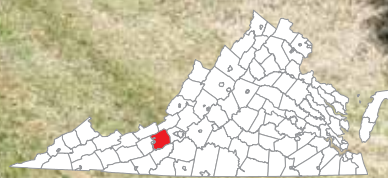
April

19

Friday

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

285 ACRES



Montgomery County

near Christiansburg | Wooded | Offered in 2 Tract

Property Address: Copperhead Rd, Shawsville, VA (Montgomery County)



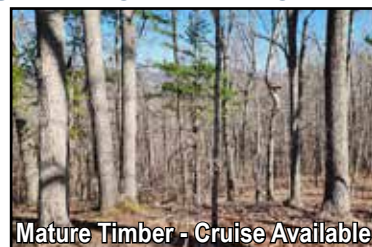
Timber | Hunting | Seclusion



Beautiful Fields Along the Valley



Creek



Mature Timber - Cruise Available

Convenient to Roanoke, Christiansburg, and Blacksburg, this scenic acreage offers big timber, hilltop views, lush valley fields, buffered privacy, and bountiful hunting.

- 285 acres offered in 2 tracts
- Easy access from US-460 / US-11 and I-81
- Majority in mature hardwoods - timber cruise available
- Very accessible. Excellent road meanders through the valley from the gated entrance to the far end of property with atv and hiking trails throughout
- Several beautifully wooded peaks to enjoy distant views while offering a unique buffer from the outside world for a feeling of serene seclusion within
- Prime hunting with long shooting lanes. Ideal for hunt clubs.

OFFERED IN 2 TRACTS AND AS A WHOLE

- Tract 1: 94.037 Acres; beautifully wooded tract with peak elevation of around 2,000'; wonderfully private
- Tract 2: 191.662 Acres; beautifully wooded; topography varies with several peaks and valleys; beautiful long fields along the valley; incredibly private

Full Aerial Online at TRFAuctions.com



DIRECTIONS

- From Christiansburg, US-11N / US-460E towards Shawsville. 7mi to LEFT on Friendship Rd (636). 1.1mi to LEFT on Copperhead Rd. 0.3mi on left (across from cell tower).
- From Roanoke, I-81S 11mi to exit 132 for VA-647 towards Dixie Caverns. At end of ramp, LEFT on 647 to RIGHT on US-11S / US-460W. 10.5mi to RIGHT on Friendship Rd (636). 1.1mi to LEFT on Copperhead Rd. 0.3mi on left (across from cell tower).

AGENT ON SITE

- Tue, Apr.2, 4-6PM
- Sun, Apr.7, 1-3PM
- Sun, Apr.14, 1-3PM
- Thur, Apr.18, 3-6PM
- 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 including plat, aerials, photos, and more at www.trfauctions.com



www.TRFAuctions.com

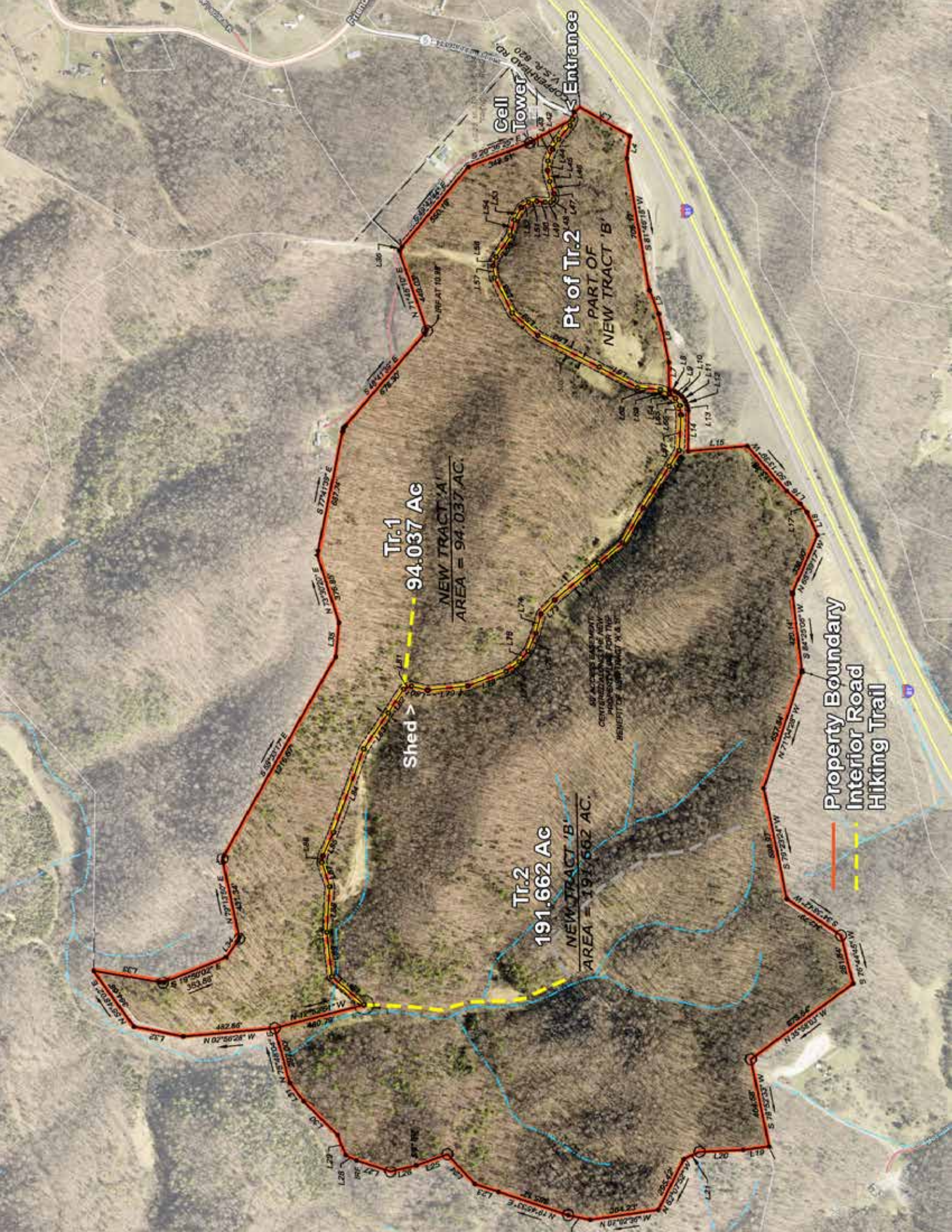
434.847.7741



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



Cell Tower

Pt of Tr.2
PART OF
NEW TRACT 'B'

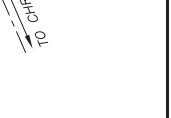
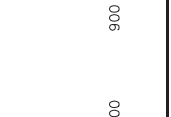
Tr.1
94.037 AC
NEW TRACT 'A'
AREA = 94.037 AC.

Shed >

Tr.2
191.662 AC
NEW TRACT 'B'
AREA = 191.662 AC.

60 AC. ± EASEMENT
CENTRALIZING THE NEW
PROPOSED LINE FOR THE
BENEFIT OF ADJACENT 'A' & 'B'

Property Boundary
Interior Road
Hiking Trail





Goode Forestry Consulting

Timber Cruise Summary

Trees 12" DBH and Larger Suitable for Sawlogs, No Pulpwood Size Trees Included

Crozier Tract

Montgomery Co., VA

Feb. 9, 2023

248 Acres

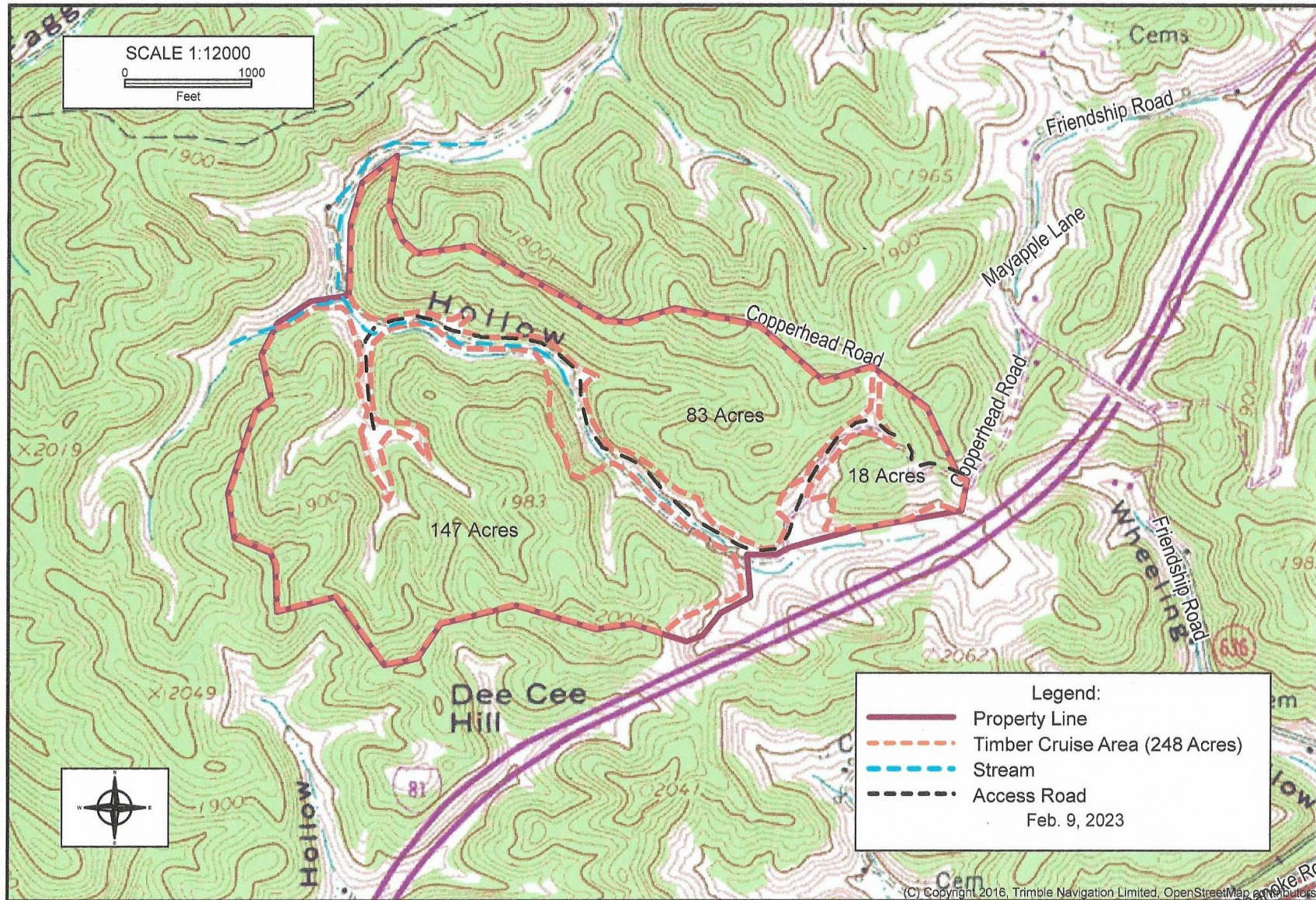
T. Goode

Sawtimber:	Int. (mbf)	Doyle (mbf)	Tons:
White Pine	123	81	664
Poplar	733	510	3685
White Oak	79	53	405
Red/Black Oak	360	251	1805
Scarlet Oak	18	13	93
Chestnut Oak	54	36	275
Basswood	17	11	85
Hickory	146	96	749
Cucumbertree	46	29	243
Beech	23	15	113
Birch/Elm	4	3	21
Black Walnut	23	13	122
Black Cherry	7	4	35
Sugar Maple	<u>11</u>	<u>8</u>	<u>57</u>
	1,644	1,123	8,352
Pulpwood:		Tons:	
Pine Topwood		245	
Hardwood Topwood		4180	

Timber volumes and acreage are estimates and are not guaranteed

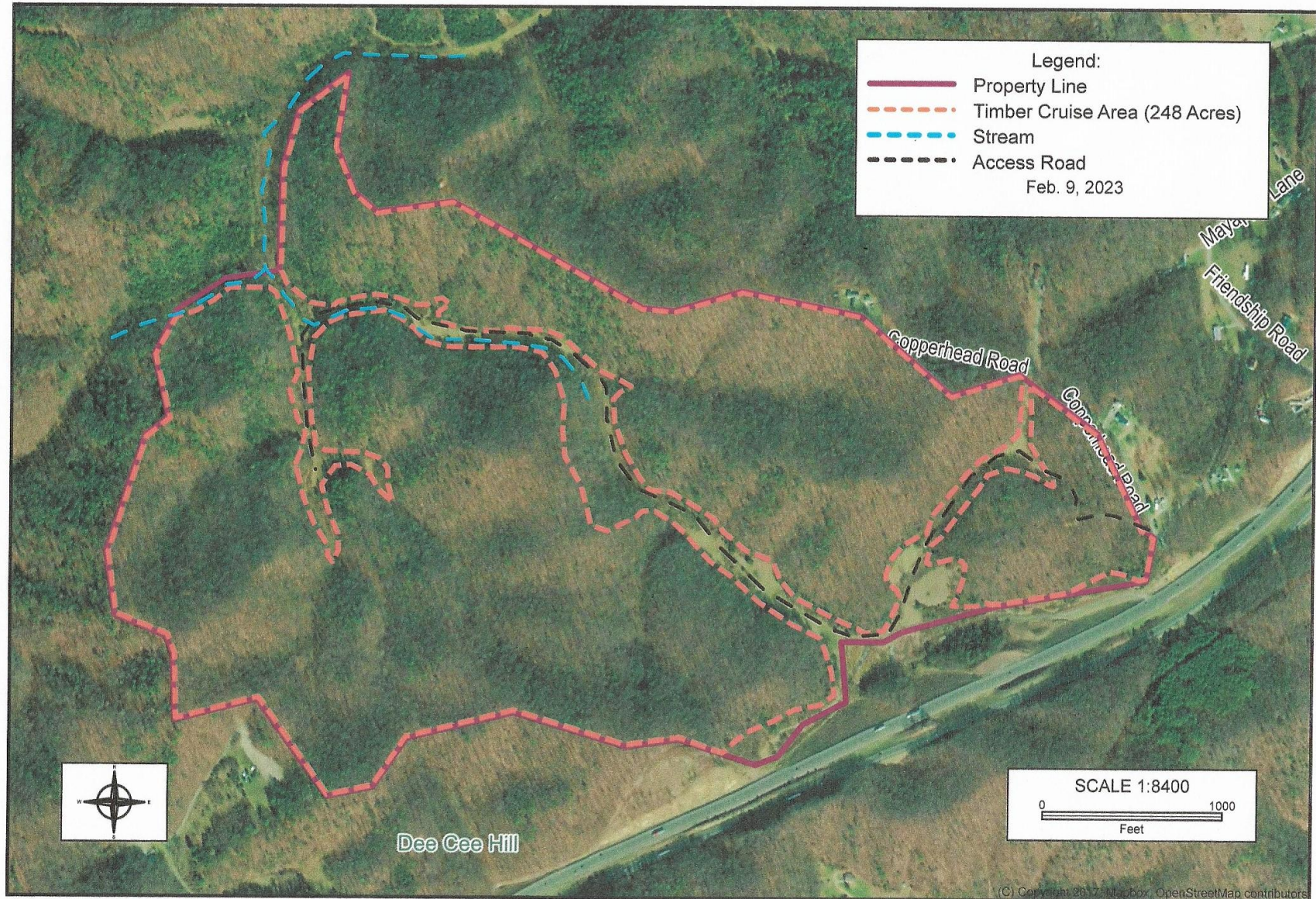
Timber Cruise Map
Crozier Tract - 285 Acres
Montgomery County, Virginia

Todd Goode, Forester
Phone: 540-580-3675
GoodeForestry@gmail.com
GoodeLandandTimber.com



**Timber Cruise Map
Crozier Tract - 285 Acres
Montgomery County, Virginia**

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PROFILE

Parcel	017969	Municipality	MMT MOUNT TABOR
Alt_ID	070- A 6	NBHD	MR317000
Address	FRIENDSHIP RD	School District	
Owner	VIRGINIA WOODLANDS LLC	Zoning	A1 AGRICULTURAL
Owner		Utilities	7
Mailing Addr		Utilities	
Mailing Addr		Utilities	
Mailing Addr		Land Area	305.049
Description	ELLISTON	Street/Road	FRIENDSHIP RD
Description		Subdivision	
Description		Name	
Land Use Code	110	Subdivision No.	
LUC Description	AG UNDEVELOPED VACANT 100+ ACRES		

VALUE SUMMARY

Land	335600	Building	0	Total	335600
Assessed Land	335600	Assessed Building	0	Assessed Total	335600
Prior Land	335600	Prior Building	0	Prior Total	335600

PRIMARY RESIDENTIAL CARD

Card	Basement	-	Frpl Prefab	
Stories	SFLA		Frpl OP/ST	/
Use	HT/AC	-	Bsmt Gar	
Type	Fuel	-	Grade	-
Year Built	System	-	Cond (CDU)	-
Year Remld	Attic	-	% Complete	
Total Rooms	Fin Basement		Family Room	
Bedroom	Rec Room		Ext. Material	
Full Bath	Half Bath			

COMMERCIAL CARD

Year Built	Stories	Grade	/
Eff. Yr. Built	Gross Flr. Area	Imp Name	
Units	Structure	/	
Note 1	Note 2		

LAND

Classification	Eff. Front	Eff. Depth	Type	Ag.
			A	Y

AGRICULTURE

Classification	Sub Class	Acres
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OTHER ITEMS

Code Description Yr Blt Sq Ft

Code Description

SALES HISTORY

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
26-FEB-2009	2009002125	CROSIER WILLIAM P TRUST	1	RELATED PARTIES VALUE	1	
16-FEB-2023	2023000850	WILLIAM P CROSIER TRUST	14	VACANT LAND	1	425,000
01-JAN-1994	05550655		8	NOT VALIDATED		10,000
24-SEP-2010	2010007966	WILLIAM P CROSIER TRUST	16	DEED OF CORRECTION	1	