

REAL ESTATE AUCTION

Friday, July 12, 2024 at 12:30PM
at the Appomattox Inn & Suites
447 Old Courthouse Rd
Appomattox, VA

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

A Beautiful 77 Acre Central Virginia Country Estate

Property Location:
5353 Wildway Rd,
Appomattox, VA



101 Annjo Court, Forest, VA 24551
[TRFAuctions.com](https://trfauctions.com) | 434.847.7741



Appomattox Co, VA

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Attn Agents: 2% Commission Avail.



Stately 5BR, 4.2BA Home, 2-Car & 4-Car Garages, Stable, Pond

77 AC COUNTRY ESTATE

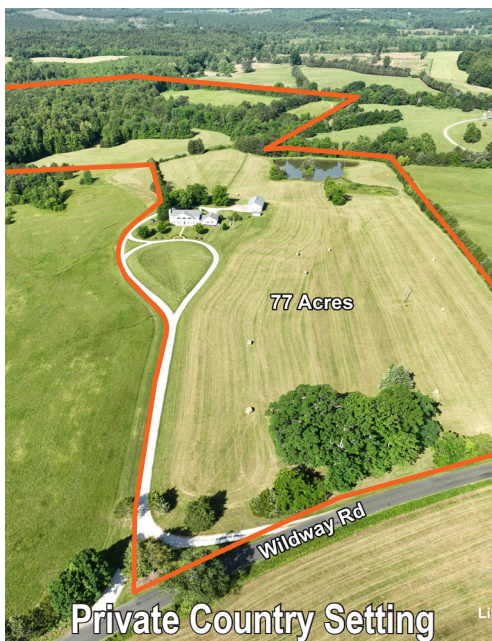
5353 Wildway Rd, Appomattox, VA

Selling for Judy Stephenson

- Stately 2-story home offers 3,458 above grade finished sq.ft.
 - 5 bedrooms (1 main level), 4 full baths, and 2 half baths
 - Luxurious suite with bubble massage air bath tub, glass surround shower, double sinks, and walk-in closet
 - Hardwood floors throughout except carpet in 3 bedrooms
 - Spacious eat-in kitchen with plenty of storage, oak cabinets, built-in desk, dishwasher, oven, and brand new Whirlpool SS refrigerator. Very open and bright. Great for entertaining.
 - Fireplace in living room and family room
 - Full, walk-out basement
 - Automatic back up generator
 - Full list of specs and upgrades online at trfauctions.com
- Attached 2-car oversized garage 25' x 28'
- Detached 4-car garage 30' x 50'
- 2-Stall Barn (36' x 40') with water and electric
- Private, stocked, spring-fed pond with island
- Majority in fertile fields ideal for crops, hay, or grazing
- Wooded areas in mature hardwood timber

ROOM SIZES

Foyer 9x14	Living 24x14	Dining 13x14
Kitchen 20x14	Family 21x14	BR1 12x12
Laundry 7x19	BR2 13x11	BR3 13x14
BR4 13x14	Suite 42x14	Lounge 13x10



LOCATION

Tranquil country living in a farming community

- Within 20 minutes of Appomattox and Buckingham
- Within 45 minutes of Lynchburg and Farmville
- Within 60 minutes of Charlottesville
- Within 90 minutes of Richmond

DIRECTIONS TO PROPERTY

From Appomattox: From Appomattox, take Rt.26N (Oakville Rd) past Walmart for 5.4mi to RIGHT on Liberty Chapel Rd (615). 4.5mi to RIGHT on Wildway Rd (616). 0.8mi on right.

From Richmond: US-60W 65mi to LEFT on Watt Abbitt Rd (654). 1/4mi to RIGHT on Walnut Hill (615). 2mi to LEFT on Wildway Rd (616). 0.8mi on right.

PREVIEW DATES

- | | |
|-----------------------|---------------------------------|
| • Sun, June 23, 1-3PM | • Sun, June 30, 1-3PM |
| • Tue, July 2, 4-6PM | • Sun, July 7, 1-3PM |
| • Thu, July 11, 2-4PM | • Other days available by appt. |

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

AGENTS: 2% commission available. Registration req'd prior to auction.

Full Details at TRFAuctions.com



www.TRFAuctions.com



434.847.7741

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



View our online photo album or attend an open house to explore this wonderful home and property.

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com