

# ABSOLUTE REAL ESTATE AUCTION

Fri, Nov.15, 2024 at 12:30PM  
at Homewood Suites by Hilton  
4021 Wards Rd, Lynchburg, VA

**BID LIVE OR ONLINE**  
Can't attend the live auction?  
Bid online at [bid.trfauctions.com](https://bid.trfauctions.com)



## Gunnore's Sausage Plant 28,000 Sq.Ft. on 23.44 Acres

Property Location:  
3989 Cifax Rd, Goode, VA  
Bedford County



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



Bedford County, VA

# Absolute Auction

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**23.44 Acres**

**Attn Agents: 2% Commission Avail.**



Bedford County, VA

## Gunnoe's Sausage Processing Plant

# 28,000 SF FACILITY ON 23 AC

**3989 Cifax Rd, Goode, VA (Bedford County)**

### GUNNOE'S SAUSAGE PLANT

- Beautiful 22.34 acres (Bedford County tax parcel 78-4-2 and 78-4-B). Aerial on back cover.
- Zoned AR (Agricultural / Residential)
- 28,000+ sq.ft of facilities including
  - 6,700+ sq.ft. of refrigerated cooler/freezer space
  - 4,700+ sq.ft. of animal pens
  - 1,950+ sq.ft. 2-bay truck maintenance shop
  - 2,000+ sq.ft. general maintenance shop
  - General offices (lower level)
  - Shipping and receiving office (upper level)
  - Break room and locker rooms
  - Storage
  - Loading docks
- Paved driveway, parking lot, and shipping/receiving area
- 1,075' of road frontage on Cifax Rd
- Water is supplied by (2) wells that are regulated and inspected by the VDOH. Septic system on site. Production discharges are discharged into a waste treatment lagoon that is regulated and permitted through DEQ. All DEQ permits are up-to-date.
- Phase 1 Environmental Site Assessment Report available
- Electricity provided by AEP
- High speed internet by Shentel
- Roaring Run Creek runs through property



Maintenance Shop



General Office Area



6,700 Sq.Ft. of Cooler/Freezer Space

**ADDITIONAL PLATS, LAYOUTS, & PHOTOS ONLINE**

### LOCATION

- 8 miles from Forest, VA
- 11 miles from Lynchburg, VA
- 11 miles from Bedford, VA
- 45 minutes from Roanoke, VA

### DIRECTIONS TO PROPERTY

**From Lynchburg (Graves Mill Shopping Center):** US-221S / Forest Rd 7.5mi to RIGHT on Brookhill Rd (841). 0.5mi to RIGHT on Cifax Rd (643). 3mi to property on right.

**From Bedford:** US-221N / Forest Rd 7.5mi to LEFT on Brookhill Rd (643). 0.2mi to LEFT on Cifax Rd (643). 3mi on right.

**AUCTION SITE:** Homewood Suites by Hilton,  
4021 Wards Rd, Lynchburg, VA  
Online and phone bidding available

### PREVIEW DATES

- Wed, Oct.30 from 12-2PM
- Wed, Nov.6 from 12-2PM
- Thu, Nov.14 from 12-2PM
- Other days available by appointment

**TERMS SUMMARY:** 5% buyer's premium. 10% deposit due day of sale. Closing on or about 30 days. Property sells to the highest bidder. Full terms available online.

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



**www.TRFAuctions.com**

**434.847.7741**

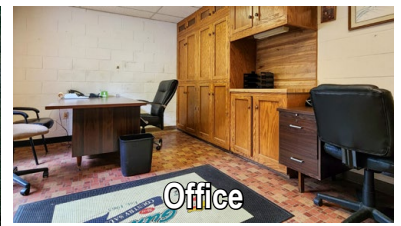


Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

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



Loading Docks



Office



Processing Room



Shop



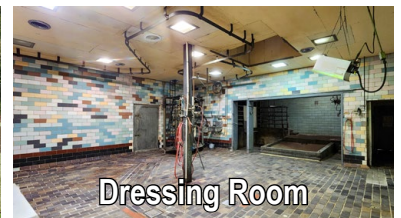
Treatment Facilities



Packing Room



Wastewater Treatment



Dressing Room



2-Bay Truck Garage



Lower Level



Animal Pens

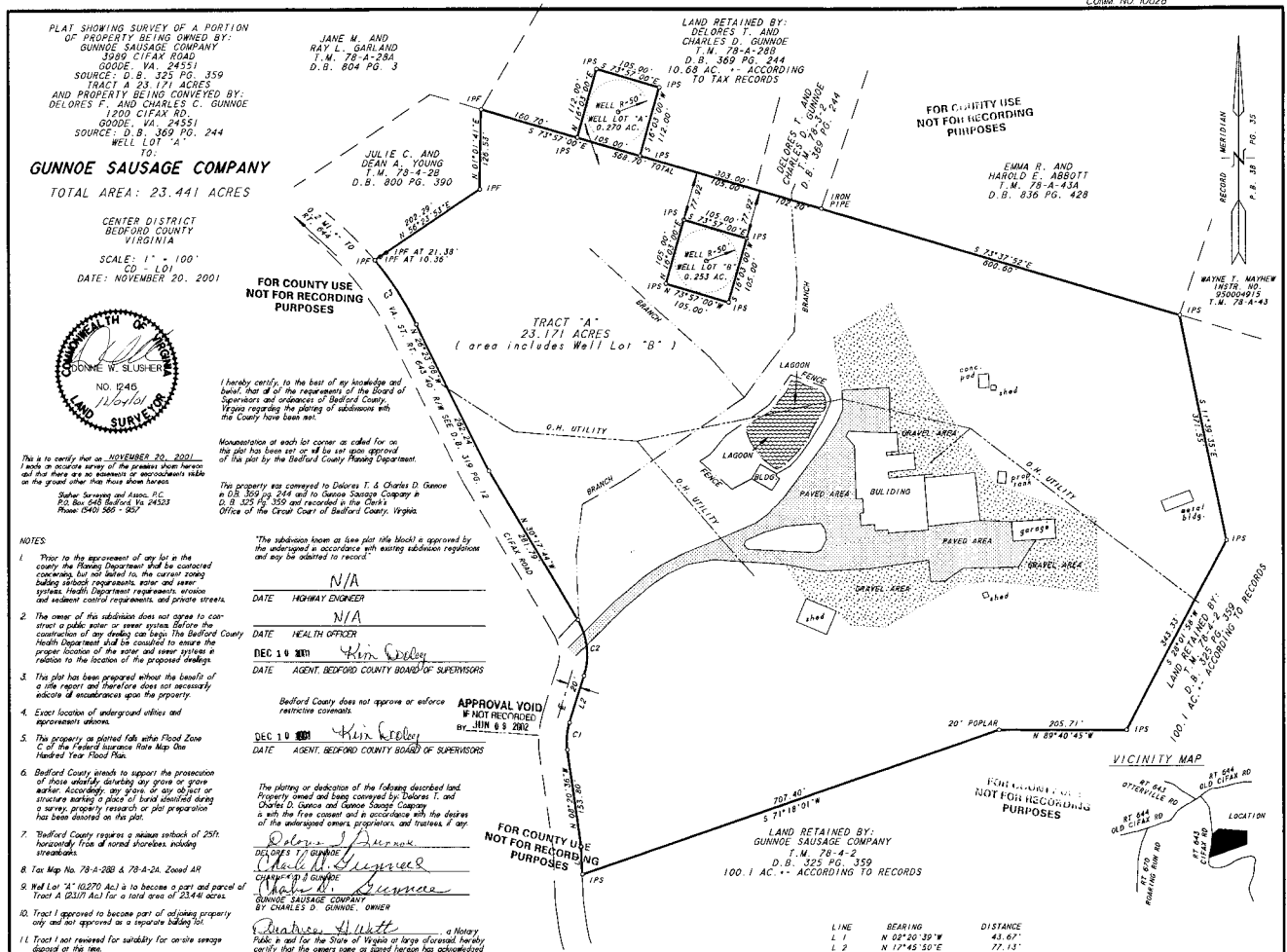


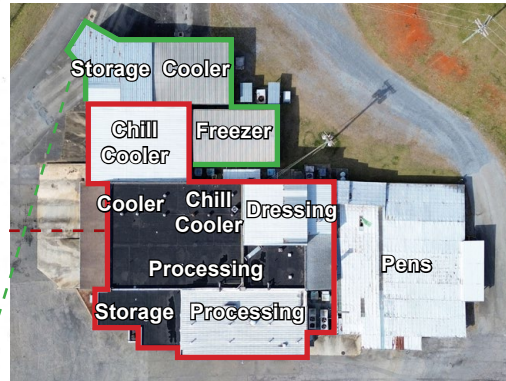
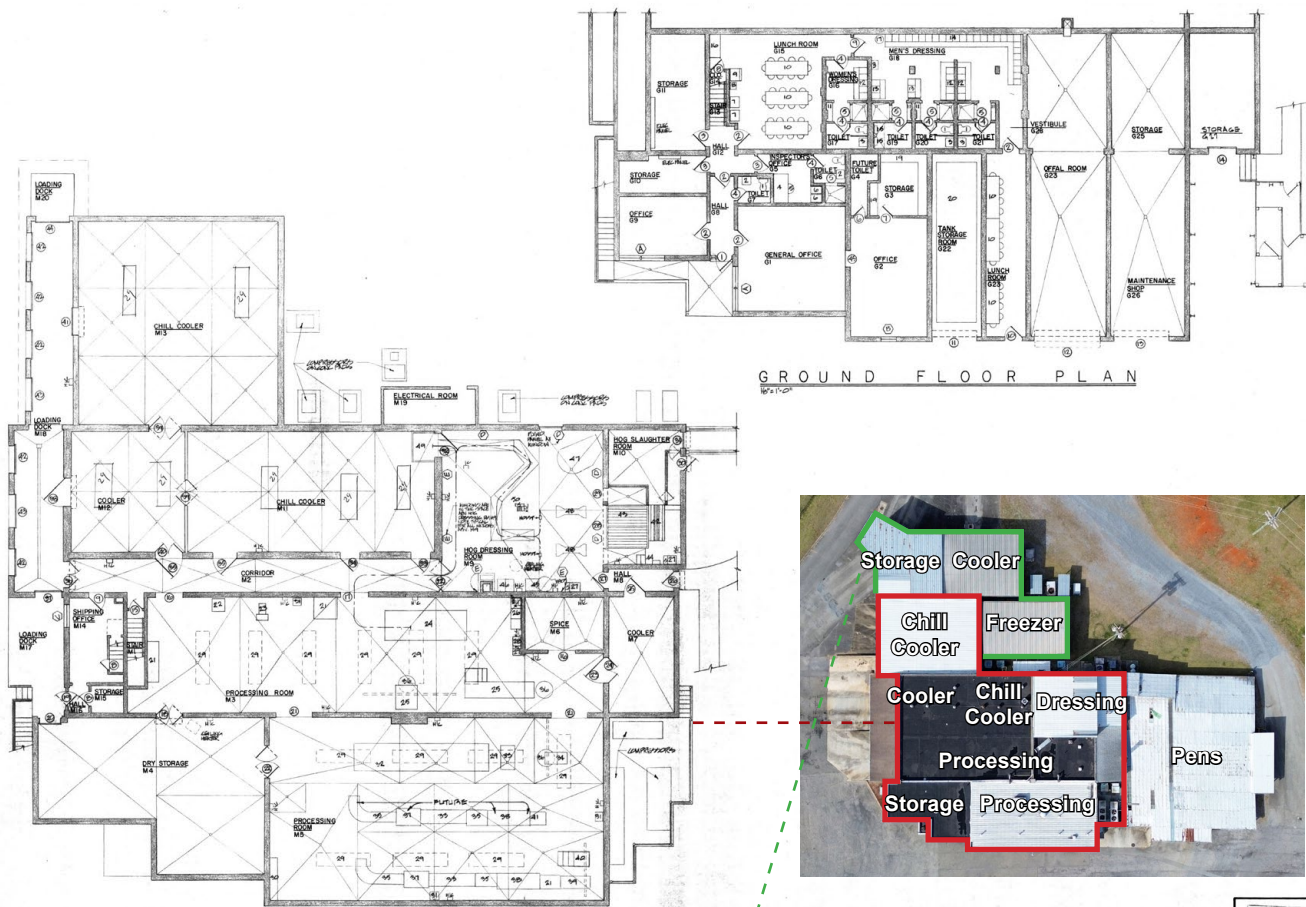
Northern View



Roof View

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT  
***www.TRFAuctions.com***





APPROVED:
   
 AUG 21 1995
   
 J. H. HARRIS

