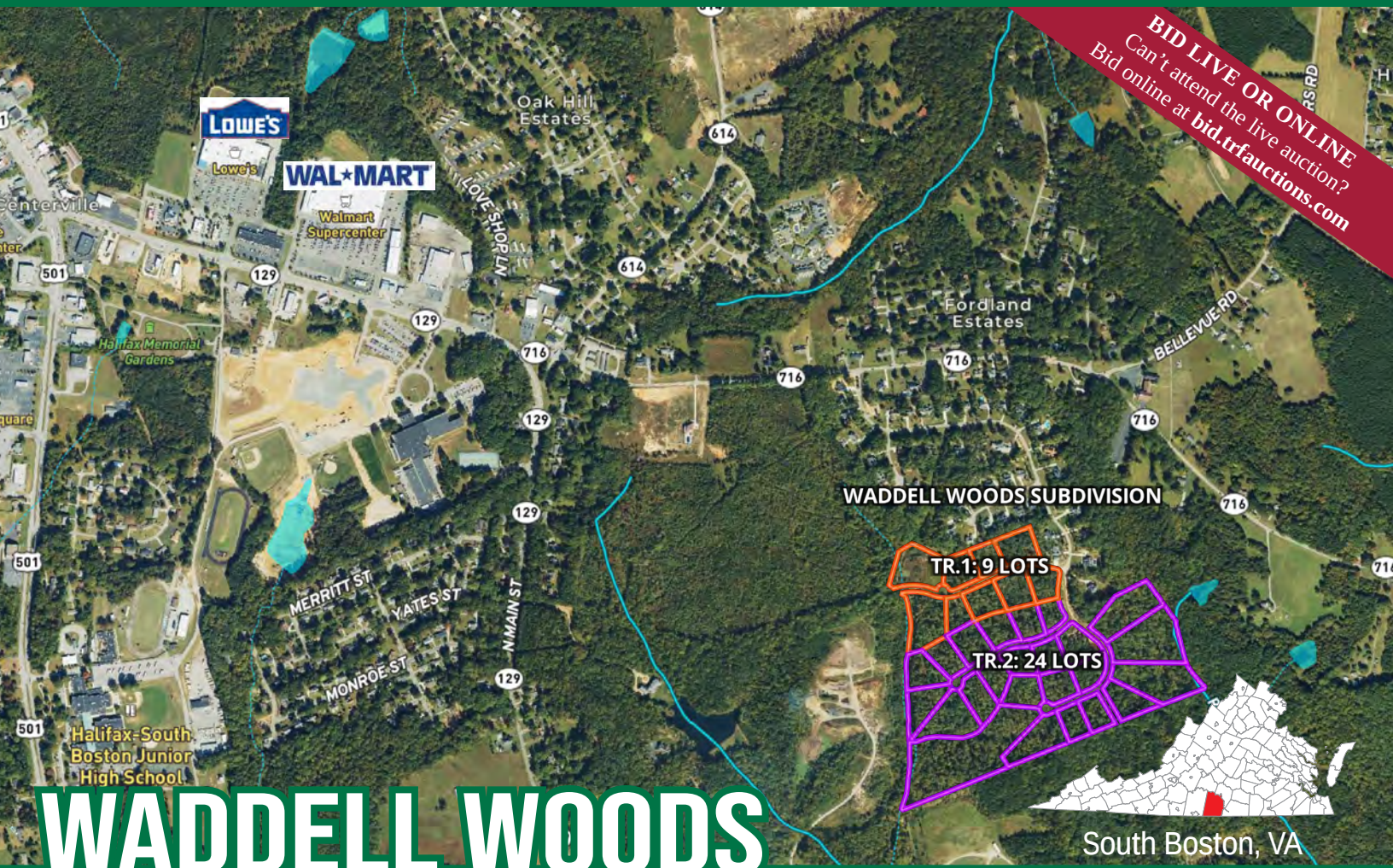


# Foreclosure Auction

Wed, Dec.4, 2024 at 12:30PM  
at Factory Street Brewing  
210 Factory St, South Boston, VA



## 33 Lots in Waddell Woods Subdiv offered in 2 Tracts

Minutes from Walmart and Lowe's in South Boston, VA



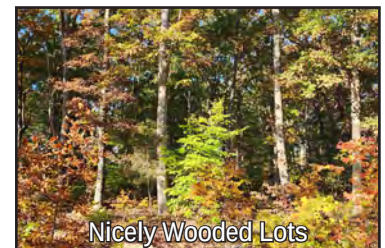
Next Phase of Waddell Woods



Aerial View



Street View into Property



Nicely Wooded Lots

### Attention builders and developers!

- 33 lots in Waddell Woods Subdivision in South Boston
- Great location off Dan River Church Rd
- Convenient to Walmart, Lowe's Home Improvement, and numerous shops and restaurants
- Close to Halifax County High School
- 2 miles from Sentara Halifax Regional Hospital
- 3mi to South Boston Speedway
- Zoned R-1 Residential
- Public water & sewer available
- Offered in 2 tracts and as a whole

### TRACT 1: 9 Lots on Powell Court

- Sect C Lots 23, 24, 25, 26
- Sect B Lots 43, 44, 45, 46, 47
- Total acreage: 13.86 acres
- Total tax assessment \$217,088

### TRACT 2: 24 Lots on Waddell Ln and Loves Court

- Sect B Lots 19 thru 42
- Total acreage: 46.16 acres
- Total tax assessment: \$670,200

**DIRECTIONS:** From Halifax: US-501S 2.3mi to LEFT on VA-129/Old Halifax Rd. 0.9mi to LEFT on Dan River Church Rd. 0.5mi to RIGHT on Waddell Ln. Half mile to end.

**AUCTION SITE:** Factory Street Brewing,  
210 Factory St, South Boston, VA

**PREVIEWS:** Thu, Nov.21, 3-5pm | Tue, Nov.26, noon-2pm  
Day of sale 10-11am | Self-guided tours ok during daylight hours

**TERMS SUMMARY:** This is a foreclosure auction. Property sells "as-is" to highest bidder(s). Note holder reserves right to bid. Seller to provide clear title free of liens. 10% deposit due day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms and conditions.



www.TRFAuctions.com

434.847.7741



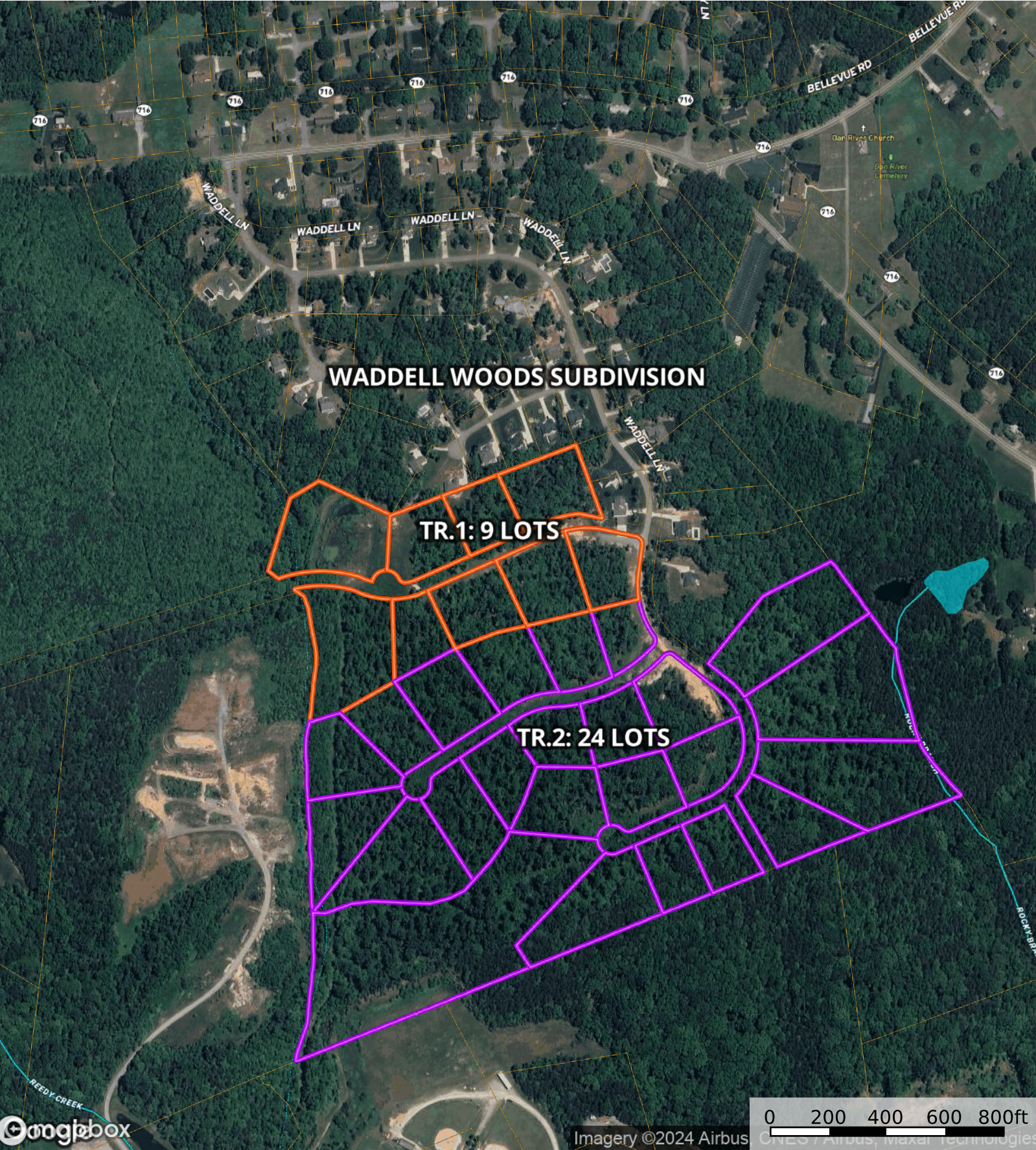
Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597



South Boston Waddell Lane proposal  
Virginia, AC +/-



- Tract 1
- Tract 2
- Stream, Intermittent
- River/Creek
- Water Body