

PRIME LAND

AUCTION

Friday, Dec.2 at 12:30PM

Nelson County
**474 Acres on the Rockfish River &
143 Acres off Rt.151 near Wintergreen**



Beautiful Mountain Views



Rockfish River Frontage



Nicely Wooded w/ Trails



Wonderfully Private

AUCTION SITE: BLUE MOUNTAIN BREWERY › AFTON, VA

Two beautiful Nelson County land tracts totalling 617 acres, each offered in multiple tracts.

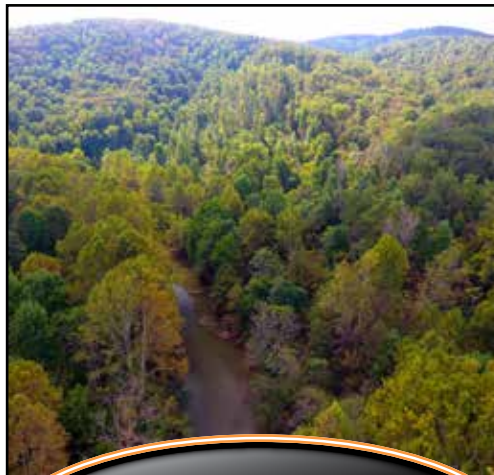
**474 Acres on the Rockfish River
Johnson Hollow Rd, Schuyler, VA**

Nicely wooded tract with river frontage, long scenic mountain ridge, beautiful views, interior roads, trails, prime hunting, recreation, and privacy. Offered in 7 tracts. Details inside.

**143 Acres off Rt.151 near Wintergreen
Pounding Branch Rd, Afton, VA**

Totally wooded tract with 3 mountain peaks, interior road, trails, terrific views, and great location. Offered in 3 tracts. Details inside.

Complete details at TRFAuctions.com



PREVIEWS: details inside

DIRECTIONS TO PROPERTY: details inside

DIRECTIONS TO AUCTION SITE

Auction will be held at:



Blue Mountain Brewery
9519 Critzers Shop Rd (Rt.151)
Afton, VA

- **From Charlottesville:** I-64W 14mi to Exit 107. LEFT on US-250W. 5mi to LEFT on Rt.151S. 1mi on left.
- **From Amherst:** US-29N 23mi to LEFT on Rt.6. 6mi to RIGHT on Rt.151N. 7mi on right.

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for form.

TERMS: 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium. Complete terms online.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Court
Forest, VA 24551
info@trfauctions.com

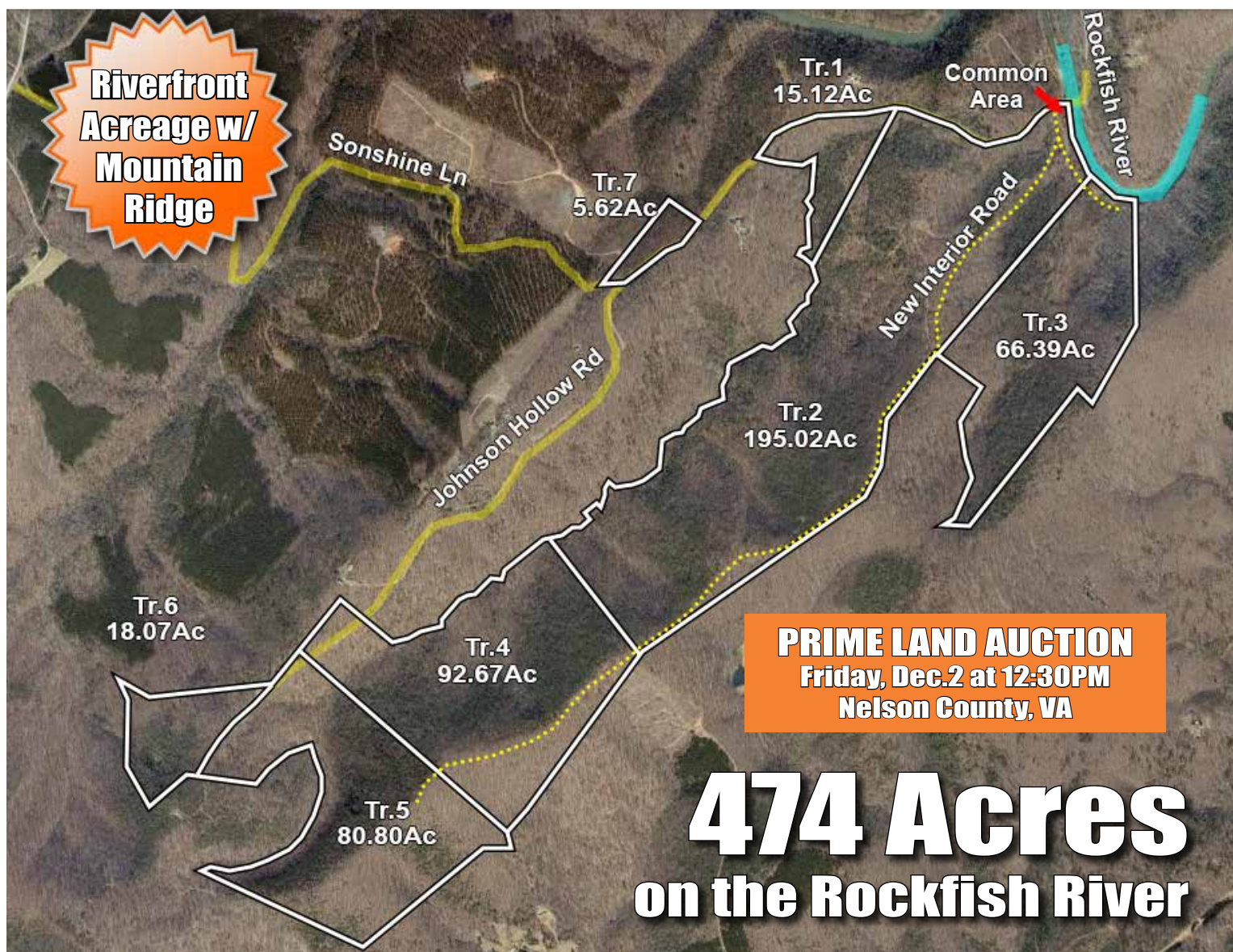
WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741

**Riverfront
Acreage w/
Mountain
Ridge**



PRIME LAND AUCTION
Friday, Dec.2 at 12:30PM
Nelson County, VA

474 Acres on the Rockfish River



JOHNSON HOLLOW RD, SCHUYLER, VA

This nicely wooded acreage has so much to offer including frontage on the Rockfish River, a long scenic mountain ridge, wonderful privacy, prime hunting, new interior road, numerous potential building sites, and terrific Nelson County views!

Offered in 7 tracts & as a whole

All tracts share a common area on the river

- Tract 1: ±15.12 acres with creek
- Tract 2: ±195.02 acres on the river
- Tract 3: ±66.39 acres on the river
- Tract 4: ±92.67 acres w/ beautiful ridge
- Tract 5: ±80.80 acres with creek
- Tract 6: ±18.07 acre wooded tract
- Tract 7: ±5.62 acres at corner of Johnson Hollow and Sonshine Ln

Details and photo gallery at
TRFAuctions.com

AGENT ON SITE

- Sun, Nov.13 12-3 • Wed, Nov.16 12-2
- Sun, Nov.20 12-2 • Wed, Nov.30 12-2
- Self-guided previews ok anytime

DIRECTIONS TO PROPERTY

- **From Charlottesville:** 29S 20mi to LT on Rockfish River Rd (617). 5mi to RT on Laurel (639). 1mi to LT on Sonshine. 1mi to LT on Johnson Hollow. Entrance on right near river.
- **From Amherst:** 29N 25mi to RT on Rockfish River Rd (617). 5mi to RT on Laurel (639). 1mi to LT on Sonshine. 1mi to LT on Johnson Hollow. Entrance on right near river.

SALE SITE: Blue Mountain Brewery
9519 Critzers Shop Rd, Afton, VA

AGENTS: 2% Commission Available
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VAAFS01

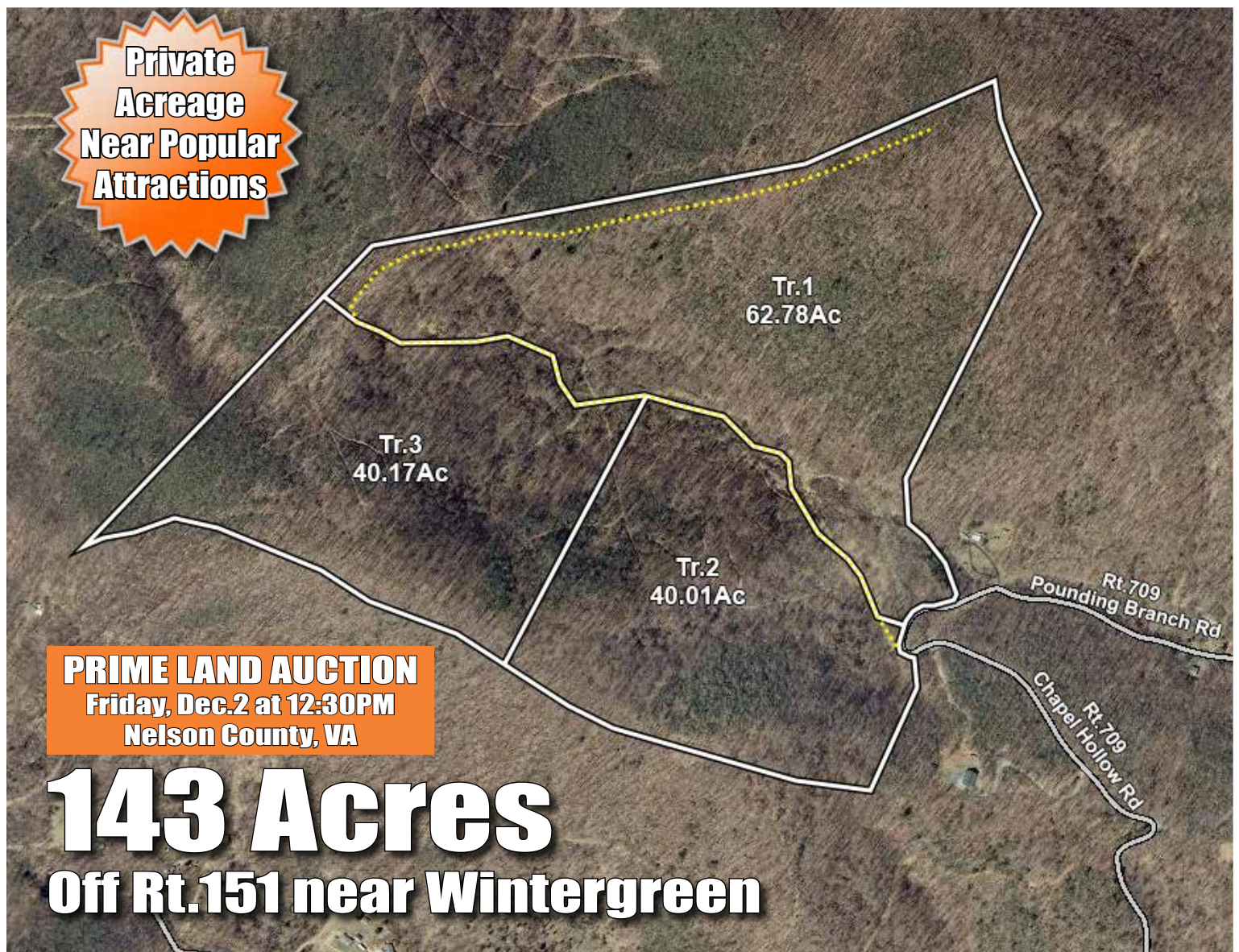
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**Private
Acreage
Near Popular
Attractions**



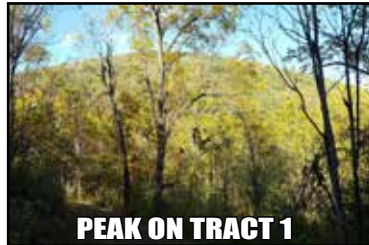
PRIME LAND AUCTION
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Nelson County, VA

143 Acres

Off Rt.151 near Wintergreen



ENTRANCE



PEAK ON TRACT 1



AERIAL

POUNDING BRANCH RD, AFTON, VA

This unique tract offers three easy-to-access mountain peaks and a terrific location! It is totally wooded with a couple of mountain springs and a new road through the property. It is also very private yet minutes from the popular Rt.151 corridor and its many attractions including Wintergreen Resort, Stoney Creek Golf Course, restaurants, shopping, and numerous popular wineries, breweries, cideries, and distilleries.

Offered in 3 tracts & as a whole

- Tract 1: ~62.78 acres
- Tract 2: ~40.01 acres
- Tract 3: ~40.17 acres

All tracts enjoy great views

Details and photo gallery at
TRFAuctions.com

AGENT ON SITE

- Sunday, Nov.13 from 12-3
- Wednesday, Nov.16 from 3-5
- Sunday, Nov.20 from 2:30-4:30
- Wed, Nov.30 from 3-5
- Self-guided previews ok anytime

DIRECTIONS TO PROPERTY

- **From Charlottesville:** I-64W 14mi to Exit 107. LEFT on 250W. 5mi to LEFT on 151S. 5mi to RIGHT on Pounding Branch (709). 1.4 mi on right.
- **From Amherst:** 29N 24mi to LEFT on Rt.6. 6mi to RIGHT on Rt.151. 1.7mi to LEFT on Chapel Hollow Rd (709). 2.3mi on left.

SALE SITE: Blue Mountain Brewery
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