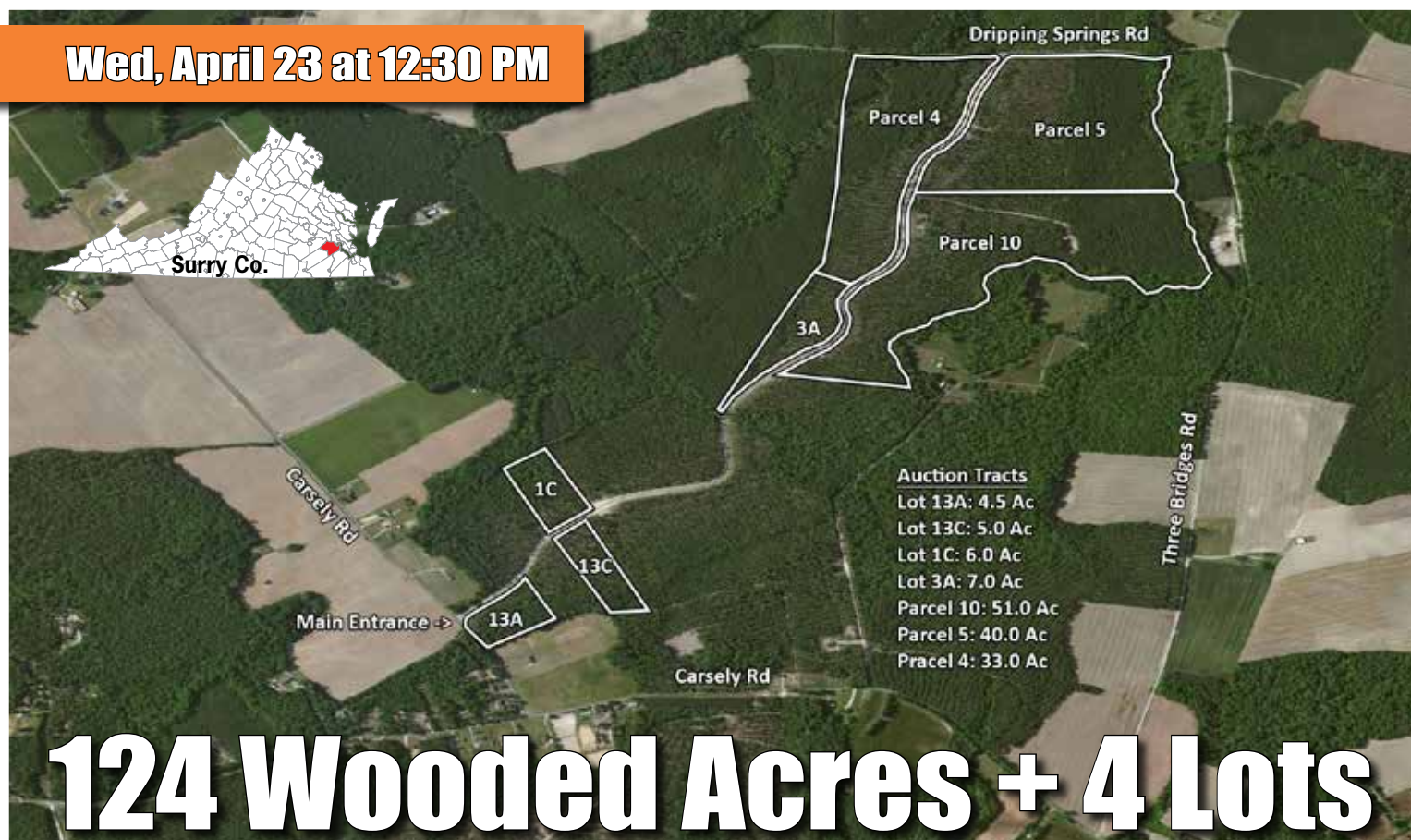


# ABSOLUTE AUCTION

**Wed, April 23 at 12:30 PM**



## 124 Wooded Acres + 4 Lots



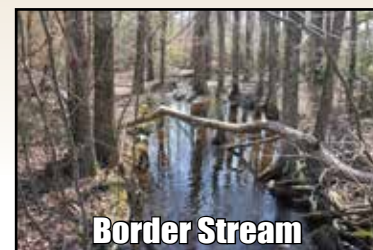
Main Entrance & Lot 13A



Existing Home in Subdiv.



Parcel 4 & 10



Border Stream

### CARSLEY FARMS SUBDIV. › CARSLEY RD, DENDRON, VA (SURRY CO.)

#### 124 WOODED ACRES

- Offered in 3 tracts
  - Parcel 4: 33 acres with frontage on Dripping Springs Rd & Spring Farm Rd (private)
  - Parcel 5: 40 acres with frontage on Dripping Springs Rd & Spring Farm Rd (private)
  - Parcel 10: 51 acres with frontage on Spring Farm Rd (private)
- Nicely wooded - majority in loblolly pine
- Stream on each parcel
- Perc sites on each parcel
- Excellent access
- Ideal for large residential tract, recreation, horses, hunting, or timber investment

#### 4 LOTS IN CARSLEY FARMS

- Lot 13A: 4.5 acre corner lot at the entrance of the subdivision. 4BR perc requires engineered system
- Lot 13C: 5.0 acres w/ 4BR conventional perc
- Lot 1C: 6.0 acres w/ 4BR conventional perc
- Lot 3A: 7.0 acres w/ 4BR conventional perc
- Nicely wooded and private
- Previously listed from \$39,000-\$59,000
- Lots have protective covenants (available online)

#### DIRECTIONS

- **From Richmond/Petersburg:** US-460E to Waverly. LT on 40E. 7mi to RT on Carsley (615). 4mi to RT on Carsley (615). Qtr mile on right.
- **From Norfolk/Suffolk:** 460W to Wakefield. RT on E Main. Half mile to LT on Birch Island (31N). 5mi to LT on Carsley (615). 3mi on left.

#### AGENT ON SITE

- Tue, April 8, 12-2 PM
- Sun, April 13, 1-3 PM
- Thu, April 17, 4-6 PM
- Day of sale at 11:30 AM
- Self-guided tours ok anytime

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

**TERMS:** 10% deposit day of sale from high bidder by cash or check with ID. Balance due on or about 30 days. 5% buyer's premium added to high bid to determine final contract price. Complete terms and conditions available online.



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