

ABSOLUTE AUCTION

Thursday, August 22 at 6 PM



Amelia Co.

2,113 Acres

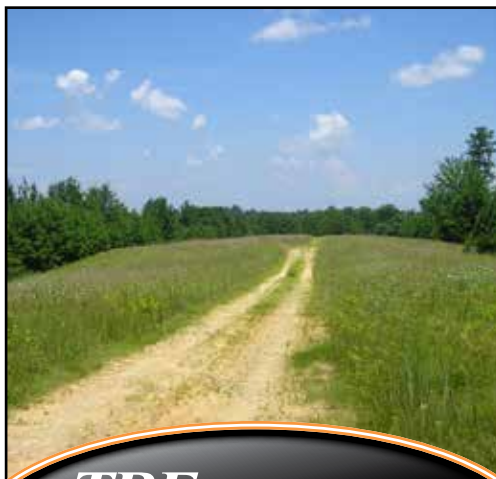
Over 4 Miles of River Frontage • Offered in 7 Tracts



FOWLKES BRIDGE RD • AMELIA, VA

SALE SITE: County Seat Restaurant
3883 Old Buckingham Rd • Powhatan, VA

- 2,113.71 acres in Amelia County
 - Offered in 7 tracts and as a whole
 - 4.36 miles (23,067') of scenic frontage on the Appomattox River (river frontage on every tract)
 - Long road frontage on 3 roads:
 - 1.4 miles on Fowlkes Bridge Rd
 - 1.5 miles on Reed Rock Rd
 - 1.2 miles on Stony Point Rd
 - 5 acre pond on Tract 2
 - Excellent road system and trails throughout
 - Conservation easement already in place. Ideal for timber production, farming, hunting, recreation, large estate, or investment.
 - Established timber management plan.
 - 25min to Amelia, 40min to Farmville, 1hr to Richmond, 1.5hr to Charlottesville, & 3hrs to DC
- Sells ABSOLUTE to the highest bidder!**



DIRECTIONS TO PROPERTY

- From Richmond, US-60W 20mi to Powhatan. LT on Emanuel Church (1002). 1/2mi and continue straight on Rt.13 Old Buckingham Rd. 2mi to LT on Giles Bridge (609). 5mi to RT on Genito (616). 10mi to RT on Fowlkes Bridge. 4mi to property on left. *Also easily accessible from US-360.
- From Farmville, US-460E to LT on Rt.307. 4mi to LT on Genito (616). 10mi to LT to stay on Genito (616). 1/4mi to straight on Fowlkes Bridge Rd. 4mi on left.

AGENT ON SITE

- Sun, Aug.4, 12-3 PM • Tue, Aug.13, 12-2 PM
- Sat, Aug.17, 10AM-Noon • Tue, Aug.20, 12-2 PM
- Day of sale from 3-5 PM

REAL ESTATE AGENTS: 1.5% 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.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Ct
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

Auction Tracts

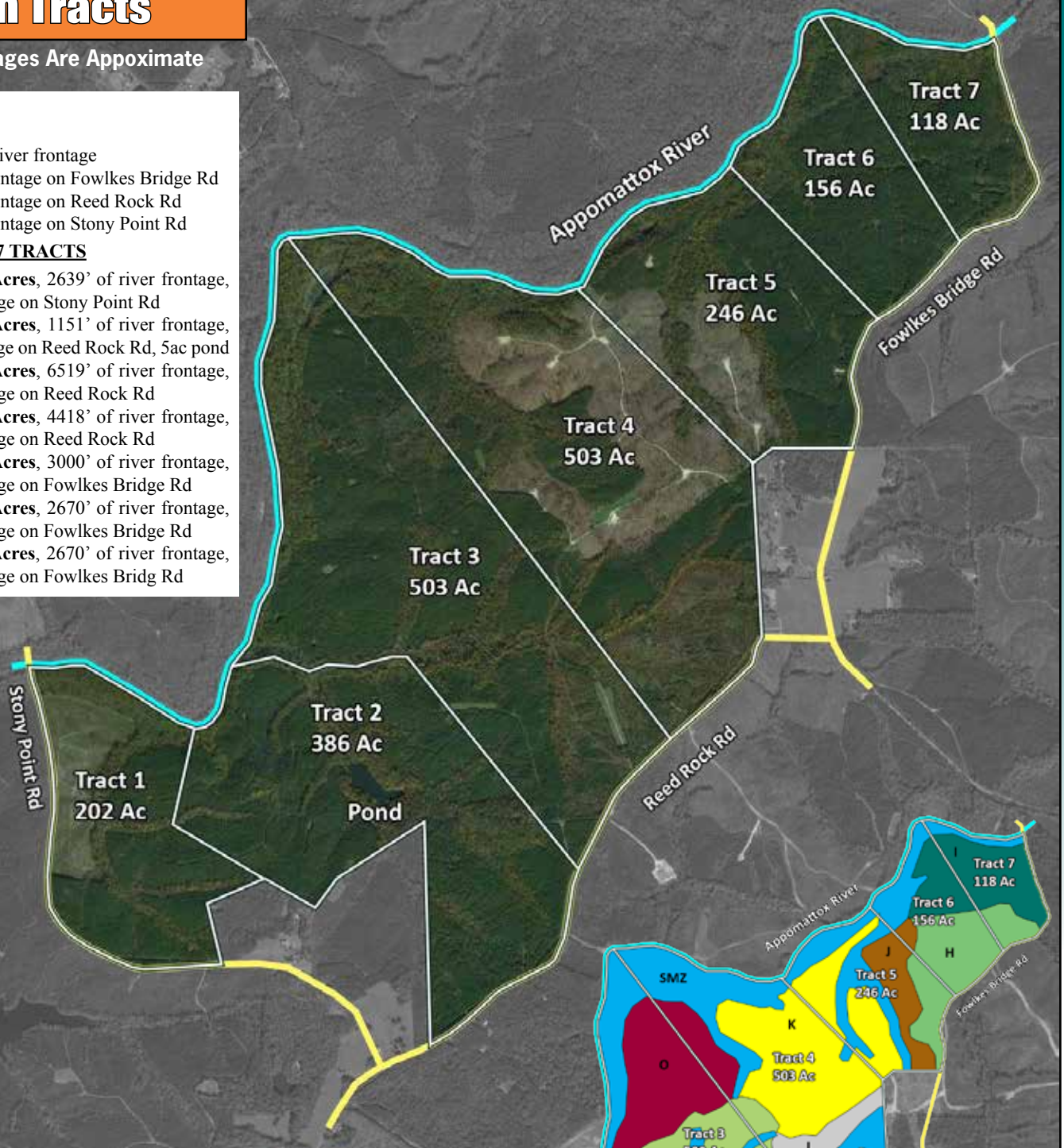
Lines and Acreages Are Approximate

SUMMARY

- 2,113.71 Acres
- 4.36 miles of river frontage
- 1.4 miles of frontage on Fowlkes Bridge Rd
- 1.5 miles of frontage on Reed Rock Rd
- 1.2 miles of frontage on Stony Point Rd

OFFERED IN 7 TRACTS

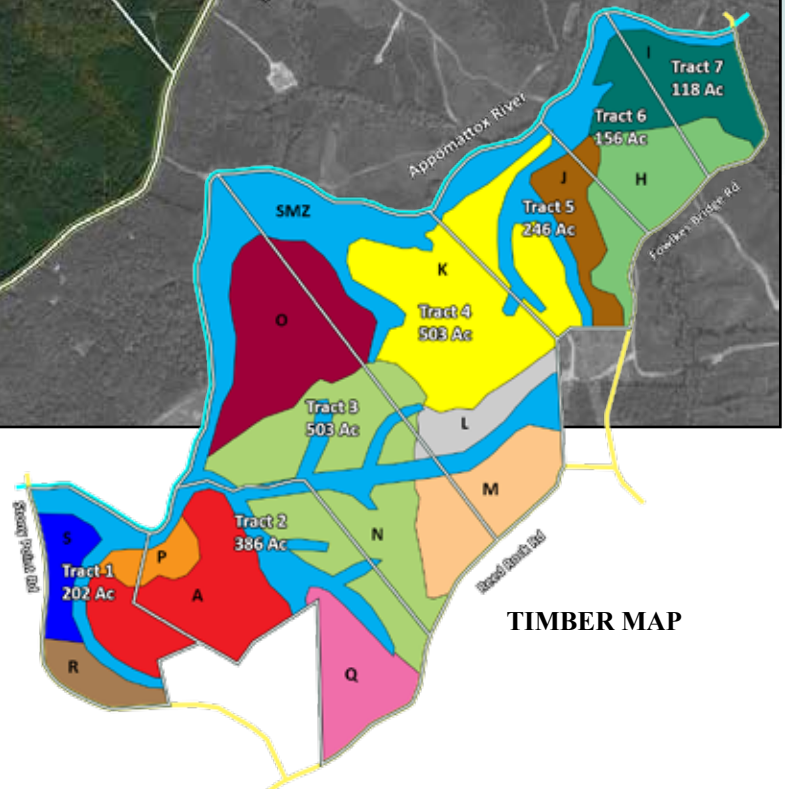
- **Tract 1: 202 Acres**, 2639' of river frontage, 6362' of frontage on Stony Point Rd
- **Tract 2: 386 Acres**, 1151' of river frontage, 3585' of frontage on Reed Rock Rd, 5ac pond
- **Tract 3: 503 Acres**, 6519' of river frontage, 2381' of frontage on Reed Rock Rd
- **Tract 4: 503 Acres**, 4418' of river frontage, 2008' of frontage on Reed Rock Rd
- **Tract 5: 246 Acres**, 3000' of river frontage, 2032' of frontage on Fowlkes Bridge Rd
- **Tract 6: 156 Acres**, 2670' of river frontage, 1648' of frontage on Fowlkes Bridge Rd
- **Tract 7: 118 Acres**, 2670' of river frontage, 3732' of frontage on Fowlkes Bridge Rd



TIMBER MAP KEY

Pine Plantation - Year Planted

- | | |
|------------------------------------|-----------------|
| • SMZ - Streamside Management Zone | • M - Natural |
| • A - 1999 | • N - 1997-1996 |
| • H - Timbered | • O - 1997-1998 |
| • I - 1981-1935 | • P - 1989 |
| • J - 1993 | • Q - 1985 |
| • K - 2013 | • R - 1991 |
| • L - 2001 | • S - 2012 |



TIMBER MAP

MORE INFORMATION ON ALL UPCOMING AUCTIONS INCLUDING PHOTOS, PLATS, & MORE AT

www.TRFAuctions.com