

LAND AUCTION

Thursday, January 19 at 6 PM

Low Minimum Bids



SALE SITE: ESTES COMMUNITY CENTER › 316 N MAIN ST › CHASE CITY, VA

Tracts 1-5: 149 acres north of Mt. Pleasant Rd.

- Tract 1: 6.21 acres
- Tract 2: 27.63 acres
- Tract 3: 49.05 acres w/ frontage on Allen Creek
- Tract 4: 35.84 acres w/ frontage on Allen Creek
- Tract 5: 30.64 acres w/ frontage on Allen Creek

Tracts 6-11: 641 acres south of Mt. Pleasant Rd.

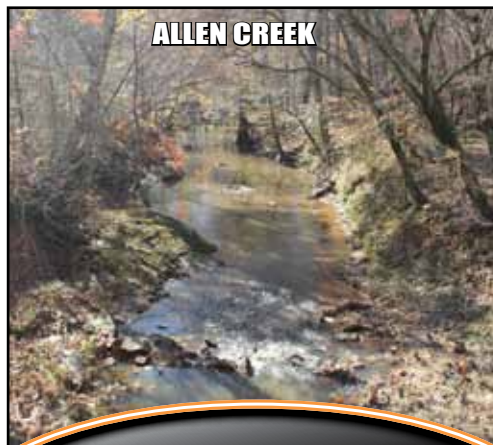
- Tract 6: 85.06 acres w/ frontage on Shuffalo Branch
- Tract 7: 59.06 acres w/ frontage on Shuffalo Branch
- Tract 8: 76.63 acres fronting Shuffalo & Allen Creek
- Tract 9: 41.25 acres w/ frontage on Allen Creek
- Tract 10: 67.5 acres off Old Cox Rd w/ frontage on Allen Creek
- Tract 11: 311.05 acres off Hwy 92 and Mt Pleasant Rd

Tract 12: 22.8 wooded acres off Wightman Rd.

Tract 13: 36.24 wooded acres off Antlers Rd.

Tract 14: 98.05 acres on Callahan Rd.

Complete details online at TRFAuctions.com



AUCTION SITE

Estes Community Center
316 N Main St.
Chase City, VA

PREVIEWS

- Self-guided previews ok anytime.
- Private showings by appointment. Call 434.847.7741

OWNER FINANCING AVAILABLE

20% down w/ balance financed at 8% interest for 10 years

2% BROKER PARTICIPATION

A 2% commission will be paid at closing to any broker licensed in Virginia whose agent properly registers a successful buyer. Call or visit our website for 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. Title guaranteed free and clear of all liens.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

2508 Langhorne Rd
Lynchburg, VA 24501
info@trfauctions.com

WWW.TRFAUCTIONS.COM

For more information,
visit our website or call
(434) 847-7741

Tract 12 22 Acres on Wightman Rd

Acreage	22.79 acres
County	Mecklenburg
Road	Wightman Rd (Rt. 662)
Access	Deeded easement (dirt road) approx. 0.35 miles to property
Plat	Yes, 2007
Perc	
Well	N/A
Septic	N/A
Electric	N/A
Wooded	Totally wooded in 13 year old planted pines (1999)
Stream	None
Buildings	N/A
Tax Map	15-A-9
Zoning	Agricultural
List Price	\$59,000
Tax Assmt	\$47,900
Min. Bid	\$1,500 per acre Owner Financing Available 20% down, 8% interest, 10 year term
Notes	For GPS purposes, access road is across from 3502 Wightman Rd. Gate on access road approx. 100 yards from property.
Directions	From Chase City, 47 South 7 miles to LEFT on Wightman Rd (Rt.662). 3 miles to left onto access road (at auction sign). 0.35 miles to property on right.



Tract 12
22.79 Acres

Gate

R/W

Wightmans Rd

VIRGINIA LAND CO. LLC
 INST. NO. 080005403
 PLAT: P.C.2 SLIDE 35 P.10
 T.M. NO. 15-A-7

10.81 Ac.
 T.M. NO. 15-A-8
 CHASE CITY DISTRICT

22.79 Ac.
 T.M. NO. 15-A-9
 BUCKHORN DISTRICT

DEEDED EASEMENT RECORDED
 IN D.B. 484 P. 338 DATED
 MAY 23, 1894 TO STATE
 ROUTE NO. 652

0.9 mi. to
 Sta. # 661
 Meadows Rd.
 @ Cor. Corner

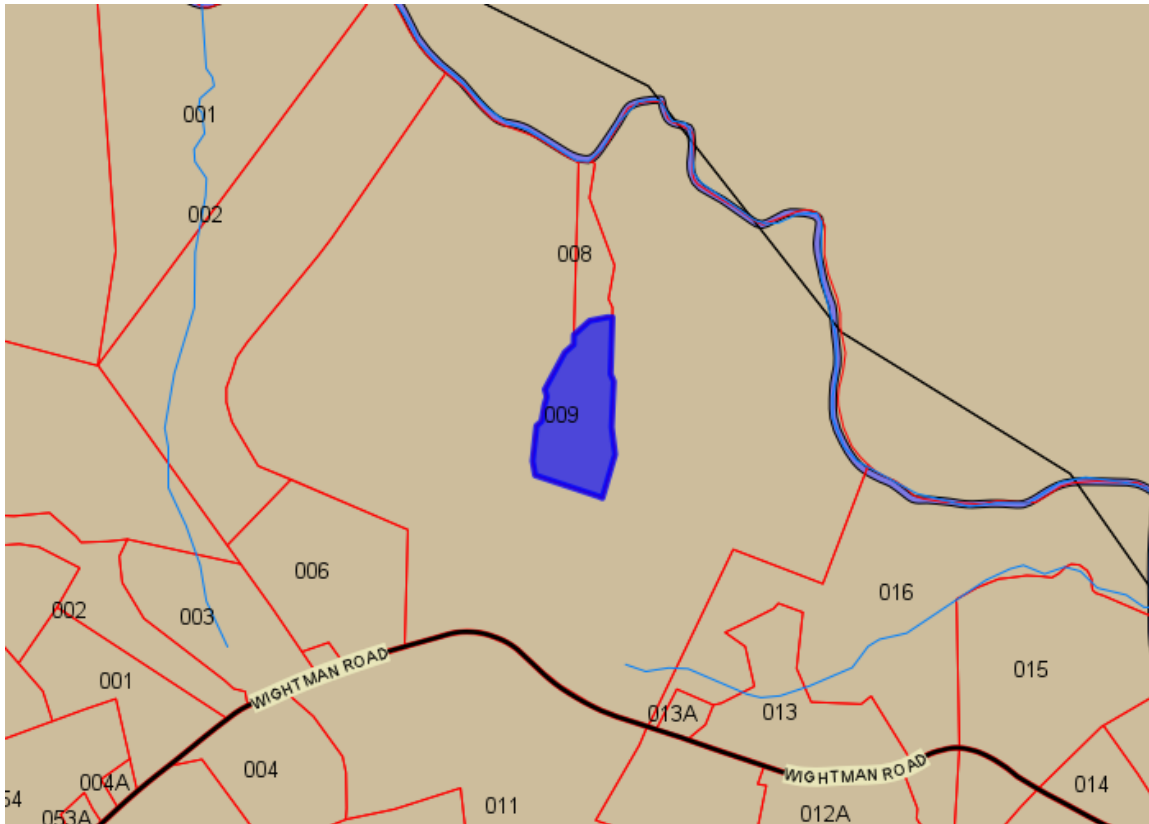
VIRGINIA LAND CO. LLC
 INST. NO. 080005403
 PLAT: P.C.2 SLIDE 35 P.10
 T.M. NO. 15-A-7

SCALE: 1 IN. = 200 FT.
33.60 ACRES
 SURVEYED FOR: CLAYTON C. BRIANT SR.
 SOURCE OF TITLE: JESSE S. R. SHORT LIFE ESTATE
 D.B. 100 P. 114 &
 INST. NO. 080000283

CHASE CITY DISTRICT
 BUCKHORN DISTRICT
 MECKLENBURG COUNTY
 VIRGINIA

DECEMBER 18, 2007

Mecklenburg County, Virginia



Parcel Number: 6202

Owner: BRYANT CLAYTON C SR TRUST & **C/O:** MCCORMICK, SHARON B & ROPER, SHEILA M

Billing Address: P O BOX 702 APPOMATTOX, VA, 24522

Dist/Town: DBUC **Map #** 015000_A_00_009 **Street Address:**

Sale Date: 12/14/2007 **Sale Amt.:** \$743,000 **Document Number:** **Deed Book/Page:** LR-07-0006587

Will Book/Page: 0000/0000 **Plat:** 0000/0000 **Zoning:** AG **Total Acres:** 22.8

Class Code: AGRICULTURAL (20-99 AC)

Legal Description 1: TR. MEHERRIN RIVER

Legal Description 2:

Land Value: **\$47,900**

Main Building Value: **\$0**

Other Improved Value: **\$0**

Total Value: **\$47,900**

DISCLAIMER:

THE INFORMATION CONTAINED ON THIS SITE IS NOT TO BE CONSTRUED OR USED AS A "LEGAL DESCRIPTION". MAP INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. ANY ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE MECKLENBURG COUNTY REASSESSMENT OFFICE.

