

Absolute Foreclosure

AUCTION

Wed, June 21 at 12:30 PM



Franklin County near Smith Mountain Lake 169 Acre Farm in Penhook VA



4BR Farmhouse



Front Yard



Farm Facilities



3 Ponds

452 LISTENING HILL RD • PENHOOK, VA (FRANKLIN CO.)

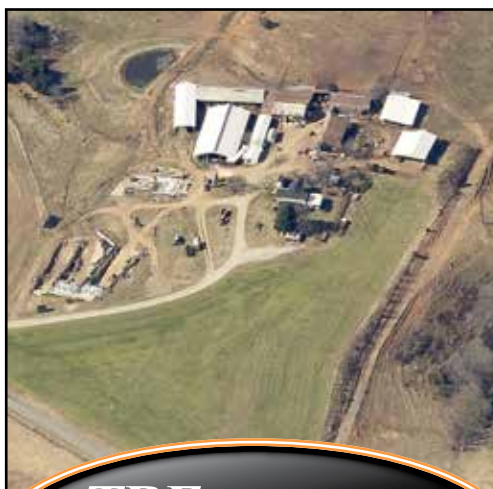
Selling for Douglas T. Stark, Substitute Trustee

- Clear View Dairy Farm totaling ±169.622 acres
- Majority in fenced pastures and open fields w/ scenic views of Chestnut Mountain
- Plenty of good road frontage
- Property features 4BR farmhouse, equipment storage, hay barns, office, and dairy facilities (loafing barns, milk parlor, bunker silos, grain bins, etc)
- 3 ponds
- Mountain Valley Pipeline easement crosses property
- Located 2 miles off Rt.40, 5 miles from Smith Mountain Lake and just 7 miles from Waters Edge Country Club

Offered in 2 Tracts

- Tract 1: ±139.892 acres on Listening Hill Rd with farmhouse, farm facilities, and 3 ponds. Ideal for farm, estate, or subdividing.
- Tract 2: ±29.73 acres fronting on Listening Hill Rd with the majority in open field. Ideal for hay, crops, mini-farm, or residential estate

Details and photo gallery at TRFAuctions.com



AGENT ON SITE

- Tue, Jun.6 from 4-6
- Thu, Jun.15 from 12-2
- Other dates by appointment
- Sun, Jun.11 from 1-3
- Day of sale from 11:30am

DIRECTIONS

- **From Gretna:** 40W 15mi to LEFT on Novelty Rd (946). 2mi to LEFT on Listening Hill (658). Half mile on right.
- **From Moneta (Hales Ford Bridge):** Rt.122S 3mi to LEFT on Scruggs (616). 1mi to RIGHT on Brooks Mill (834). 10mi to LEFT on Rt.40E. 2mi to RIGHT on Novelty (946). 2mi to RIGHT on Listening Hill (658). Half mile on right.
- **From Roanoke:** US-220S 20mi to Rocky Mount. Take exit for Rt.40E. 12mi to RIGHT on Novelty (946). 2mi to RIGHT on Listening Hill (658). Half mile 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 added to high bid to determine contract price. Complete terms online.

TRFAUCTIONS
Torrence, Read, & Forehand

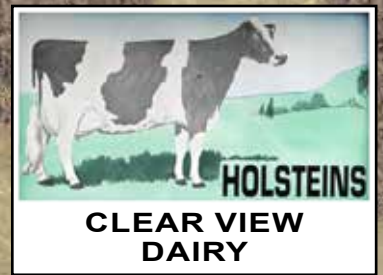
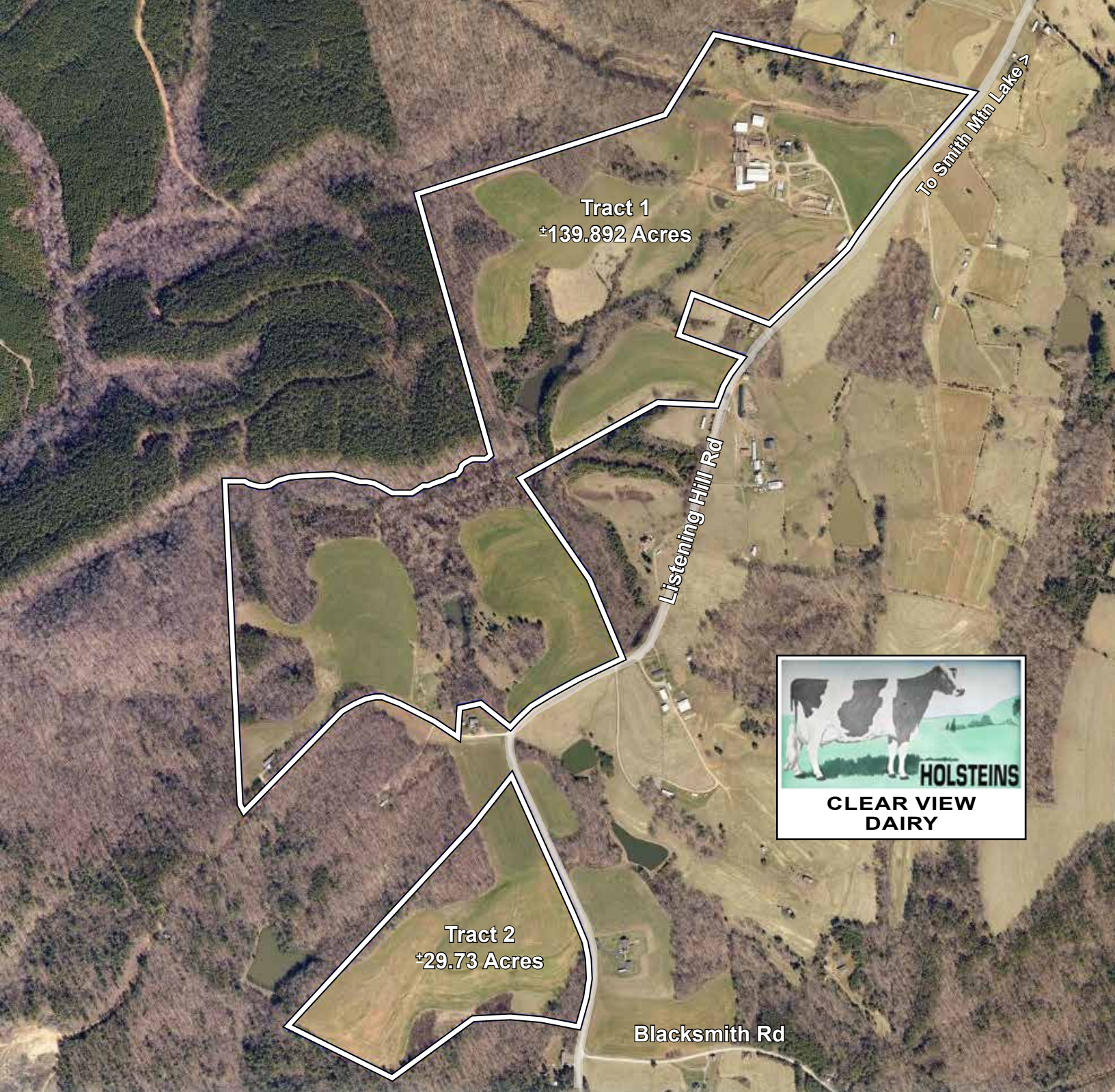
VAAAF501

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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



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com