

ABSOLUTE

AUCTION

Friday, Jun.21 at 12:30 PM**Offered in 11 Tracts**

1. 3.27ac building lot; open frontage; wooded in back
2. 2.94ac building lot; mostly open
3. 2.76ac building lot; open frontage; mostly wooded
4. 23.51 acres; mostly wooded w/ stream
5. 2.81ac building lot; open frontage; mostly wooded
6. 29.39 acres; mix of fields and woods w/ stream
7. 218 acre farm tract; cattle facilities; frontage on Tye River
8. 111 Bowling Dr, 2ac w/ 2BR 2BA home; great view
9. 5.8ac building lot; beautiful open field w/ views
10. Nice 9 acre corner lot w/ frontage on US-29
11. 2909 Thomas Nelson Hwy, 2 acres w/ 1BR 1BA home; crossover access

301 Acre Farm on US-29 & the Tye River

Offered in 11 Tracts • Farm • 2 Homes • Scenic Building Lots



111 BOWLING DR • ARRINGTON, VA (NELSON CO.)

Beautiful farm on US-29 with frontage on the Tye River and panoramic mountain views.

- Working cattle farm with nice mix of fenced pastures, open fields, and woodlands
- Panoramic views of the Blue Ridge Mountains
- Rocky interior streams
- Nice frontage on the scenic Tye River
- Many great building sites that take in the views
- Extensive cattle handling facilities, hay storage, and equipment shed
- Two homes (111 Bowling Dr & 2909 Thomas Nelson Hwy)
- Offered in 11 tracts. Existing homes, 3-30 acre building lots, and large farm tract
- Conveniently located between Lynchburg and Charlottesville near plenty of recreational areas, hiking/biking trails, breweries, wineries, and more

Details and photo gallery at TRFAuctions.com

Panoramic Blue Ridge Mountain Views

**AGENT ON SITE**

- Sun, Jun.2 from 1-3PM
- Wed, Jun.5 from 12-2PM
- Sun, Jun.9 from 1-3PM
- Wed, Jun.19 from 4-6PM
- Self-guided tours of land ok anytime. Houses are occupied so appointment is required.

DIRECTIONS

- From Amherst, 29N 11mi to left on Bowling Dr (need to make U-turn). Home on left and continue to farm on left and right (look for signs).
- From Charlottesville, US-29S 29mi to Lovingson. Continue 6mi to RIGHT on Bowling Dr (669). Home on left and continue to farm on left and right (look for signs).

REAL ESTATE AGENTS: 2% Commission Available
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REAL ESTATE TERMS: 10% deposit day of sale by cash or check. Balance on or about 30 days. 5% buyer's premium. Full terms online.

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