

ABSOLUTE**AUCTION****Wed, Aug.7 at 12:30 PM**

161 Acres Adjacent to Patrick Henry's Red Hill
Offered in 3 Tracts: Brick Office, Residential Tract, Farm Tract



264 RED HILL RD • BROOKNEAL, VA (CHARLOTTE CO.)

Selling to benefit Patrick Henry Family Services

Great opportunity near Patrick Henry's Red Hill National Memorial in Charlotte County. 161 acres with beautiful office / home, rolling fields, woodland, and long road frontage. Offered in 3 tracts.

TRACT 1: +/-6 Acres w/ Office (264 Red Hill Rd)

- 4,118 sq.ft. brick office building offers 8 offices, conference room, (1) 2BR apartment, and (2) 1BR apartments. Lots of possibilities!
- Nicely landscaped w/ brick walkways and paved parking
- 6 acre lot with long frontage on Red Hill Rd

TRACT 2: +/-12 Acres

- Ideal for residential development with nice, open frontage on Red Hill Rd and scenic location

TRACT 3: +/-143 Acres

- Nice farm tract with 40 acres of open land, 27 acres in 5 year old planted pine, and the balance in thinned hardwood forest
- Long frontage on Staunton Hill Rd



AGENT ON SITE

- Sun, July 21 from 1-3 PM
- Wed, July 24 from 12-2 PM
- Sun, July 28 from 1-3 PM
- Wed, July 31 from 4-6 PM
- Sun, Aug.4 from 1-3 PM
- Self-guided tours of land ok anytime
- Or call us at 434-847-7741 to arrange a private tour!

DIRECTIONS TO PROPERTY

From Lynchburg, take US-501S to Brookneal. Continue onto Lynchburg Ave through town until it turn into Rt.40E. Take first RIGHT on Dog Creek Rd (Rt.600). 3mi to RIGHT on Red Hill Rd to property on right and left.

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

REAL ESTATE TERMS: 10% deposit day of sale by cash or check. Balance on or about 30 days. 5% buyer's premium. Sells absolute to the highest bidder(s). Full terms online.

Details at TRFAuctions.com

TRFAUCTIONS
 Torrence, Read, & Forehand

VAAF501

101 Annjo Court
 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

264 Red Hill Rd
Brookneal, VA
Charlotte County

Tr.1
6AC

Tr.2
12AC

Tr.3
143AC

Red Hill Rd

Staunton Hill Rd

← To Patrick Henry's Red Hill

TO BENEFIT



PATRICK HENRY
FAMILY SERVICES

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com