

FORECLOSURE

AUCTION

Wednesday, Sept.25 at 12:30 PM



128 Acre Farm in Franklin County VA

1029 INGRAMVILLE RD, FERRUM, VA

~ DETAILS INSIDE ~



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

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Wed, Sept.25 at 12:30 PM

Franklin County

Also selling tractors & equipment.



View from Ingramville Rd



Double 6 Herringbone Parlor



Several Streams



Tract 2: Cleared Area

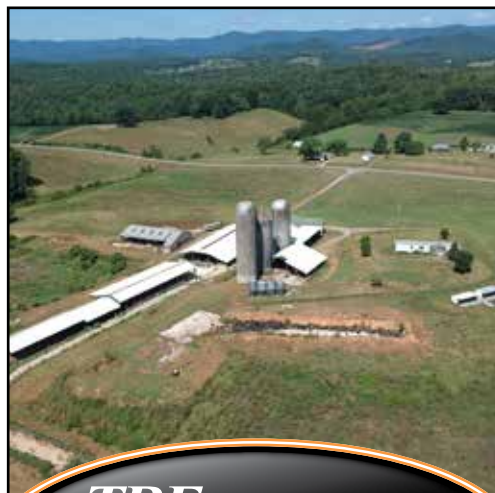
1029 INGRAMVILLE RD • FERRUM, VA (FRANKLIN COUNTY)

Selling for Paul J. Feinman, Substitute Trustee

- 128.042 acres, more or less, just 3 miles from Ferrum
- Extensive dairy and cattle facilities
- Excellent road frontage with $\pm 2,280'$ on Ingramville Rd and $\pm 1,910'$ on Republican Church Rd
- Franklin County Parcel ID 0940017401 and 0930004303
- Majority in open fields and pastures
- Approx. 35 acres of woodlands
- Several streams
- Panoramic views

OFFERED IN 2 TRACTS AND AS A WHOLE

- **TRACT 1:** ± 105 Acre Farm
Includes all the farm facilities, fields, pastures, and $\pm 2,280'$ of frontage on Ingramville Rd and $\pm 1260'$ on Republican Church Rd
- **TRACT 2:** ± 23 Acre Wooded Building Lot
Mostly wooded with approximately 1-1/2 acres cleared for home site plus creek frontage and $\pm 650'$ of frontage on Republican Church Rd



FACILITIES

- 3BR 2BA mobile home
 - Milking parlor featuring double 6 herringbone arrangement with Westfalia Surge Metaron 12 controls
 - Finished area above milking parlor with living room, kitchen, bedroom, and bath
 - Holding shed (24x90) at entrance of parlor
 - Free stall barn (70x150) 4-row tail-to-tail arrangement with drive through feed alley in the center
 - Dairy shed (50x120) 3-aisle w/ concrete floor & tin roof
 - Dairy shed (30x120) 1-aisle w/ tin roof
 - Loafing shed (50x100)
 - Run-in shed (12x30)
 - Equipment shed (30x100)
 - Hay storage shed (28x60)
 - (2) 70' silos, 85' silo, & 40x50 silage pit w/ concrete floor
- OPEN:** • Tue, Sept.10, 12-2PM • Sun, Sept.15, 1-3PM
• Fri, Sept.20, 12-2 PM • Self-guided tours anytime

DIRECTIONS: From Ferrum, take Ingramville Rd (623) 3mi to farm on left.

TERMS: 10% deposit day of sale. Balance due at closing on or about 30 days. 5% buyer's premium. Complete terms online.

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VAAF501

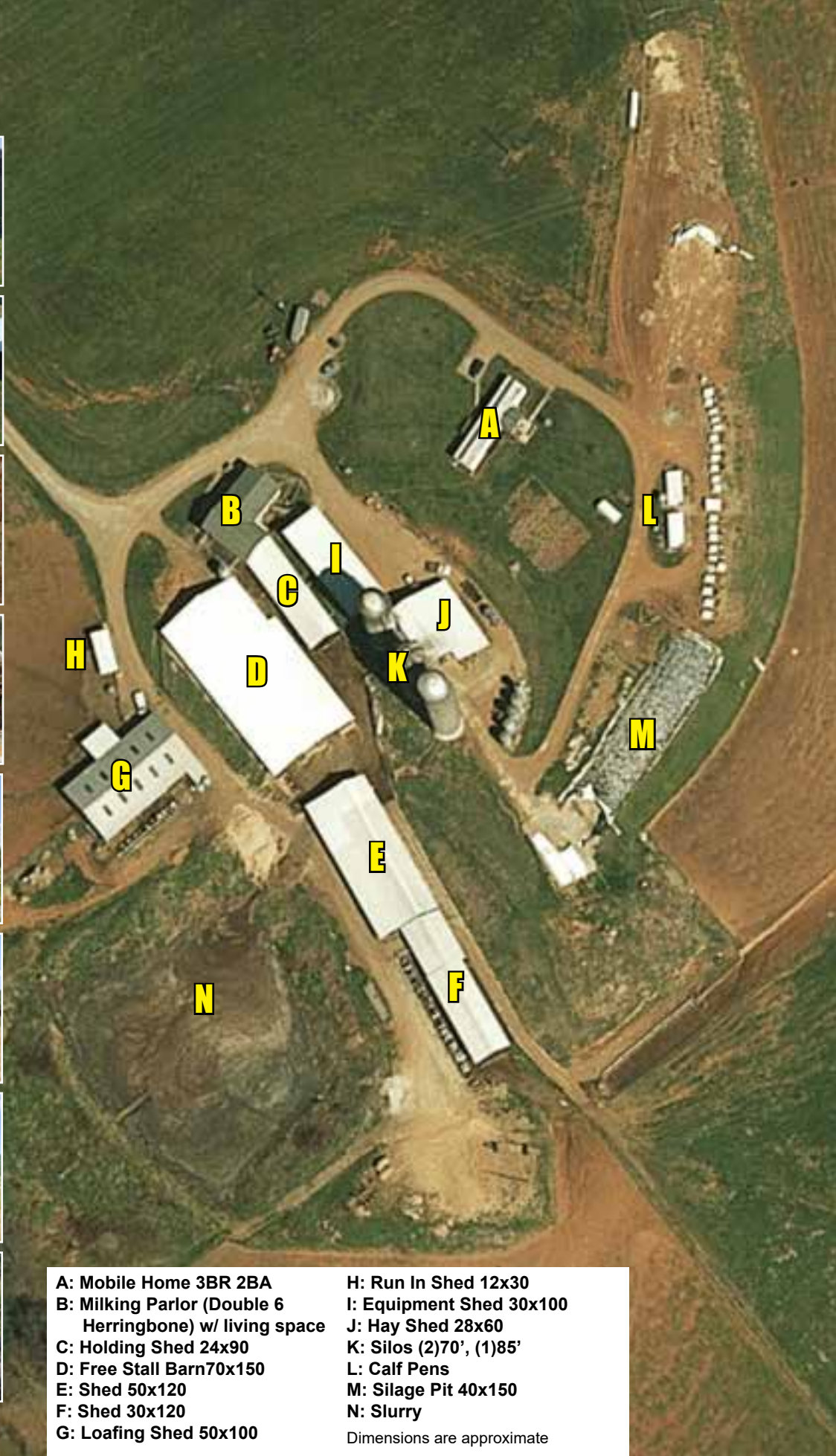
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1029 Ingramville Rd
Ferrum, VA
Franklin County



A: Mobile Home 3BR 2BA
B: Milking Parlor (Double 6 Herringbone) w/ living space
C: Holding Shed 24x90
D: Free Stall Barn 70x150
E: Shed 50x120
F: Shed 30x120
G: Loafing Shed 50x100

H: Run In Shed 12x30
I: Equipment Shed 30x100
J: Hay Shed 28x60
K: Silos (2)70', (1)85'
L: Calf Pens
M: Silage Pit 40x150
N: Slurry

Dimensions are approximate



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Return Service Requested

Foreclosure Auction
Farm & Machinery
Franklin Co. VA



September
25
Wednesday

FORECLOSURE AUCTION

128 Acre Dairy Farm & Farm Machinery near Ferrum VA



ABSOLUTE EQUIPMENT AUCTION

WED, SEPT.25 AT 12:30 PM
1029 INGRAMVILLE RD
FERRUM, VA

- New Holland TS110 Tractor w/ Front End Loader
- Ford 8770 Tractor
- Gehl 1275 Forage Harvester with 3-Row Head
- Demco Sprayer
- White 660 Corn Planter

PREVIEW: Fri, Sept.20, 12-2 PM

DIRECTIONS: From Ferrum, take Ingramville Rd (623) 3mi to farm on left.

TERMS: Full settlement day of sale by cash, check, or credit card (3% fee for credit card). 5% buyer's premium. Complete terms online.

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