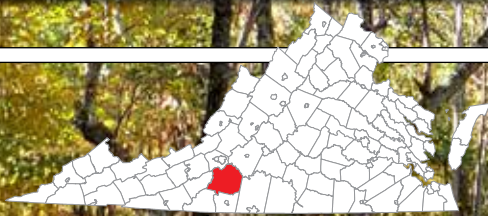


MAJOR LAND

AUCTION

Thursday, Dec.5 at 12:30 PM



Franklin / Henry County

**Adjoins
2,679 Acre
DGIF Wildlife
Mgmt Area!**

Franklin & Henry County

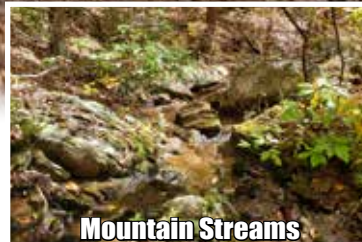
586 Acres on Turkeycock Mountain
Prime Hunting • Beautiful Timberland • Scenic Views



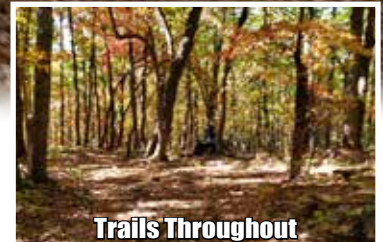
Timber Cruise Available



Prime Hunting



Mountain Streams



Trails Throughout

SALE SITE: OLDE DOMINION AGRICULTURAL COMPLEX, CHATHAM, VA

Incredible opportunity in the great outdoors!

- This beautiful 586 acre property adjoins the Virginia Dept. of Game & Inland Fishery's Turkeycock Mountain Wildlife Management Area providing an extra 2,679 acres next door to hunt, hike, and enjoy
- Prime hunting for whitetail deer and turkey
- Elevations range from 1,000 to 1,680 feet with plenty of level area and several beautiful peaks to enjoy the expansive views
- Nice access road along a 40' deeded easement and good trails throughout
- Beautiful timberland
- New timber cruise available with an estimated 3,796,700 board feet of timber (est. timber value \$750k-\$900k)
- Scenic, rocky streams
- Incredible privacy far from traffic and easy to access
- Ideal for outdoor recreation, hunting, weekend retreat, timber, or nature preserve
- Offered in 6 tracts with a minimum bid of **\$975 per acre**
1) ±36ac; 2) ±62ac; 3) ±40ac; 4) ±85ac; 5) ±207ac; 6) ±157ac

PROPERTY LOCATION

**For GPS purposes, use
6276 Circle Creek Rd, Penhook, VA**

PREVIEWS

- Guided ATV tours available daily by appointment

DIRECTIONS TO PROPERTY

- From Chatham, 57W 11mi to RIGHT on Sago (969). 3mi to LEFT on Sago. 1/2mi to LEFT on Calvary (652). 3mi to LEFT on Fire Break Trail. 2.3mi to property.
- From Rocky Mount, US-220S 1/2mi to LEFT on Sontag (619). 12mi to LEFT on Snow Creek. 1mi to RT on Circle Creek. 6mi to RT on Fire Break Trail. 2.3mi to property.
- From Martinsville, Liberty St (174W) 3mi to RIGHT on Figsboro (108N). 13mi to RIGHT on Circle Creek (652). 6mi to RIGHT on Fire Break Trail. 2.3mi to property.



AUCTION SITE

Olde Dominion Ag Complex
19783 U.S. Hwy 29
Chatham, VA 24531

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

REAL ESTATE TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.

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info@trfauctions.com

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434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741



586 Acres on Turkeycock Mountain
Thur, Dec.5, 2019

Minimum bid just \$975 per acre!



6276 Circle Creek Rd >
Penhook, VA
for GPS

Circle Creek Rd

2.3 Miles
along
40' Right of Way

VA Dept of Game & Inland Fisheries
Turkeycock Mountain
Wildlife Management Area
2,679 Acres

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com