

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

LAND AUCTION

Fri, Jan.22, 2021 at 12:30 PM



Goochland County

Timber • Residential • Hunting • Recreation

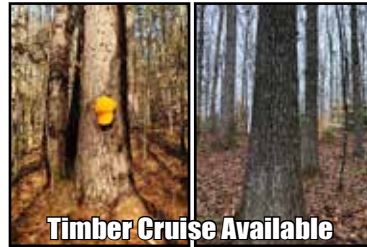
85 Beautifully Wooded Acres in 3 Tracts



Excellent Road Frontage



Nicely Wooded



Timber Cruise Available



Little Byrd Creek

PROPERTY LOCATED AT 3201 TABSCOTT RD, COLUMBIA, VA (GOOCHLAND CO.)

SALE SITE: AMERICAN LEGION POST 215, 3386 RIVER RD W, GOOCHLAND, VA

- Great timber tract, beautiful residential lots, or prime hunting and recreational tract!
- 1,206' of frontage on Tabscott Rd (Rt.603)
- **Over 1,002 MBF of timber including 265.6 MBF of White Oak!** Great winter tract with excellent access. Timber cruise by Timber Marketing & Management Inc.
- Excellent hunting (whitetail deer, turkey)
- Centrally located just 45 minutes from Charlottesville, Richmond, and Lake Anna.

OFFERED IN 3 TRACTS

- **Tract 1: #15.95 Acres (Parcel 17-1-32)**
Nice pine stand with 286MBF of mature loblolly pine. 411' of road frontage. Lays well. Nice home site.
- **Tract 2: #53.87 Acres (Parcel 17-1-33)**
Majority in beautiful hardwoods with some mature pine at the front, scenic creeks, and Little Byrd Creek crosses the back corner. 259' of road frontage. Great tract!
- **Tract 3: #14.93 Acres (Parcel 17-1-34)**
Majority in nice hardwoods with some mature pine at the front. 535' of road frontage. Nice home site.

Details, photos, & more at www.trfauctions.com



DIRECTIONS TO PROPERTY

From Charlottesville, I-64E 26mi to exit 148 to LEFT on Rt.605 South. 6mi to LEFT on Community House Rd (610). 3mi to RIGHT on Tabscott Rd (603). 1/2mi on left.

From Richmond, I-64W 34mi to exit 148 to RIGHT on Rt.605 South. 6mi to LEFT on Community House Rd (610). 3mi to RIGHT on Tabscott Rd (603). 1/2mi on left.

AUCTION SITE:

American Legion Post 215
3386 River Rd W
Goochland, VA 23063

AGENT ON SITE

- Friday, Jan.8 from 12-2pm
- Wednesday, Jan.13 from 12-2pm
- Sunday, Jan.17 from 1-3pm
- Self-guided tours ok anytime. As always this time of year, blaze orange is recommended.

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



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

85 Beautifully Wooded Acres
Goochland County, VA
Fri, Jan.22 at 12:30 PM



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com