

Absolute Auction

Tuesday, Aug.17, 2021 at 12:30PM
at The Institute for Adv. Learning & Research
150 Slayton Ave, Danville, VA

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

Nearly a mile of highway frontage!



Pittsylvania County

342 Acres w/ Lake on US-58 near Danville

Located on Martinsville Hwy in Cascade, VA • Offered in 3 Tracts



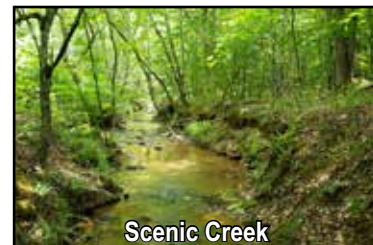
4 Acre Lake



Nearly 1 Mile of Frontage on 58



Extensive Road/Trail Network



Scenic Creek

TONS OF POTENTIAL ON US-58

- Part of the renowned Grant estate once owned by Mrs. E. Stuart James Grant, former owner of the Danville Register & Bee and great granddaughter of J.E.B. Stuart
- **Nearly a mile (4,830') frontage on US-58 with public water available providing excellent potential for current or future development.** Use the front for business and the back for fun!
- Highway frontage offers (3) existing entrances and (2) crossovers. The rear of the property can be accessed off Peach Orchard Rd.
- Extensive road and trail network throughout the property
- Mostly wooded with a few small clearings
- 4 acre stocked lake with remnants of stone boat house
- Beautiful stream
- Ideal for hunting, fishing, 4-wheeling, timber investment, residential and commercial development, and more
- Pittsylvania Co. parcels 1349-33-2695 & 1349-43-8879
- Sells absolute to the highest bidder(s)

OFFERED IN 3 TRACTS & AS A WHOLE

Tract 1: ±64 Acres

- Approx. 2,380' of road frontage on US-58
- Scenic stream
- Great hunting, recreational, and investment tract with easy access.

Tract 2: ±170 Acres with Lake

- Approx. 1,770' of road frontage on US-58
- Additional access off Peach Orchard Rd
- Includes 4 acre lake and plenty of trails
- Great hunting, fishing, recreational, and investment tract
- Beautiful potential building sites around the lake.

Tract 3: ±108 Acres

- Approx. 680' of road frontage on US-58
- Additional access off Peach Orchard Rd
- Great hunting, recreational, and investment tract with plenty of trails

DIRECTIONS

- From Danville, US-58W 7mi to property on right. For access, continue to next RIGHT on Martin Dr (855). 1mi to RIGHT on Peach Orchard Dr (851). 0.8mi to entrance road on right (at cemetery). 0.4mi to property on right. Open houses will be conducted from this point.
- From Martinsville, US-58E 7mi to property on left. For access, make u-turn and take next RIGHT on Martin Dr (855). 1mi to RIGHT on Peach Orchard Dr (851). 0.8mi to entrance road on right (at cemetery). 0.4mi to property on right. Open houses will be conducted from this point.

PREVIEW

- Sun, Aug.1, 12-5pm. ATV tour by appt (see website)
- Wed, Aug.4, 12-5pm. ATV tour by appt (see website)
- Wed, Aug.11, 12-5pm. ATV tour by appt (see website)
- Sun, Aug.15 from 12-2PM.
- Self-guided tours ok anytime.

TERMS: 10% deposit. Close in 30 days. 5% buyer's premium.
See website for complete terms and conditions.



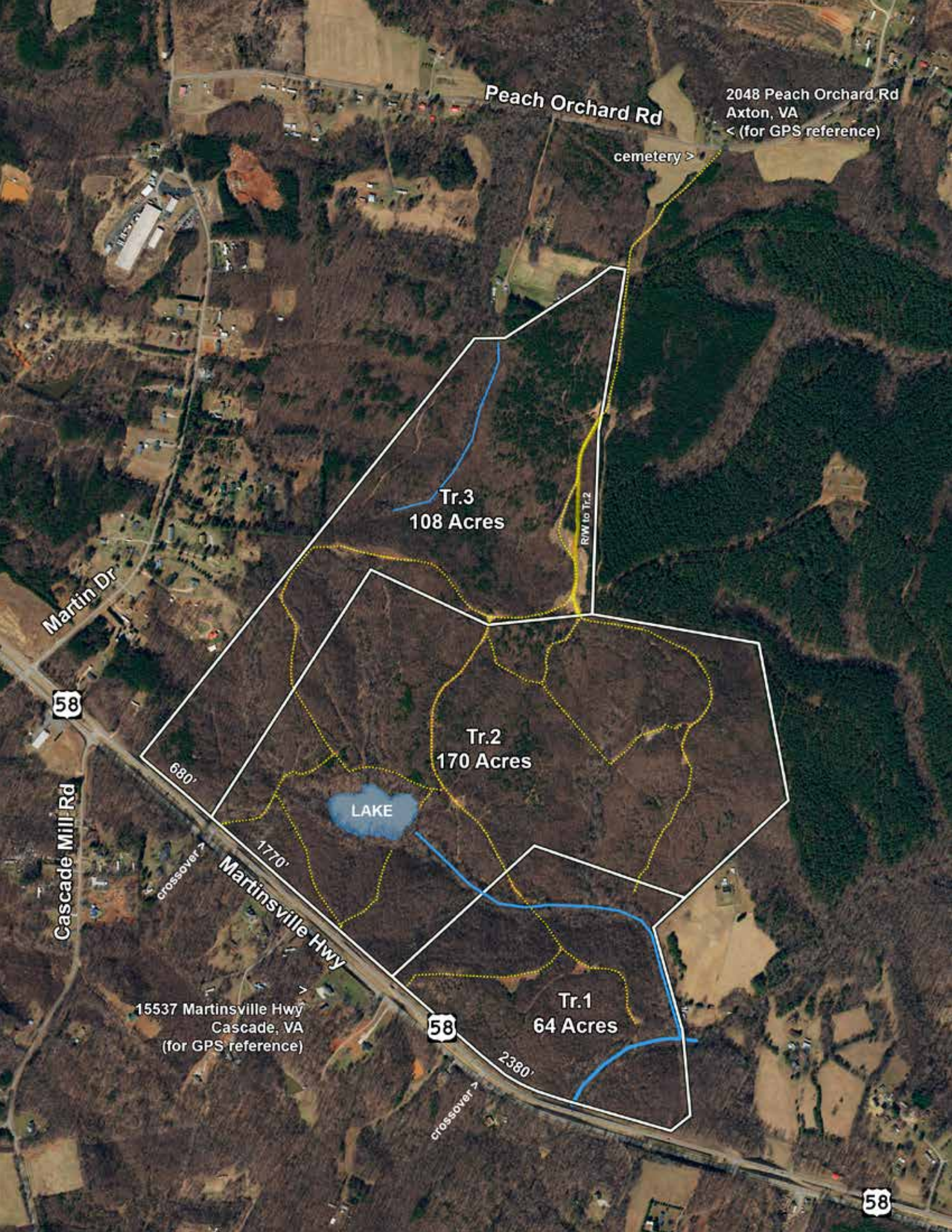
www.TRFAuctions.com

434.847.7741



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAA501

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597



Peach Orchard Rd

2048 Peach Orchard Rd
Axton, VA
< (for GPS reference)

cemetery >

Tr.3
108 Acres

ROW to Tr.2

Tr.2
170 Acres

LAKE

Tr.1
64 Acres

Martin Dr

58

Cascade Mill Rd

680'

1770'

Martinsville Hwy

58

15537 Martinsville Hwy
Cascade, VA
(for GPS reference)

2380'

crossover >

crossover >

58