

Absolute Auction

Friday, Nov.19, 2021 at 12:30PM
at the Staunton River Masonic Lodge 155
1403 Lynchburg Ave, Brookneal, VA 24528

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



Campbell County

177 Acres on the Falling River

Timber Investment • Recreational Tracts • Estate Tracts



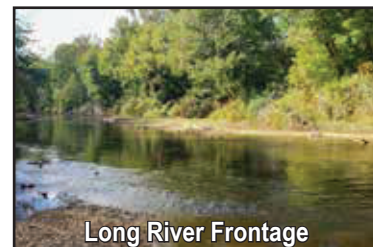
Aerial View



Trail to River on Tract 3



Growing Timber Investment



Long River Frontage

PROPERTY ADDRESS:
Reke Owen St, Brookneal, VA
Campbell County

- Great land opportunity!
- Conveniently located just half mile off Main St on the border of the Town of Brookneal
- Nearly a mile of frontage on the Falling River
- 120 acres of growing loblolly pine planted in 2016
- Beautiful mature woodlands along river and creeks
- Great potential building sites on several knolls overlooking the river
- Sells absolute to the highest bidder!
- Bid live or bid online at bid.trfauctions.com

Offered in 3 Tracts & As A Whole

- Tract 1: +/-50 Acres
Great private estate or recreational tract with approx. 1700' of frontage on the Falling River and ±275' of frontage on Reke Owen St
- Tract 2: +/-23 Acres
Great private estate or recreational tract with approx. 1200' of frontage on the Falling River and ±415' of frontage on Reke Owen St
- Tract 3: +/-104 Acres
Great private estate, hunting, or recreational tract with approx. 2100' of frontage on the Falling River and two areas of frontage on Reke Owen St
- **See back cover for aerial**

DIRECTIONS TO PROPERTY

From Rustburg, take US-501S 20mi to RIGHT on Main St. Take first LEFT on Cook Ave. Half mile to LEFT on Reke Owen St to property on left.

AUCTION SITE: Staunton River Masonic Lodge 155
1403 Lynchburg Ave, Brookneal, VA 24528

PREVIEWS

- Wednesday, Nov.3 from 4-6pm
- Sunday, Nov.7 from 1-3pm
- Tuesday, Nov.16 from 12-2pm
- Self-guided tours ok anytime

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. Sells absolute to the highest bidder(s). See website for complete terms.



www.TRFAuctions.com



434.847.7741

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

Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501



Dog Creek Rd

Falling River

Tr.1
50ac

Tr.2
23ac

Tr.3
104ac

Town of Brookneal
Campbell County

N&W Railway

Reke Owen St

536 Cook Ave

Cook Ave

Brookneal