

# Land Auction

Wednesday, Aug.3, 2022 at 12:30PM  
at Goochland County Fire Station #6  
4810 Three Chopt Rd, Louisa, VA

**BID LIVE OR ONLINE**  
Can't attend the live auction?  
Bid online at [bid.trfauctions.com](http://bid.trfauctions.com)



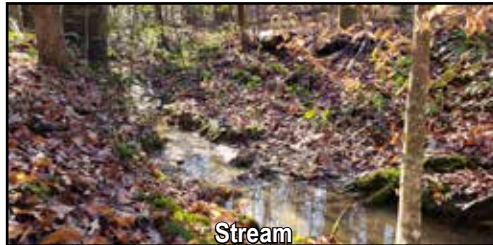
Goochland County

## 70 Wooded Acres in 3 Tracts

Located across from 3180 Tabscott Rd, Columbia, VA (Goochland Co.)



Road Frontage and Main Entrance



Stream



Little Byrd Creek at back of property

- Beautifully wooded tracts for your new home, private hunting preserve, or weekend getaway!
- Centrally located just 45 minutes from Charlottesville, Richmond, and Lake Anna.
- Quiet, private location with excellent access.
- Nicely wooded with plenty of white oak! Timber cruise available.
- Excellent whitetail deer and turkey hunting

### Offered in 3 Tracts & As A Whole

- Tract 1: ~53.87 Acres (Parcel 17-15-0-B-0)  
Beautiful hardwoods and scenic creeks highlight this tract. Choose from several great building sites. 259' of road frontage and long frontage on private drive for great access. Little Byrd Creek crosses back corner.
- Tract 2: ~6.5 Acres (part of Parcel 17-15-0-A-0)  
Nice building tract with 200' of road frontage.
- Tract 3: ~9.45 Acres (part of Parcel 17-15-0-A-0)  
Nice building tract with 211' of road frontage.

### DIRECTIONS TO LAND

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.

### PREVIEWS

- Thurs, July 21 from 4-6pm
- Sun, July 24 from 1-3pm
- Wed, July 27 from 4-6pm
- Sun, July 31 from 1-3pm
- Self-guided tours ok during daylight hours

**TERMS:** 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms.

**Details at [TRFAuctions.com](http://TRFAuctions.com)**



[www.TRFAuctions.com](http://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](mailto:info@trfauctions.com) | VAAF501





DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

**[www.TRFAuctions.com](http://www.TRFAuctions.com)**