

REAL ESTATE AUCTION

June 7, 2024 at 12:30PM
at the Appomattox Inn & Suites
447 Old Courthouse Rd
Appomattox, VA

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

CARYA COLLIS

A Beautiful 103 Acre Central Virginia Homestead

Property Location:
812 Kemps Farm Ln,
Red House, VA (Charlotte County)



101 Annjo Court, Forest, VA 24551
[TRFAuctions.com](https://trfauctions.com) | 434.847.7741



Charlotte County, VA

Real Estate Auction

Friday, June 7, 2024 at 12:30PM
at the Appomattox Inn & Suites,
447 Old Courthouse Rd, Appomattox, VA

103 Acres offered in 2 Tracts

Attn Agents: 2% Commission Avail.

≈ CARYA COLLIS ≈

103 AC HOMESTEAD

812 Kemps Farm Ln, Red House, VA (Charlotte County)

Latin for "Hickory Hill," Carya Collis is a hidden treasure tucked quietly away from today's hustle and bustle offering tranquil, independent country living second to none!

- 2,771 sq.ft., 4BR, 2.5BA 1850 Civil War era farmhouse has been restored, updated, and expanded to combine the best of country charm and modern convenience. Full list of significant upgrades and special details online at trfauctions.com
- Guest cottage offers 2BR 1BA and comes fully furnished
- Detached 2-car garage
- 1-stall horse barn, 2-stall run-in shed, and fenced pastures
- Over 45 acres of tillable land
- Original log cabin (early 1800s) & (2) restored tobacco barns
- Gardener's dream with green house, potting shed, raised bed gardens, herb garden, flower gardens, berry bushes, fruit trees, and nut trees plus extensive patios, walkways, and hardscape
- Orchard
- Solar panels (12.480 kw) to reduce electric bill (expandable)
- Small pond with dock and scenic frontage on Little Bear Creek
- High speed internet available

OFFERED IN 2 TRACTS AND AS A WHOLE

- Tract 1: 44.306 acres with the home and facilities
- Tract 2: 58.62 acres with pond

Details at TRFAuctions.com



Fenced Pastures for Horses

LOCATION

Tranquil country living in a farming community

- Within 20 minutes of Appomattox, Charlotte CH, and Rustburg
- Within 40 minutes of Lynchburg and Farmville

DIRECTIONS TO PROPERTY

From Appomattox: Take Red House Rd / 727S 11mi to Red House. LEFT on Rolling Hill Rd. 0.7mi to LEFT on Bear Creek Rd. 1.2mi to RIGHT on Kemp Farm Ln. Continue to end.

From Farmville: US-460W 14mi to LEFT on Piney Ridge Rd (628) at Exxon. 1.8mi to RIGHT on Little Cub Rd (629). 2.5mi to LEFT on Old Evergreen Rd (630). 1.7mi to RIGHT on Wheelers Spring Rd (638). 1.5mi to LEFT on Bear Creek Rd. 2.5mi to LEFT on Kemp Farm Ln. Continue to end.

PREVIEW DATES

- | | |
|----------------------|---------------------------------|
| • Sun, May 19, 1-3PM | • Sun, May 26, 1-3PM |
| • Wed, May 29, 4-6PM | • Sun, June 2, 1-3PM |
| • Thu, June 6, 3-6PM | • Other days available by appt. |

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms available online.

AGENTS: 2% commission available. Registration req'd prior to auction.



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



Beautiful Civil War Era Home



Fully Renovated & Updated



Spacious & Modern Kitchen



Open Living Room



Cozy Library



4 Large Bedrooms



Fully Furnished Cottage



Stables, Barns, & Sheds



Original Log Cabin



Pond w/ Dock



Fenced Pastures for Horses



Orchard



Patios, Walkways, & Hardscaping



Extensive Gardens



Incredibly Tranquil



Breathtaking Mornings & Evenings



Private Setting



Little Bear Creek

View our online photo album or attend an open house to see the amazing beauty of Carya Collis

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

812 Kemps Farm Ln

Charlotte County, Virginia, 103 AC +/-



- Pipeline
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

