

Real Estate Auction

Friday, Oct.17, 2025 at 12:30PM
at the Masonic Lodge
1403 Lynchburg Ave, Brookneal, VA

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

**Plenty of
room inside
& out!**

Spacious Cape Cod on 1 Acre

5BR 3.5BA Home | In-Law Suite | 1 Acre Corner Lot

109 Juniper Cliff Rd, Brookneal, VA 24528



Spacious Yard



In-Law Suite



Kitchen



5 Bedrooms

- 4 BR, 2 1/2 BA in main home plus attached 1BR 1BA in-law / rental suite w/ connected and/or separate entrance
- Nice 1 acre lot with frontage on 3 roads. Potential for subdividing.
- 3400+ sq.ft built in 1980
- New roof (<2yrs)
- Campbell County Tax Id 103B-2-3 (900002907)
- Large, level yard with some fencing, back deck, play house, garden shed & gazebo
- Town water & sewer
- 3 zoned heat pumps plus wood stove in Family Room
- Huge Primary Suite
- Concrete circular drive
- Great location in the Town of Brookneal



DIRECTIONS TO PROPERTY

- From Rustburg: US-501S 16mi to Town of Brookneal. LEFT onto Juniper Cliff Rd, 1st home on right.

AGENT ON SITE

- Sunday, September 28 from 1-3PM
- Sunday, October 5 from 1-3PM
- Wednesday, October 8 from Noon-2PM
- Sunday, October 12 from 1-3PM
- Agents - please call office to show. Coded lockbox available.

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. Sale subject to approval. Must close on or before Dec.22, 2025 - time is of the essence. See website for complete terms.

Full details & photos online at trfauctions.com



www.TRFAuctions.com

434.847.7741



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

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