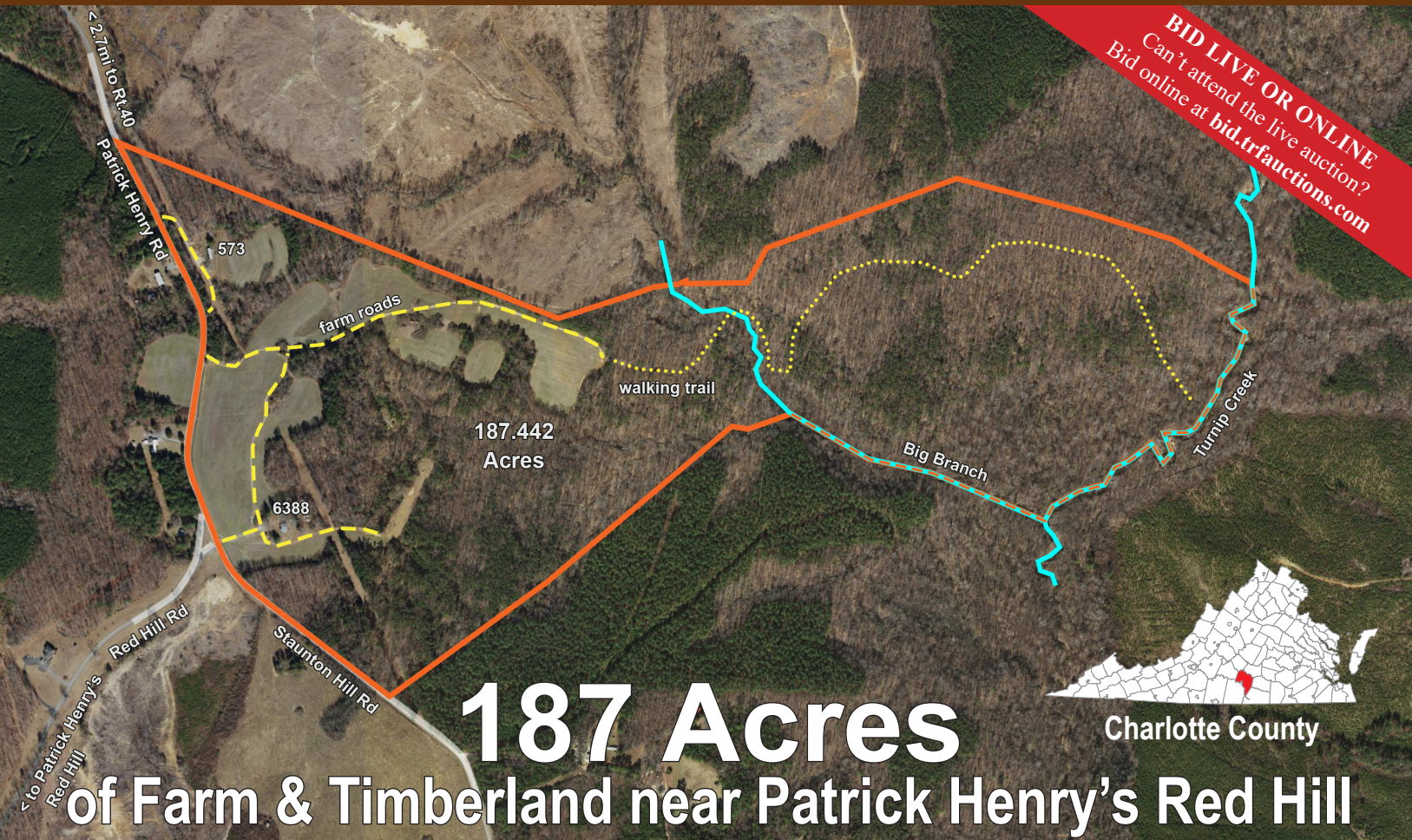


Estate Auction

Wed, Nov.5, 2025 at 12:30PM at the
Staunton River Masonic Lodge 155
1403 Lynchburg Ave, Brookneal, VA

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



187 Acres

Charlotte County

of Farm & Timberland near Patrick Henry's Red Hill

6388 Staunton Hill Rd, Brookneal, VA (Charlotte County)



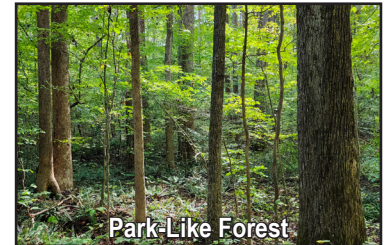
3,468' of Road Frontage



Across from Red Hill



2,126' along Turnip Creek



Park-Like Forest

- Selling for the Estate of Louise V. Francis
- Beautiful 187 acres with park-like mix of open and natural hardwood forest, scenic trails throughout, 0.65 miles of road frontage, rocky streams, & long frontage on Turnip Creek.
- Ideal for farm, rural retreat, homestead, hunting, and timber
- Good mix of open land and natural, mature timberland
- Over 0.65 miles of road frontage
- Charming 1,421 sq.ft. 2BR 1BA home
- Pole Barn / Carport
- Nice level fields
- Walking / ATV trails through the property
- Beautiful streams and long frontage (2126') on Turnip Creek
- Charlotte Co 32-A-8 and Campbell Co 104-A-71
- Zoned A1



1,421 Sq.Ft. 2BR 1BA Home

DIRECTIONS TO PROPERTY

- From Brookneal: VA-40E / Wickliffe Rd. 0.8 mi to RIGHT on Dog Creek Rd. 2.3 mi to STRAIGHT onto Patrick Henry Rd. Property will be on the LEFT. Road changes from Patrick Henry to Staunton Hill Rd. Main Home entrance is on left at 6388 Staunton Hill Rd (home is occupied).

PREVIEWS

- Wed, Oct 22, 4-6PM • Sun, Oct 26, 1-3PM
- Sun, Nov 2, 1-3PM • Wed, Sept.24, 4-6PM
- Self-guided tours ok during daylight hours. Home is occupied, respect privacy and do not disturb.

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. Sale subject to approval. See website for full terms and conditions. Mobile home on property does not convey.



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:

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