

ABSOLUTE AUCTION

Friday, Oct.16 at 12:30 PM

Bedford County
166 Acre Farm
on the Big Otter River

3981 BLACKWATER RD › FOREST, VA

- DETAILS INSIDE -



101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

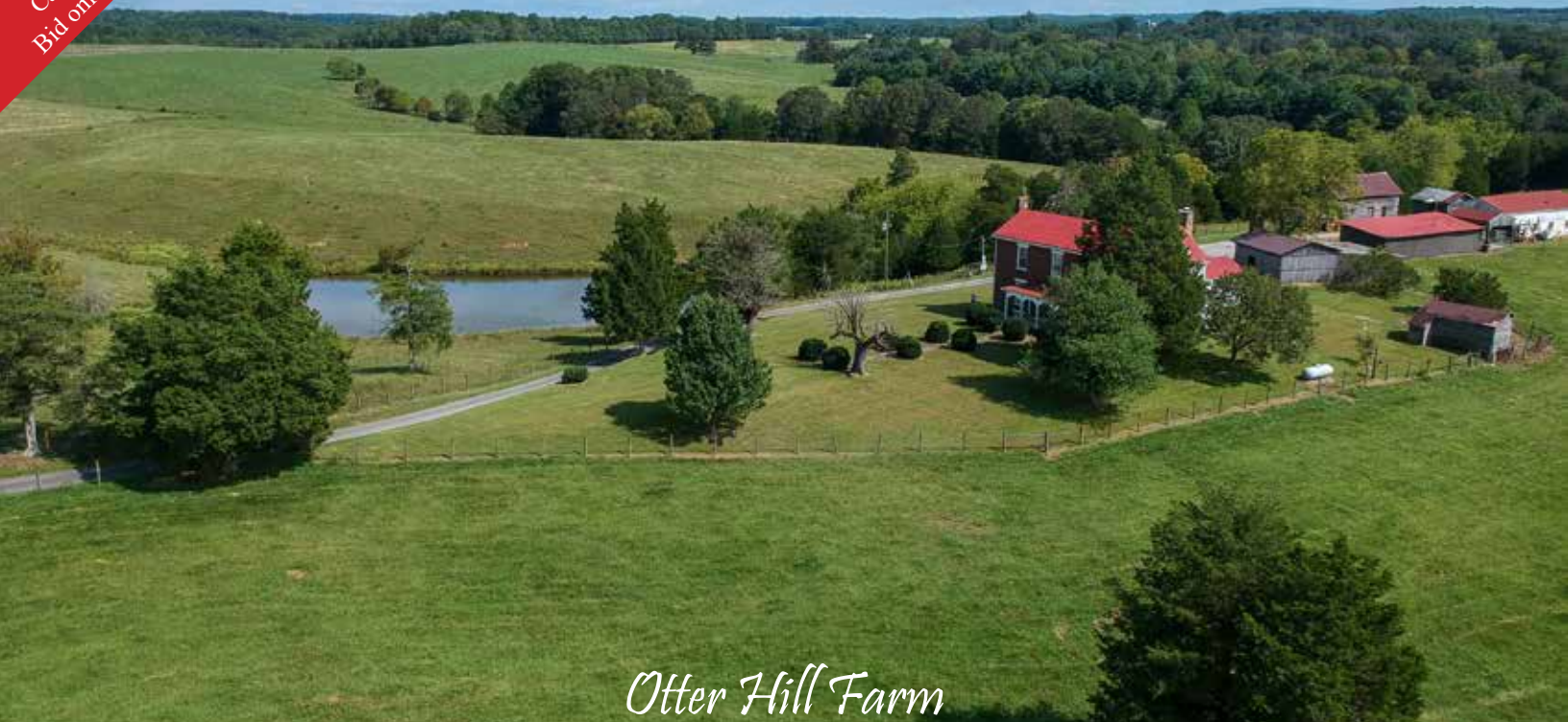
Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741

BID LIVE OR ONLINE
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Bid online at bid.trfauctions.com

ABSOLUTE AUCTION

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Otter Hill Farm

166 Acre Farm on the Big Otter River



Beautiful Setting



Big Otter River Frontage



Cobb Creek



Lush Pastures

3981 BLACKWATER RD, FOREST, VA (BEDFORD CO.)

- Otter Hill Farm is the homeplace of local aviation icon, Rucker Tibbs (1923-2015)
- With long frontage on the Big Otter River, this fantastic farm has a lot to offer!
- Approximately 166 acres (survey in progress) offered in one tract. Tax map 186-A-18. Zoned AP Agricultural
- Western border along scenic and rocky Cobb Creek
- Beautiful Bedford County countryside
- Fenced and cross-fenced for cattle
- Historic brick home is well situated on a hill overlooking the farm. The circa 1818 home offers 3326 sq.ft., 4 bedrooms, 3 baths, high ceilings, Flemish bond brick, full cellar, and plenty of yesteryear charm.
- Several outbuildings including barn, workshop, shop, equipment shed, and pole building
- Incredibly private setting
- Famous Bedford County hunting (deer, turkey)

- Great location just 5 miles from London Down Golf Course, Sheetz, Poplar Forest Plaza/Food Lion
- Sells absolute to the highest bidder.



DIRECTIONS

- **From Lynchburg**, US-460W to LEFT on New London Rd (811) at Sheetz. 4.6mi to RIGHT on Blackwater Rd (668). 1.4mi to farm on left.
- **From Bedford**, US-460E to RIGHT on Blackwater Rd (668) at Owens Market. 4mi to farm on right.

PREVIEWS

- Sunday, Sept.27 from 1-3PM
- Sunday, Oct.4 from 1-3PM
- Wednesday, Oct.7 from 3-5PM
- Sunday, Oct.11 from 1-3PM
- Day of sale beginning at 11:30AM
- Self-guided tours ok anytime.

TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.

Details and photos at www.trfauctions.com

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3981 Blackwater Rd, Forest, VA
Bedford County



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT
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