

# Absolute Auction

Friday, Oct.29, 2021 at 12:30PM  
at the Clifford Ruritan Club  
755 Fletchers Level Rd, Amherst, VA



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

## Beautiful 10 Acre Tract on Rt.29



Great Home Sites



View Looking Across US-29



Creek



New Entrance off US-29

### PROPERTY ADDRESS:

**1607 N Amherst Hwy, Amherst, VA**  
near Rt.151 / Patrick Henry Hwy intersection

- Great opportunity for a beautiful building lot in a premier Amherst County location
- Mostly open with several great building sites
- Scenic Amherst County views
- Conventional perc
- Small stream
- Partially fenced
- 554' of frontage on Rt.29
- New VDOT approved entrance
- Zoned A1 Agricultural Residential District

- Part of Tax Parcel 67-A-26B
- 1.5mi from Winton Country Club, 28mi from Wintergreen Resort, and close to numerous wineries, breweries, and distilleries
- Sells absolute to the highest bidder!
- Bid live or bid online at [bid.trfauctions.com](http://bid.trfauctions.com)
- See back cover for aerial

### DIRECTIONS TO PROPERTY

- From Amherst (Rt.60), take US-29N 4mi to first crossover past the Rt.151 intersection. Make u-turn to new entrance on right.
- From Charlottesville, US-29S 42mi to entrance on right.

**AUCTION SITE:** Clifford Ruritan Club  
755 Fletchers Level Rd, Amherst, VA  
DIR: From property, US-29S to next RIGHT on Rt.151. 1.7mi to RIGHT on Fletchers Level Rd (610). 1/4mi to Ruritan Club on the right.

### PREVIEWS

- Tuesday, Oct.19 from 12-2pm
- Wednesday, Oct.27 from 12-2pm
- Guided tours other times by appointment
- Self-guided tours ok anytime.

**TERMS:** 10% deposit. Close in 30 days. 5% buyer's premium. Sells absolute to the highest bidder. See website for complete terms and conditions.



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**434.847.7741**

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

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