

# Land Auction

Wednesday, Dec.8, 2021 at 12:30PM  
Sale Site: Fairfield Inn & Suites  
3777 Candler Mountain Rd, Lynchburg, VA

**BID LIVE OR ONLINE**  
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**OWNER  
FINANCING  
AVAILABLE**

Campbell County

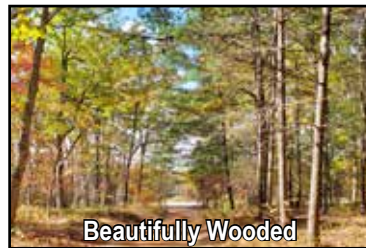
## 26 Acres near Liberty University



Entrance off Sunnymead Rd



Huckleberry Knob Dr



Beautifully Wooded



### PROPERTY LOCATION

- Huckleberry Knob Dr  
Rustburg, VA 24588 (Campbell Co.)**
- Great 26.006 acre wooded lot on Sunnymead Rd
  - Great location near the end of Candler Mountain Rd just 3 miles from the campus of Liberty University!
  - Convenient to US-460, River Ridge Mall, and the Lynchburg Expressway
  - Located across from the Liberty University Campus Farm
  - Beautifully wooded
  - Huckleberry Knob Dr (private, joint-use, joint-maintenance road) through property
  - Zoned A1 Agricultural
  - 26.006 acres being Campbell County parcel 23-A-127

### Owner Financing Available

- 15% down w/ balance financed at 6% interest for 5 years (quarterly payments)



### DIRECTIONS

- From Lynchburg / Liberty University, take Candler Mountain Rd 3mi to RIGHT on Sunnymead. 0.4mi to LEFT on Huckleberry Knob and into property.
- From Rustburg, 501N 4mi to LEFT on Sunnymead Rd. 3.5mi to LEFT on Huckleberry Knob Dr and into property.

### AUCTION SITE

- Fairfield Inn & Suites  
3777 Candler Mountain Rd  
Lynchburg, VA 24502

### AGENT ON SITE

- Wednesday, Dec.1 from 12-2pm
- Tuesday, Dec.7 from 3-5pm
- Self-guided tours ok anytime

**TERMS:** 10% deposit. Close on or about 30 days. 5% buyer's premium. See website for complete terms and conditions.

**Details at TRFAuctions.com**



[www.TRFAuctions.com](http://www.TRFAuctions.com)

**434.847.7741**



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