

SPECIAL COMMISSIONER'S AUCTION

Date: Fri, Jan.26, 2024
Time: 12:30PM
Site: Homewood Suites
 4021 Wards Rd,
 Lynchburg, VA

**BUILD, FARM, & HUNT
 MINUTES FROM
 DOWNTOWN LYNCHBURG!**



Amherst County

PROPERTY LOCATION:

Pinecrest Dr,
 Madison Heights, VA
 Amherst County

AGENT ON SITE:

Agent will be on the property just past 314 Pinecrest Dr on the following dates:

- Thur, Jan.11 from Noon-2PM
- Thur, Jan.18 from Noon-2PM
- Thur, Jan.25 from Noon-2PM
- Other days/times available by appointment. Call 434-847-7741



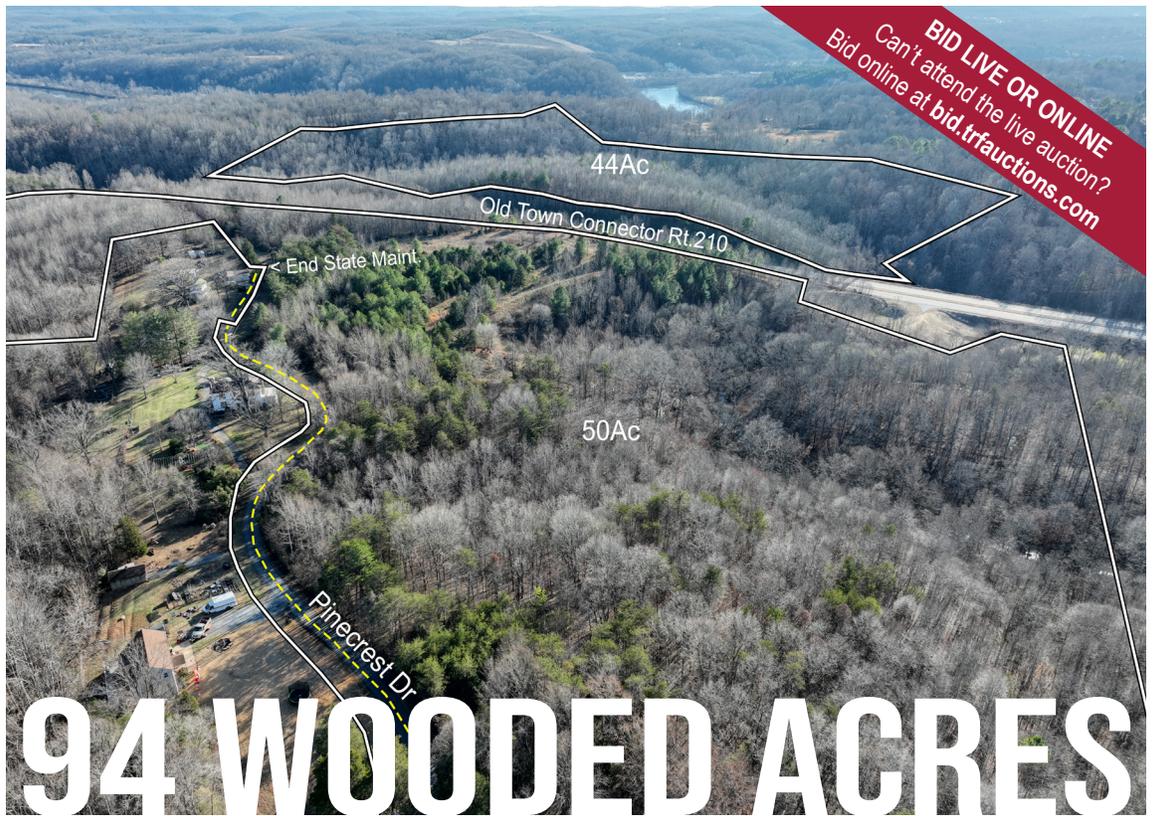
Torrence, Read, & Forehand Auctions
 101 Annjo Court, Forest, VA 24551

434.847.7741

TRFAuctions.com



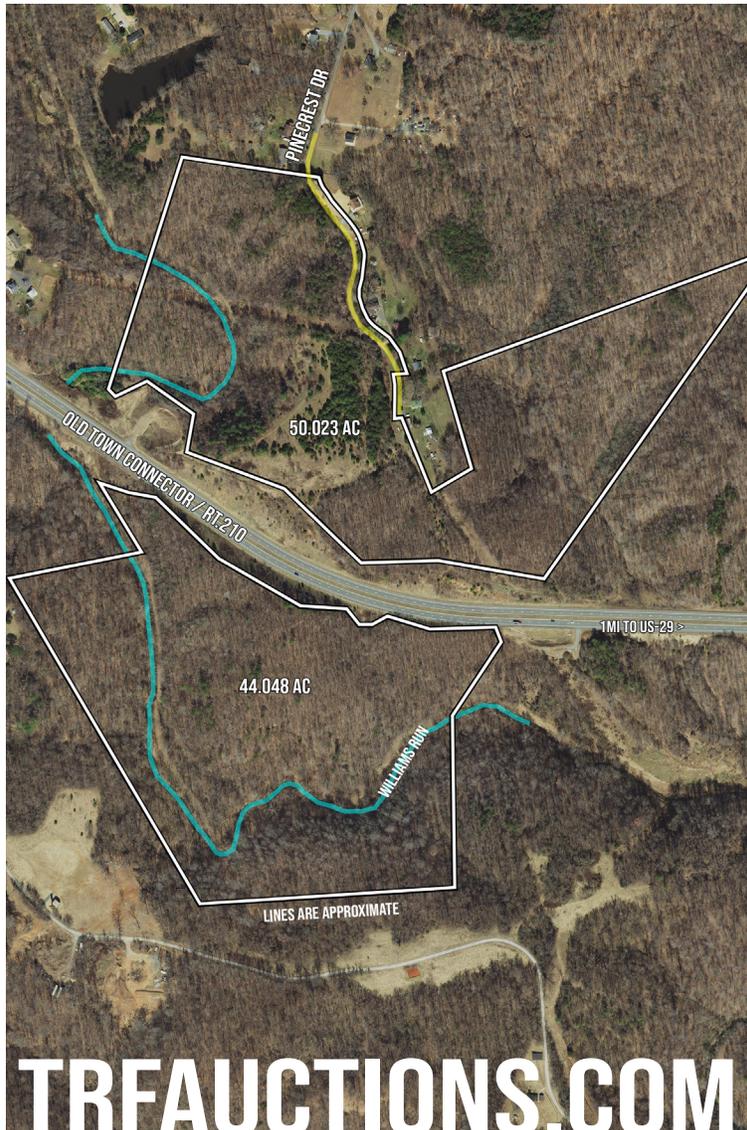
VAAF501



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

94 WOODDED ACRES

on Pinecrest Dr in Madison Heights, VA



- Special Commissioner's Auction!
- Great opportunity near downtown to build a home or two, have a small farm, and hunt!
- Convenient location! Near plenty of shopping, dining, and entertainment in Madison Heights and Downtown Lynchburg. Easy access to Lynchburg Expressway and the US-29 Bypass.
- Property consists of (2) tax parcels and will be sold AS A WHOLE
 - **Tract A:** 50.026 acres (tax map # 161-A-55) North of highway (fronts Rt.210 West) with frontage along Pinecrest Dr. Zoned R-1 Limited Residential District.
 - **Tract B:** 44.048 acres (tax map # 161-A-54) South of highway (fronts Rt.210 East). Created when property was conveyed for the right-of-way of Rt.210. According to survey dated 04/22/2020 by Cardinal Survey & Design, surveyor was not aware of any provision for access to this tract. Zoned R-3 Multi-Family Residential District.
- Approx. 73 acres of timber (cruise available).
- Williams Run Creek flows through both tracts
- Public sewer line follows Williams Run
- Public water line along Pinecrest Dr
- 1,207' of frontage along Pinecrest Dr
- Just 3 miles from the James River (Riverfront Park, Percival's Isle, Riveredge Park)

DIRECTIONS TO PROPERTY

- US-29 to Madison Heights. Exit onto VA-210W. 2.3mi [note: at approx. 1.4mi mark you will be passing property on right and left]. RIGHT on Wright Shop Rd. 1mi to RIGHT on Pinecrest Dr. 0.6mi to property just past 314 Pinecrest Dr.
- From Downtown Lynchburg, take the Expressway / US-29N Business across James River half mile to RIGHT on VA-210E. 1/4mi to LEFT on Wright Shop Rd. 1mi to RIGHT on Pinecrest. 0.6mi to property just past 314 Pinecrest Dr.

AUCTION SITE:

Homewood Suites by Hilton
 4021 Wards Rd, Lynchburg, VA

TERMS SUMMARY

10% deposit due day of sale by cash or good check. Closing on or about 30 days. 5% buyer's premium. Sale subject to court approval. Full terms available online.

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