

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



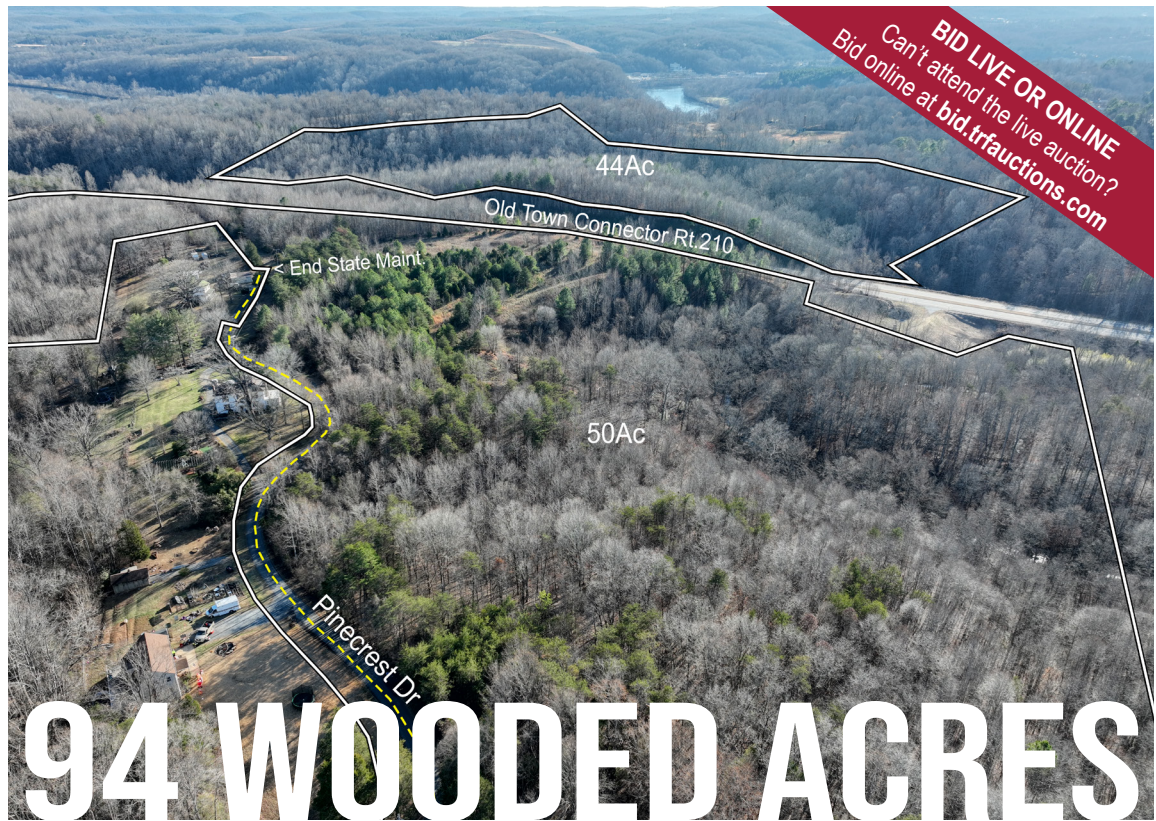
Torrence, Read, & Forehand Auctions
101 Annjo Court, Forest, VA 24551

434.847.7741

TRFAuctions.com



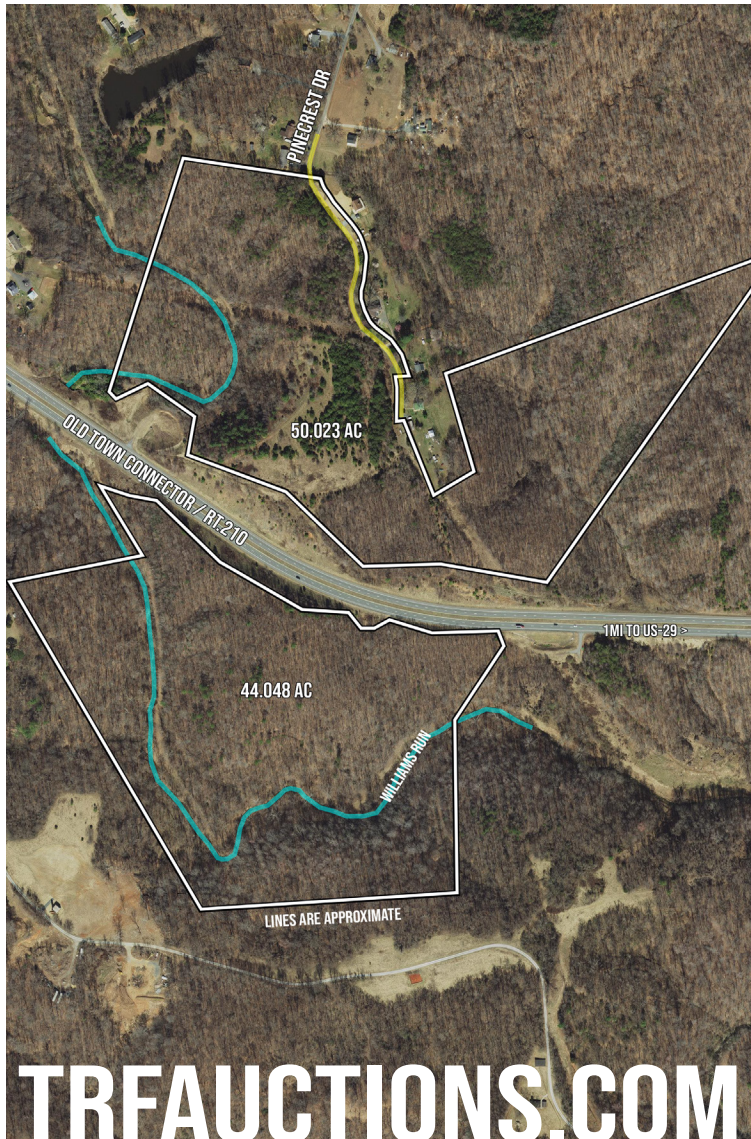
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BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

94 WOODED 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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