

HallandHall.com
800.829.8747



Suffolk, VA

Prime Development Potential



Cotton Rose
FARM

363[±] ACRES

Offered in 8 tracts and combinations

AUCTION | WED, MAY 15TH • 10AM ET

Held Live with Online Bidding Available



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Offered in 8 tracts and combinations

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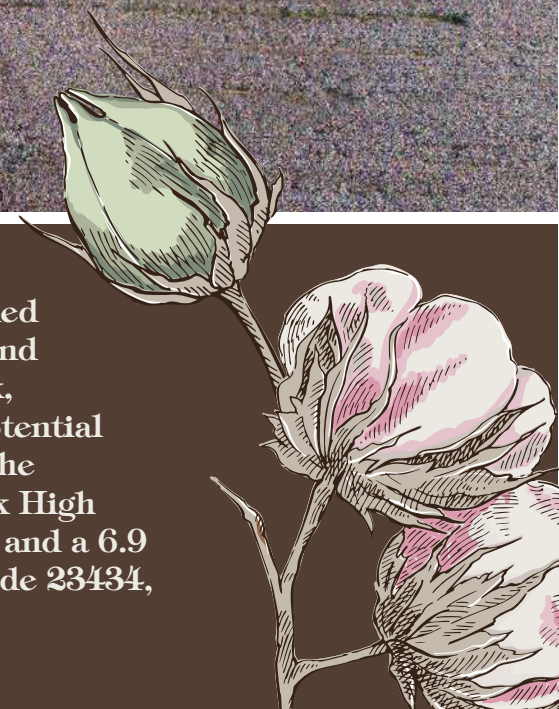
Auction Site: Hilton Garden Inn

100 East Constance Road, Suffolk, Virginia 23434

Online Bidding Available



Executive Summary: Cotton Rose Farm spans 363[±] acres of prime development land outlined in the Suffolk City 2035 Comprehensive Plan. Situated at the intersection of Matoaka Road and Mockingbird Lane, the property offers an access corridor leading to Kings Fork Road. Suffolk, experiencing rapid growth within Hampton Roads, attracts homebuyers seeking its allure. Potential buyers will find appeal in the property's secluded setting, coupled with convenient access to the burgeoning retail hub along Godwin Blvd, which includes Sentara Obici Hospital, King's Fork High School, and the Suffolk Bypass. With a projected 6.5 percent increase in the city's population and a 6.9 percent rise in housing units by 2026, with more than half of this growth anticipated in zip code 23434, the property holds significant investment potential.



Richmond



Cotton Rose FARM



Norfolk
Virginia Beach
Suffolk

VIRGINIA

NORTH CAROLINA



Auction Details:

Held at Hilton Garden Inn
100 East Constance Road
Suffolk, Virginia 23434

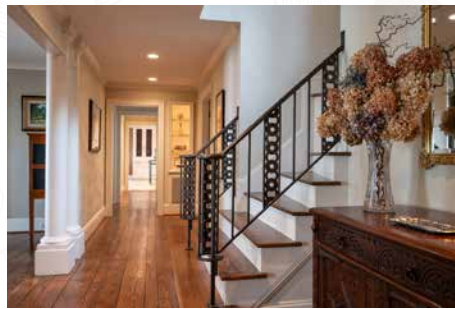
May 15th • 10AM ET

Online Bidding Available
with Pre-Approval

Information Days:

Meet a Hall and Hall representative
at the Main house on Tract 1 to tour
the property and learn more about
the auction process.

April 17th, April 27th, May 1st, &
May 4th • 1:00 pm – 3:00 pm



Tract 1 Home - 4124 Mockingbird Lane

Nestled in Suffolk, this luxury waterfront home is a meticulously crafted home spanning 5,439 sq ft, with a 1498 sq ft basement and 631 sq ft garage. Originally built in 1976 and renovated in 2008-2009, the focus was on connecting interior spaces with the outdoors. The property features a blend of brick, limestone, copper, stone, and fiber cement exterior, Marvin windows, and a custom front door. Inside, enjoy modern amenities like a Geothermal heating and cooling system, an elevator, and a gourmet kitchen with custom cabinets and high-end appliances. The master suite boasts a gas fireplace, luxurious bathroom, and cedar-lined window seats. With custom finishes throughout, this residence offers luxury living at its finest.



Tract 5 Home - 3701 Mockingbird Lane

A charming single-story house built around 1940. This 1026 sq ft home features a classic brick veneer exterior, sheet rock interior, and carpet/vinyl flooring. With 2 bedrooms, 1 bathroom, kitchen, living area, and enclosed porch, it offers an efficient living space.

Tract 6 Home - 3548 Matoaka Road

A beautifully renovated single-family home built in 1950 and updated in 2015. This one-story residence features a classic brick exterior, wood flooring, and plush carpeting in its 1,734 sq ft living area. With 3 bedrooms, 1.5 baths, a laundry room, an enclosed heated breezeway, and a 450 sq ft basement, it offers both charm and practicality. The attached 2-car garage adds convenience to this inviting property.



Tract 8 Home - 546 Kings Fork Road

Built in 1978, this single-family home on a wooded lot features a one-story design with aluminum-vinyl siding and plaster walls. The 1,734 sq ft living space includes 3 bedrooms, 2.5 baths, and a heat pump for year-round comfort. The property boasts an attached 480 sq ft garage, a deck, and a slab porch for outdoor enjoyment.



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*Development Potential
Broker Participation Available*



Tracts	Total Acres	Open Acres*	Forest Acres*	Homes	Tax Map	Ownership
1	11.45	7.00	4.45	1	17-21A	Charnell Blair
2	39.34	28.90	10.44	-	17-21	17-21 LLC
3	89.30	63.80	25.50	-	17-24	17-24 LLC
4	39.00	12.40	26.60	-	17-30	Charnell Blair
5	123.00	90.30	32.70	1	17-30A	17-30A LLC
6	5.00	5.00	N/C	1	17-30A	17-30A LLC
7	42.46	24.90	17.56	-	25-1	25-1 LLC
8	14.08	3.50	10.58	1	25C(3)*5 25C*7	25C(3)*5 LLC 25C*7 LLC
TOTAL	363.63	235.80	127.83	4	*Estimated	

Property is included in the Suffolk City 2035 Comprehensive Plan for development.



Hall and Hall Auctions
100 S. Cherry Ave., Unit 5B
Eaton, CO 80615
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www.hallandhall.com

VA Auctioneer: 2907004232
Broker: 0225217294



SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 10% buyer's premium will be added to the high bid to determine the total purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing for Tract 1 will be set for 60 days from the auction date. Closing for Tracts 2 - 8 will be set for 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available. Contact our office for details.

