

Land Auction

Wednesday, June 5, 2024 at 12:30PM at the
Grand Fiesta Event Center
6812 Greensboro Rd, Ridgeway, VA

JUNE
5
Wednesday

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

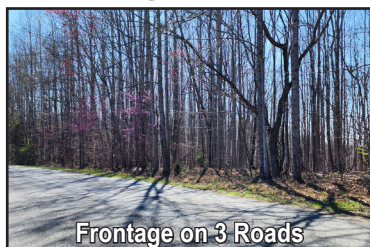
99 ACRES



Henry County

Wooded w/ Creeks, Trails, & Frontage on 3 Roads

Property Address: Old Mill Rd, Ridgeway, VA (Henry County)



Frontage on 3 Roads



Trails Throughout



Excellent Hunting



Majority is Wooded

Enjoy your very own "Hundred Acre Wood" with trails, streams, and frontage on 3 roads.

- Henry County Tax Map # 62.9(000)000/124
- 99.79 acres
- Majority is wooded in poplar
- Property fronts Tuggle Rd, Old Mill Rd, and Old Leaksville Rd and is convenient to US-220
- Several trails throughout ideal for 4-wheelers and hiking
- Two streams
- Excellent hunting property!
- Convenient location
 - Just 2.4 miles to US-220 at Sheetz and Clarence's Steak and Seafood House
 - 8 miles from Martinsville, VA
 - 8 miles from Eden, NC
 - 30 miles from Danville, VA
 - 35 miles from Greensboro, NC
 - 58 miles from Roanoke, VA
- Tax assessed at \$199,600 with annual taxes of \$1,088



DIRECTIONS

- From Roanoke VA, US-220S 52mi. South of Martinsville, take exit for US-220S towards Greensboro. 3.2mi to LEFT on 87S / Morehead Ave. 0.8mi to LEFT on Old Leaksville Rd. 0.8mi to land on left. Next LEFT on Old Mill Rd for rest of property.
- From Greensboro NC, US-220N 22mi to RIGHT on 87S / Morehead Ave. 0.8mi to LEFT on Old Leaksville Rd. 0.8mi to land on left. Next LEFT on Old Mill Rd for rest of property.
- For GIS, land is across from 2265 Old Mill Rd, Ridgeway, VA

SALE SITE: Grand Fiesta Event Center (beside Sheetz on 220)
6812 Greensboro Rd, Ridgeway, VA

AGENT ON SITE (in grassy area across from 2265 Old Mill Rd)

- Wednesday, May 22 from 12-2PM
- Tuesday, May 28 from 4-6PM
- Sunday, June 2 from 1-3PM
- Self-guided tours ok anytime during daylight hours

TERMS SUMMARY: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms.



www.TRFAuctions.com

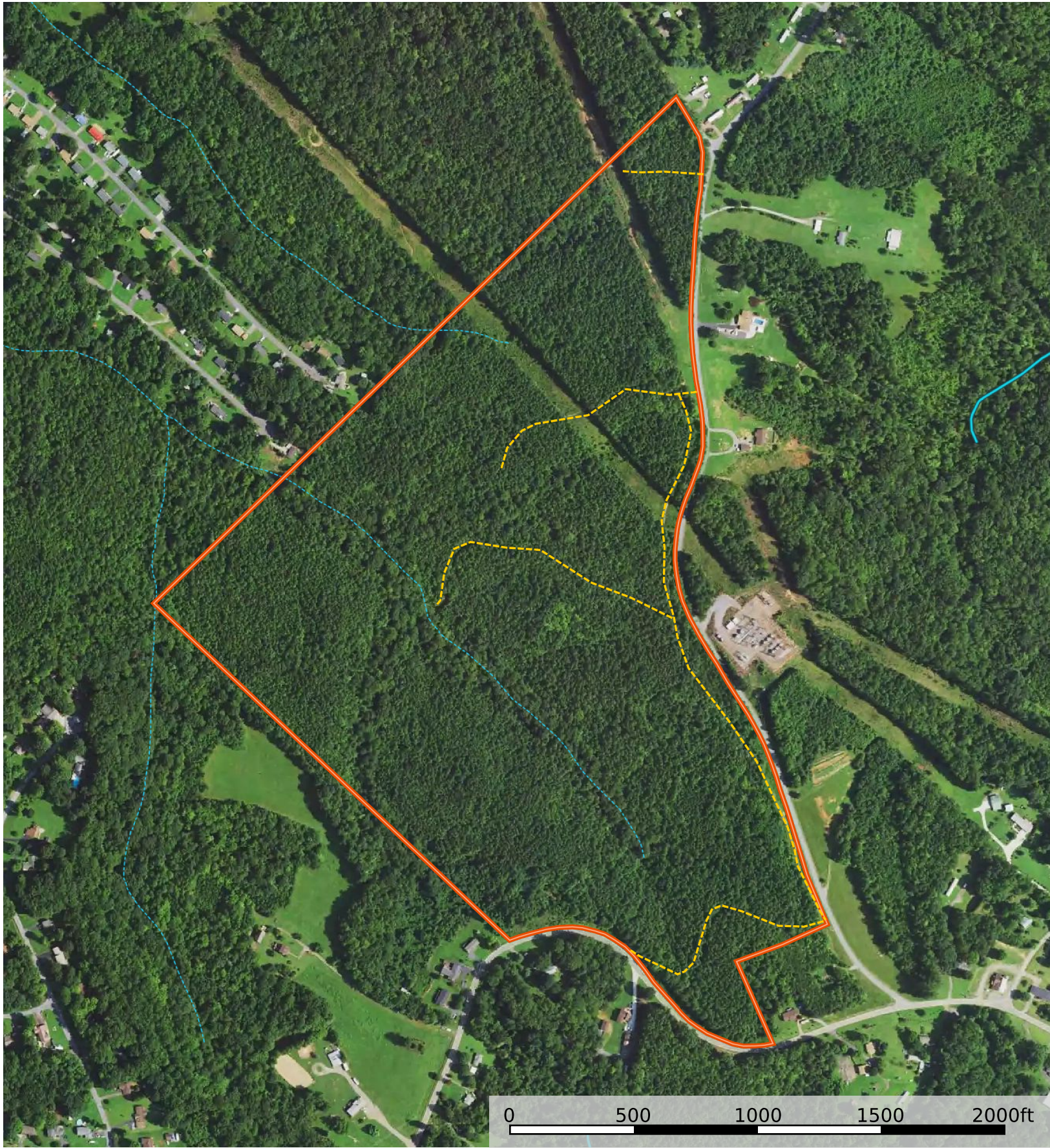
434.847.7741



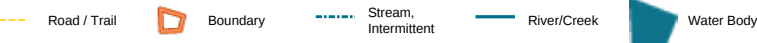
Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597

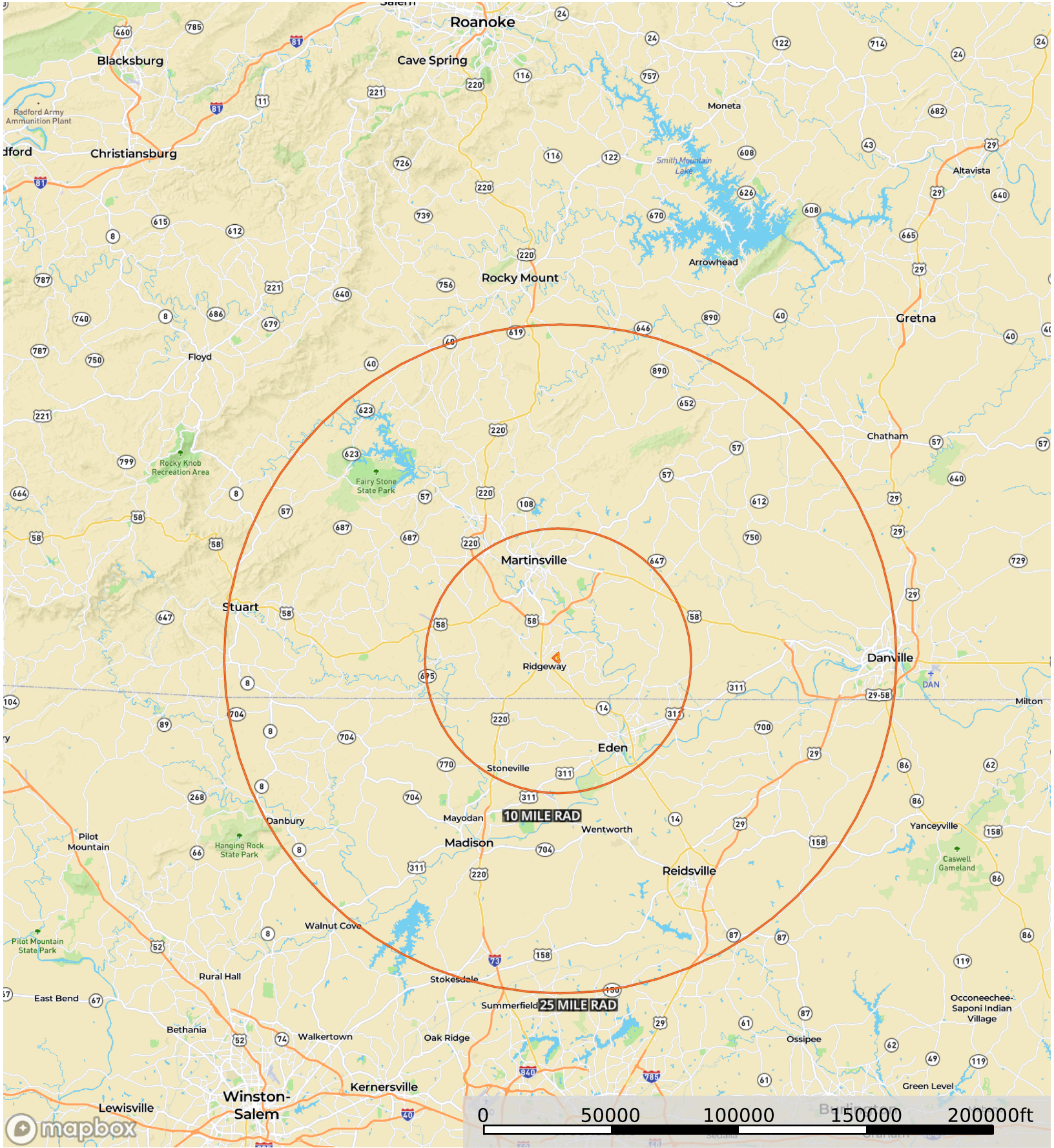
Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501



--- Road / Trail □ Boundary -.-.- Stream, Intermittent — River/Creek ■ Water Body



99 Acres in Henry County
Henry County, Virginia, 99.79 AC +/-



--- Road / Trail Boundary Location

Bldg #:	Primary Use
1	500V

CURRENT OWNER			2023 ASSESSED VALUE				HENRY COUNTY VIRGINIA																
VIRGINIA TECH FOUNDATION INC 902 PRICES FORK RD STE 130 BLACKSBURG VA 24061			Building Value		0		CONSTRUCTION DETAIL																
			Extra Features		0																		
			Outbuildings		0																		
			Total Building Value		0																		
			Land Value		199,600																		
Total Value			199,600																				
TRANSFER HISTORY			DEED	SALE DATE	Q/	SALE PRICE	Element	Description															
VIRGINIA TECH FOUNDATION INC FRITH, RAY D & VIOLET T			L2100/05645 861/467	12-16-2021 12-07-1999	U U	0 47,300	STYLE	Vacant															
			* 01-01-1900 means date unknown				Model																
							Stories																
							Basement																
							Grade																
							Grade %																
							Roof Cover																
							Exterior Wall 1																
							Exterior Wall 2																
							Interior Floor																
							Heat Fuel																
							# of Fireplaces																
							Central Air %																
							Foundation Wall																
							Interior Wall																
YEAR BUILT			ASSESSMENT HISTORY				ROOM COUNT																
0			LEGEND	2022		2023		Total Bedrooms															
Year 1754 means Date unknown			Building & Extra Features	0		0		Total Bathroom															
MARKET VALUATION			Outbuilding	0		0		Total Half Baths															
Year remodeled Market Dep % Functional Obsl External ObsInc Condition % Complete Overall % Cond Dep % Ovr Misc Imp Ovr Cost to Cure Ovr Deprec Code			Land	199600		199600																	
			Total	199600		199600																	
			ZONING																				
			A1:Agricultural																				
			PROPERTY USE																				
			00:RESIDENTIAL																				
			DISTRICT		CLASS CODE																		
			RW		27:Charitable,Fire,Rescue																		
			OUTBUILDINGS & HOUSE FEATURES			BUILDING SUMMARY								Current Sketch <									