

REAL ESTATE AUCTION

June 7, 2024 at 12:30PM
at the Appomattox Inn & Suites
447 Old Courthouse Rd
Appomattox, VA

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

CARYA COLLIS

A Beautiful 103 Acre Central Virginia Homestead

Property Location:
812 Kemps Farm Ln,
Red House, VA (Charlotte County)



101 Annjo Court, Forest, VA 24551
TRFAuctions.com | 434.847.7741



Charlotte County, VA

Real Estate Auction

Friday, June 7, 2024 at 12:30PM
at the Appomattox Inn & Suites,
447 Old Courthouse Rd, Appomattox, VA

103 Acres offered in 2 Tracts

Attn Agents: 2% Commission Avail.

≈ CARYA COLLIS ≈

103 AC HOMESTEAD

812 Kemps Farm Ln, Red House, VA (Charlotte County)

Latin for "Hickory Hill," Carya Collis is a hidden treasure tucked quietly away from today's hustle and bustle offering tranquil, independent country living second to none!

- 2,771 sq.ft., 4BR, 2.5BA 1850 Civil War era farmhouse has been restored, updated, and expanded to combine the best of country charm and modern convenience. Full list of significant upgrades and special details online at trfauctions.com
- Guest cottage offers 2BR 1BA and comes fully furnished
- Detached 2-car garage
- 1-stall horse barn, 2-stall run-in shed, and fenced pastures
- Over 45 acres of tillable land
- Original log cabin (early 1800s) & (2) restored tobacco barns
- Gardener's dream with green house, potting shed, raised bed gardens, herb garden, flower gardens, berry bushes, fruit trees, and nut trees plus extensive patios, walkways, and hardscape
- Orchard
- Solar panels (12.480 kw) to reduce electric bill (expandable)
- Small pond with dock and scenic frontage on Little Bear Creek
- High speed internet available

OFFERED IN 2 TRACTS AND AS A WHOLE

- Tract 1: 44.306 acres with the home and facilities
- Tract 2: 58.62 acres with pond

Details at TRFAuctions.com



Fenced Pastures for Horses

LOCATION

Tranquil country living in a farming community

- Within 20 minutes of Appomattox, Charlotte CH, and Rustburg
- Within 40 minutes of Lynchburg and Farmville

DIRECTIONS TO PROPERTY

From Appomattox: Take Red House Rd / 727S 11mi to Red House. LEFT on Rolling Hill Rd. 0.7mi to LEFT on Bear Creek Rd. 1.2mi to RIGHT on Kemp Farm Ln. Continue to end.

From Farmville: US-460W 14mi to LEFT on Piney Ridge Rd (628) at Exxon. 1.8mi to RIGHT on Little Cub Rd (629). 2.5mi to LEFT on Old Evergreen Rd (630). 1.7mi to RIGHT on Wheelers Spring Rd (638). 1.5mi to LEFT on Bear Creek Rd. 2.5mi to LEFT on Kemp Farm Ln. Continue to end.

PREVIEW DATES

- | | |
|----------------------|---------------------------------|
| • Sun, May 19, 1-3PM | • Sun, May 26, 1-3PM |
| • Wed, May 29, 4-6PM | • Sun, June 2, 1-3PM |
| • Thu, June 6, 3-6PM | • Other days available by appt. |

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms available online.

AGENTS: 2% commission available. Registration req'd prior to auction.



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



Beautiful Civil War Era Home



Fully Renovated & Updated



Spacious & Modern Kitchen



Open Living Room



Cozy Library



4 Large Bedrooms



Fully Furnished Cottage



Stables, Barns, & Sheds



Original Log Cabin



Pond w/ Dock



Fenced Pastures for Horses



Orchard



Patios, Walkways, & Hardscaping



Extensive Gardens



Incredibly Tranquil



Breathtaking Mornings & Evenings



Private Setting



Little Bear Creek

View our online photo album or attend an open house to see the amazing beauty of Carya Collis

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

812 Kemps Farm Ln

Charlotte County, Virginia, 103 AC +/-



- Pipeline
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



A Few Highlights of Carya Collis (812 Kemps Farm Ln, Red House, VA)

Home

- Updated, restored, and expanded 1850 Civil War era farmhouse combines the best of country charm and modern convenience.
- 2,771 sq.ft., 4BR, 2.5BA including one main level bedroom and a spacious master suite upstairs
- Significant updates and renovations throughout including electrical, plumbing, and insulation
- Major remodel in 2000 included raising the house, adding a basement, replacing old foundation with new solid concrete block foundation (original foundation stones used as façade), modern kitchen, and luxurious master bedroom suite.
- Open floor plan with plenty of large windows and natural light
- New kitchen renovation in 2019 with granite counters, butcher block island, 3 ovens, dual fuel cook top, copper sink, and recessed lighting
- Breakfast nook overlooking the gardens
- Spacious living room is open to the kitchen and dining areas with double door access to the backyard making it ideal for entertaining
- Beautiful library complete with a cozy fireplace is the perfect spot for relaxation
- Updated 400 amp electric w/ solar panel support and generator backup ready. Includes new wiring throughout with an abundance of outlets
- New plumbing throughout
- New insulation throughout
- New windows
- New HVAC. Upstairs HVAC provided by (2) mini splits new in Fall of 2022 (transferable warranty)
- New roof 2015
- Full country front porch for beautiful sunset evenings and a pergola covered deck off the dining room
- 2-car detached garage
- Meticulously upgraded to maintain the historic charm while expanding the living space and eliminating the unwanted drafts, leaky plumbing, and outdated electrical systems

Cottage

- 1000 sq.ft., 2br, 1ba
- Fully furnished
- New roof 2015 (45 year)
- Propane heat
- New ac 2022
- 100amp electric
- Full kitchen with new stove and refrigerator

Additional Facilities

- 2-stall horse barn
- Corals
- Fenced pastures
- Run-in
- (2) restored tobacco barns & (1) unrestored
- Original log cabin, age unknown 1800s or earlier
- Greenhouse
- Potting shed
- Storage shed
- Shed for chicken coop
- Fire pit

Land

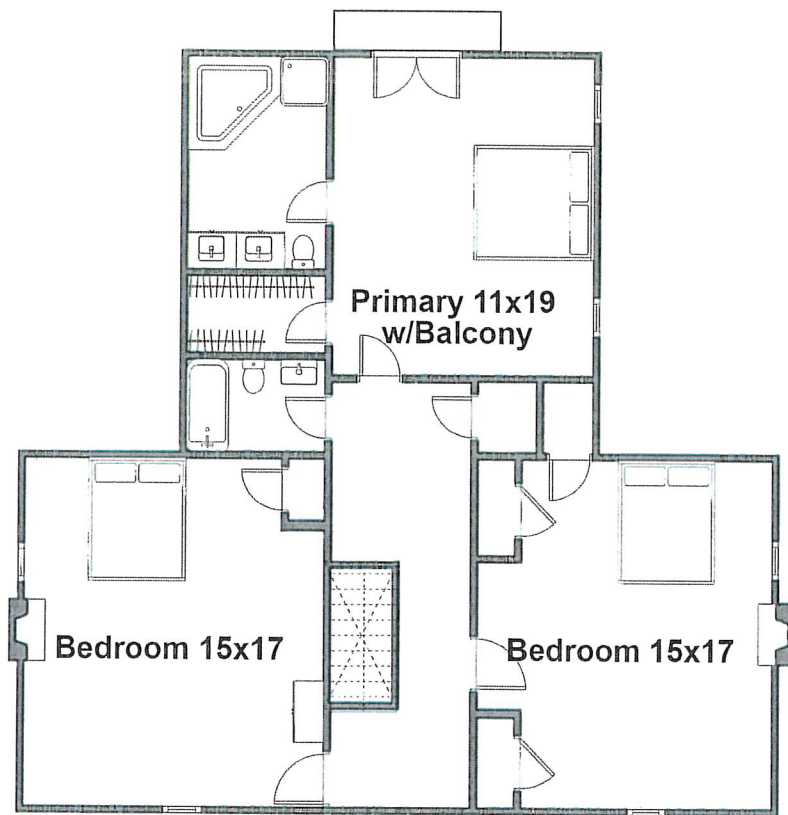
- 103 total acres
- 45 acres of tillable land, most recently soybeans and winter wheat
- Stocked Pond with dock
- Little Bear Creek, meandering along the Eastern edge of the property
- LOCATION: Ideal for seclusion and privacy, this tranquil country setting is surrounded by mostly large farms.
 - Just 2 miles from a gas station and a Dollar General
 - 20 mins to Appomattox, Charlotte Courthouse, or Rustburg
 - 40 minutes to Farmville or Lynchburg
 - Just over 1-1/2 hours from Richmond

Gardens

- Beautiful gardens abound providing wonderful, private retreats and numerous elements of self-sustainability.
- Amazing English garden with stone and grassy paths through colorful plant beds
- Young but producing orchard:
 - Apple (Honey crisps, Granny Smiths, Jonamac Macintosh, Wolf River Liberty, Blushing gold, Gala, Fuji Gala beauty, Golden delicious, Cortland, Golden Dorset)
 - Pears (Bartlett, Moonglow, Keifer, Ayres, Pineapple pear)
 - Plums
 - Peaches (Southern Charm, Sweet Golden, Belle of Georgia, June Gold)
 - Nectarine
 - Persimmons
 - Figs
- Berries: blueberries, strawberries, raspberries, elderberries, mulberries, gogi berries and goose berries
- Nuts: hazelnuts, chestnuts, pecans, and hickory
- Beautiful variety of native and exotic trees including oak, walnut, cedar, maple, and one of the largest holly trees in Virginia
- Original hand dug well (now ornamental)
- Several frost-free yard spigots

Solar

- 12,500 watt solar power via 24 panels mounted on 2 banks
- Discreet location
- Expandable, 2 lines run to house for future upgrades
- \$60k upgrade
- Installed 2017
- 25 yr warranty on panels
- 20 yr warranty on inverter



Second Floor
For reference only



Main Level

For reference only

S.D. BENNETT and BARBARA
Tax Map Number 2-A-9
Deed Book 263 Page 414
Plat: Plat Book 8 Page 238
Slide 118
S 27°08'48" E
477.15'

44.306 ACRES

CHARLES C. MARKS and ANITA JEAN MARKS
Tax Map Number 7-A-14
Deed Book 363 Page 807
Slide 192
Plat Plat Book 72 Page 306
N 62° 00' 00" E

MARK A. STUBBS
Tax Map Number 7-A-14
Deed Book 327 Page 623
plat Plat Book 11 Page 252

JAMES RENNETH MARSTON
Tax Map Number 7-3-C
Deed Book 182 Page 185

F OF SURVEY
 306 ACRES

R: GREGORY D. CHRISTMAN.
D. CHRISTMAN and DEBORAH L. CHRISTMAN
BOOK 376 PAGE 72

PLAT BOOK 9 PAGE 147

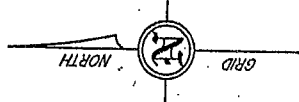
MAP NUMBER 7-A-8

TRIST, CHARLOTTE COUNTY
VIRGINIA



WILLIAM W. DICKERSON, JR.

LAND SURVEYOR
Appomattox, Virginia



CARROLL M. JENNINGS, JR.
W.B.25 P.106

RAY F. ADAMS
D.B.277 P.88



MARK W. MARSTON, ETUX
D.B.283 P.610

- NOTES: 1. ALL EASEMENTS AND/OR ENCROACHMENTS MAY NOT BE SHOWN.
2. THE STATE ROUTE IS SHOWN WITH A 25' WIDTH FROM CENTERLINE FOR FUTURE ROAD WIDENING AND MAINTENANCE. THIS EXTRA RIGHT-OF-WAY WIDTH IS HEREBY DEDICATED BY THE RECORDING OF THIS PLAT.
3. PART OF T144H 7-A-1.

ALL LOT TO BE ADDED TO OTHER LAND NOW OWNED BY RAY F. ADAMS, ETUX.

STATE RTE. NO. 663

6.76 ACRES

6.76 ACRES

SCALE: 1 IN. = 200 FT.

SURVEYED FOR: MICHAEL P. & SHEILA HILL
SOURCE OF TITLE: CARROLL M. JENNINGS, JR.
W.B.25 P.106
MADISON DISTRICT VIRGINIA
OCTOBER 1, 1998
F.B. H143X40

