

Special Commissioner

AUCTION

Friday, December 7 at 12:30 PM



75 Acres in Campbell County

Gorgeous Farm, Home, & Event Venue

Ideal for Bed & Breakfast, Weddings, Parties, & More!

PROPERTY: 171 LITTLE LANE • EVINGTON, VA
SALE SITE: HILTON GARDEN INN, LYNCHBURG, VA

- DETAILS INSIDE -



101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

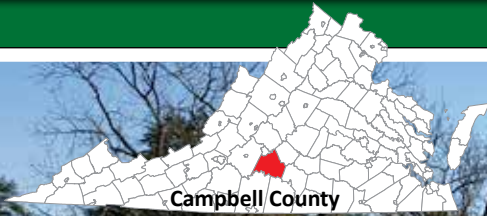
Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741

Special Commissioner

AUCTION

Friday, Dec.7 at 12:30 PM



Campbell County



Online Bidding Available

Gorgeous 75 Acre Farm & Event Venue Ideal for Bed & Breakfast, Weddings, Parties, & More!



Amazing 6BR 5BA Home



Incredible Event Venue



Beautiful & Private Farm



Pond & River Frontage

SALE SITE: HILTON GARDEN INN, 4025 WARDS RD, LYNCHBURG, VA

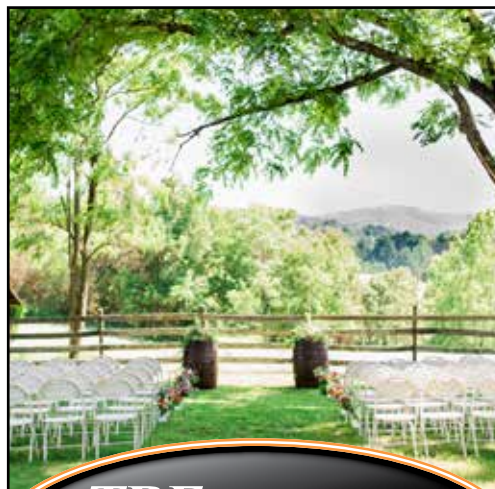
Selling for David W. Shreve, Special Commissioner

Beautiful, premier 75 acre farm in Campbell County ideal for working farm, weddings, bed & breakfast, event and party venue, or for private enjoyment.

The farm was settled in the early 1800's. It's a hidden gem with a private setting and expansive views and plenty of outdoors to enjoy. There are fenced pastures and trails for horses, lush fields, a fishing pond, long frontage on Flat Creek, swimming holes, numerous picnic and camping spots, big trees for rope swings, atv circuits, and plenty of birds, deer, and turkey for the hunter or nature enthusiast.

The current home dates back to 1827 and has been painstakingly restored and updated. With an impressive addition in the 1990's, the house has plenty of room and is set up nicely for a bed and breakfast.

The centerpiece of the farm, however, is a fantastic 40x74 Amish barn that was relocated from Ohio. Extensive landscaping and hardscaping has been added, and it is currently used as a popular wedding venue.



PREVIEWS

- Tue, Nov.20, 12-2PM
 - Sun, Dec.2, 1-3PM
 - Wed, Nov.28, 3-5PM
 - Day of sale 9AM-12PM
- All other previews are by appointment only. No drive bys please. Farm is occupied and can't be seen from road.

DIRECTIONS TO PROPERTY

- From Lynchburg, take Wards Rd / US-29S 2mi to RIGHT on Lawyers Rd. 7mi to LEFT on Leesville Rd. 1/2mi to LEFT on Rt.24E. 1/4mi to RIGHT on Dearborn Rd. 1mi to LEFT on Little Ln to 171 Little Ln, Evington, VA.
- From Altavista, take Lynch Mill Rd (714). 4mi to continue on Goodman Crossing Rd. 1mi to cross Big Otter River and continue on Leesville Rd. 1mi to RIGHT on Langdon Rd. 1mi to LEFT on Dearborn Rd. 1/4mi to RIGHT on Little Ln to 171 Little Ln, Evington, VA.

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for form.

REAL ESTATE TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.



101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741



The Home



- The original 2-story log home dates back to 1827 and has been painstakingly restored and updated and a 2-story timber frame addition was added in the 1990's
- 4260 sq.ft. of finished living space offers 6 bedrooms and 5 full baths
- Loads of historic charm, and plenty of luxurious modern amenities
- Spacious and bright great room with cathedral ceiling, locally quarried soapstone floor, and plenty of windows to enjoy the views
- Gourmet kitchen offers an exposed beam ceiling, granite counters, solid mahogany island with gas range, custom 5' soapstone sink, and a large pantry with coffee bar
- Original main level features beautifully restored log interior and fireplaces
- Attractive floors throughout incl. original 3/4" pine and reclaimed pumpkin pine
- Large shaded yard, side deck and rear patio offer plenty of outdoor living space



The Venue



- The highlight of the farm! Ideal for weddings, parties, events, and more
- Circa 1890 Pennsylvania style timber frame barn was disassembled and relocated from Ohio and reconstructed with new board and batten siding and metal roof
- 40' x 74' with soaring ceilings, reclaimed pine flooring, & updated electric
- (2) men's and (2) women's bathrooms
- Catering / vendor area
- Barn does not have central air or heat but does have ceiling fans
- Large sliding doors on either side open wide to the expansive surrounding patios
- 25x70 covered paver patio with ceiling fans, 33x40 paver patio, 18x35 gravel patio
- Extensive paver walkways and beautiful landscaping completes the package for a truly wonderful event setting



The Land



- 75 acre estate operated as a working farm since it was first settled in the early 1800's.
- Very private setting with expansive views of the mountains and countryside
- Nearly 35 acres of lush, fenced pastures and 10 acres of rich bottom land
- Beautifully wooded areas offering walnut, pine, oak, sycamore, cedar, chestnut, and poplar trees to name a few
- Flat Creek offers swimming holes, fishing, camping, canoeing, and kayaking
- Small fishing pond with dock behind home
- Several outbuildings for storage or ancillary farm use
- Historic and winsome Arthur family cemetery dates back to 1854
- Great location just 12 miles from Lynchburg Regional Airport, Liberty University, major shopping and dining, and entertainment



Map data ©2018 Google Imagery ©2018, Common

M The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com