

ABSOLUTE

AUCTION

**PRIME
FARMLAND**

Wed, Dec.19 at 12:30 PM

5 Farms in Suffolk

Tracts From 68 to 86 Acres • 384 Acres Total



AERIALS AVAILABLE ONLINE



PRODUCTIVE FARMLAND



WELL-MAINTAINED FIELDS



WOODLANDS

AUCTION SITE: YMCA CAMP ARROWHEAD • 275 KENYON RD, SUFFOLK, VA 23434

- 5 farms totaling +/-384 acres
- Located in western Suffolk south of Rt.58
- Majority is in open and productive farmland with areas of mature forest
- Tracts lay well, are conveniently located, and generally private making them ideal for farming, hunting, residential, estates, and more.

OFFERED IN 5 TRACTS

- Tract 1: ±70 Acre Farm on Dutch Rd
Tax Parcels 40*29, 40*30, 40*31, 40*31E, 51*23
- Tract 2: ±68 Acre Farm off US-58
Tax Parcel 50*78
- Tract 3: ±75 Acre Farm off Southwest Blvd
Tax Parcel 50*27A
- Tract 4: ±85 Acres off Ellis Rd
Tax Parcels 61*10 & 61*10A
- Tract 5: ±86 Acre Farm off Holy Neck Rd
Tax Parcel 61*23



- AGENT ON SITE** (on Tract 1: 667 Dutch Rd, Suffolk)
- Tuesday, Nov.27 from 12-2 PM
 - Tuesday, Dec.4 from 12-2 PM
 - Sunday, Dec.9 from 1-3 PM
 - Tuesday, Dec.18 from 3-5 PM

DIRECTIONS TO TRACT 1 (Open House Location)
From Suffolk, US-58W 10mi to 58W Business exit toward Holland. 1/2mi to LEFT on Dutch Rd. 1.2mi on right.

DIRECTIONS TO AUCTION SITE (YMCA)
From Suffolk, 58W 3mi to RIGHT on Kenyon Rd. 1/2mi on right (275 Kenyon Rd).

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

TERMS: 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium. Complete terms online.

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Sale Site Phones for Auction Day
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ABSOLUTE AUCTION

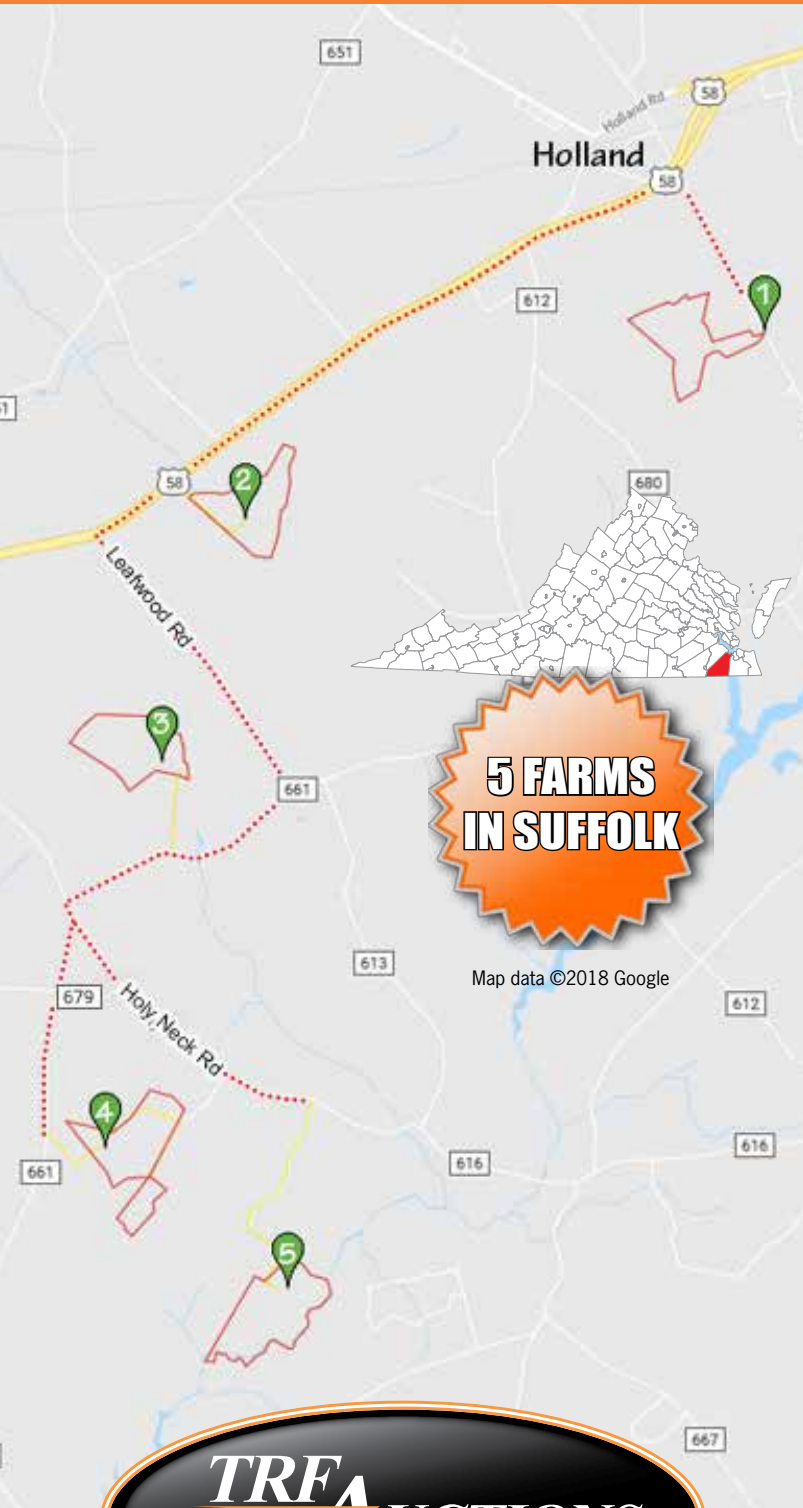
+384 Acres in 5 Tracts

Auction Date

Wednesday, Dec. 19 at 12:30 PM

Auction Site

YMCA Camp Arrowhead
275 Kenyon Rd • Suffolk, VA 23434



Tract 1: ±70 Acre Tract at 667 Dutch Rd, Suffolk
Consists of 5 tax parcels (40*30, 51*23, 40*29, 40*31, 40*31E) and totals ±69.49 acres with 30' of frontage on Dutch Rd, approx. 26 acres in productive cropland, and a mix of woodland.

DIRECTIONS: From Suffolk, US-58W 10mi to exit for 58W Business toward Holland. 1/2mi to LEFT on Dutch Rd. 1.2mi on right.



Tract 4: ±85 Acres off Rt.661 (near 10550 Ellis Rd, Suffolk)
Tax parcel 61*10 is almost entirely open, productive cropland while tax parcel 61*10A (approx. 16 acres) is entirely wooded.

DIRECTIONS: From Tract 3, turn right on Southwestern Blvd. 1/2mi to LEFT on Holy Neck Rd to first RIGHT on Ellis Rd. 1mi to LEFT into driveway at 10550 Ellis Rd. Follow drive 1/4mi into property.





Tract 2: ±68.51 Acre Tract off US-58 (near 8001 S Quay Rd, Suffolk)
 Tax parcel 50*78 consists of approx. 45 acres of productive cropland and the balance in a mix of woodland. Accessed by a private gravel road off US-58 next to Laurel Hill Church.
DIRECTIONS: From Tract 1, left on Dutch Rd. 1mi to LEFT on Holland Rd. 1/4mi to LEFT on Rt.189S. 1/2mi to merge onto US-58W. 2mi to LEFT at Laurel Hill Church onto private gravel road. Continue to property on left.



Tract 3: ±74.71 Acre Tract off Rt.661 (near 9756 Southwestern Blvd, Suffolk)
 Tax parcel 50*27A consists of approx. 24 acres of productive cropland and the balance in a mix of woodland. Right of way access off Rt.661.
DIRECTIONS: From Tract 2, left on US-58W. 0.5mi to LEFT on Leafwood Rd. 1.5mi to RIGHT on Southwestern Blvd. 0.7mi to RIGHT onto private drive at 9756 Southwest Blvd. Follow driveway/path 0.4mi to field.



Tract 5: ±86.1 Acres off Rt.616 (near 5045 Holy Neck Rd, Suffolk)
 Tax parcel 61*23 consists of approx. 35 acres of productive cropland and the balance in a mix of woodland and features long stream frontage. Property is accessed by a private dirt road off Holy Neck Rd located at 5045 Holy Neck Rd.
DIRECTIONS: From Tract 4, right on Ellis Rd. 1/2mi to RIGHT on New Rd. 1/4mi to RIGHT on Holy Neck Rd. 1mi to RIGHT on private drive at 5045 Holy Neck Rd. Follow dirt road approx. 1mi into field.



AUCTION SITE: Arrowhead YMCA
 275 Kenyon Rd, Suffolk, VA 23434
DIRECTIONS: From Suffolk, 58W 3mi to RIGHT on Kenyon Rd. 1/2mi on right.
SALE DAY PHONES: (434) 660-5159
 (434) 610-3182 | (434) 610-2597

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com