



**Wed, Feb.6 at 12:30 PM**



## Beautiful 117 Acre Farm 644 & 871 Wildlife Dr • Rustburg, VA



**Several Outbuildings**



**Ideal for Horses or Cattle**



**Jobs Branch**



**Tract 2: 3BR Fixer Upper**

**SALE SITE: WYNDHURST MEETING PLACE • 105B TRADEWYND DR • LYNCHBURG, VA**

**Selling for the Estate of Patricia H. Caldwell**

Beautiful 117 acre farm in Rustburg, VA offering a nice mix of rich cropland, fenced pastures, and woodland. Scenic and private with stream, old home place, and a 3 bedroom home (storm damaged). Offered in 2 tracts.

**TRACT 1: +/-115.93 Acres (871 Wildlife Dr)**

- Tax Parcel 36-A-43
- Farm parcel with mix of cropland, pastures, and woodlands including a beautiful 12 acre pine stand
- Approx. 90 acres of open land
- Jobs Branch meanders through property running into Button Creek
- Old home place with numerous barns and outbuildings
- Very private setting

**TRACT 2: +/-1.07 Acres w/ Home (644 Wildlife Dr)**

- Tax Parcel 36-A-42
- 3BR 1BA home with basement was built in 1953 with several updates but was damaged in a storm last year.
- Ideal to renovate for home or rental income
- Also valuable as a division right for the farm



**AGENT ON SITE**

- Sun, Jan.20 from 1-3 PM
- Sun, Jan.27 from 1-3 PM
- Fri, Feb.1 from 12-2 PM
- Self-guided tours ok anytime
- Or call us at 434-847-7741 to arrange a private tour!

**DIRECTIONS TO PROPERTY**

• From Rustburg, take Rt.24E to RIGHT on Red House Rd. Just after Rustburg High School, turn LEFT on Bethany Rd. 4mi to RIGHT on Wildlife Dr. 1/2mi to cul-de-sac. Continue straight onto driveway and into farm on right.

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

**REAL ESTATE TERMS:** 10% deposit day of sale by cash or check. Balance on or about 30 days. 5% buyer's premium. Sells absolute to the highest bidder(s). Full terms online.

**Details and photo gallery at TRFAuctions.com**



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**

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**DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT**

**[www.TRFAuctions.com](http://www.TRFAuctions.com)**