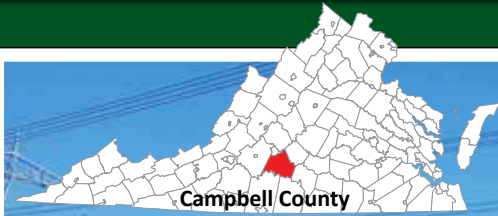


Prime Land

# AUCTION



Campbell County

Friday, Mar.8 at 12:30 PM



BEAUTIFUL FARM!  
GREAT LOCATION!



## 155 Acre Farm on Sunnymeade Rd Offered in 5 Tracts & As A Whole



2470' of Road Frontage



100 Acres of Open Land



Nicely Wooded Tracts



Ideal for Cattle

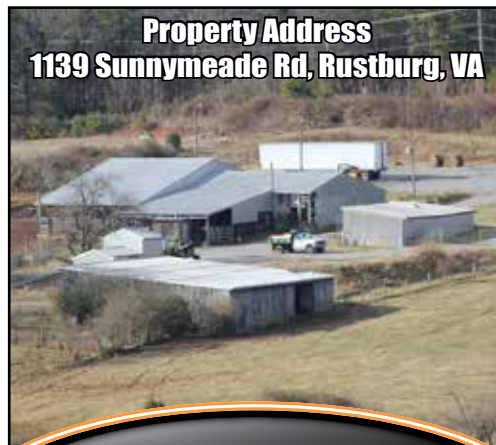
AUCTION SITE: FAIRFIELD INN • 3777 CANDLERS MOUNTAIN RD, LYNCHBURG, VA

Great location on Sunnymeade Rd across from the Liberty University Campus Farm

- 100<sup>±</sup> acres of open land with the majority in fenced and cross-fenced pastures for cattle
- Balance in hardwoods perfect for private home sites
- 2,474' road frontage (1,052' open + 1,422' wooded)
- Cattle handling facility (approx. 100 head)
- Horse stable with hay storage
- Equipment Shed
- Approx. 1 acre of gravel parking suitable for semi trucks, trailers, equipment, vehicles, etc
- Just 3 miles from Liberty University and US-460
- Ideal for farm, estate, recreation, or development

**OFFERED IN 5 TRACTS AND AS A WHOLE**

- Tract 1: 89.8<sup>±</sup> acre farm tract with facilities
- Tract 2: 11.3<sup>±</sup> acres; nice home site on Huckleberry Knob
- Tract 3: 7.8<sup>±</sup> acre wooded building lot
- Tract 4: 7.5<sup>±</sup> acre wooded building lot
- Tract 5: 38.5<sup>±</sup> acre wooded building/recreational tract



Property Address  
1139 Sunnymeade Rd, Rustburg, VA

AGENT ON SITE

- Sun, Feb.17 from 1-3 PM
- Sun, Feb.24 from 1-3 PM
- Wed, Feb.27 from 3-5 PM
- Sun, Mar.3 from 1-3 PM
- Self-guided tour ok anytime
- or call us at 434-847-7741 to arrange a private tour!

**DIRECTIONS TO PROPERTY**

- From Lynchburg / Liberty University, take Clanders Mountain Rd 3mi to RIGHT on Sunnymeade Rd. Half mile to property on left.
- From Rustburg, 501N 4mi to LEFT on Sunnymeade Rd. 3.5mi to property on left.

**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. Full terms available online.

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Sale Site Phones for Auction Day  
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

**(434) 847-7741**



1139 Sunnymead Rd  
Rustburg, VA



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

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