

# AUCTION

Thurs, Apr.11 at 12:30 PM  
Appomattox Community Center  
220 Community Ln, Appomattox, VA



## 58 Acres in 6 Tracts

### 1 Mile of Road Frontage

Online  
Bidding  
Available

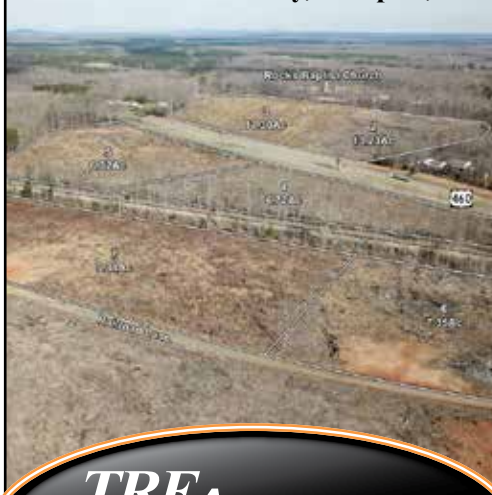
### Ideal for Commercial, Residential, Small Farm, Development

- 58 acres in Appomattox County offered in 6 tracts
- Located between Appomattox and Pamplin
- One mile of road frontage for easy subdividing!
- 2,695' of high visibility frontage on US-460
- 41' of frontage on Rocks Church Rd (Rt.620)
- 2,527' of frontage on Railroad Ln (Rt.622)
- Property was timbered in 2015 and 2016. Tracts 3 and 5 were planted and sprayed
- Zoned A-1. Ideal for your commercial building, small farm, new home, or residential development

#### OFFERED IN 6 TRACTS AND AS A WHOLE

- Tract 2: ±13.23 acres; 253' frontage on US-460; crossover access; lays well; great for residential or commercial
- Tract 3: ±17.30 acres; 665' frontage on US-460 and 41' of frontage on Rocks Church (620); lays well; replanted in 2017; crossover access; great for farm, residential, commercial use, or development
- Tract 4: ±6.72 acres; 1163' frontage on US-460; crossover access; great for residential or commercial
- Tract 5: ±6.72 acres; 613' frontage on US-460; crossover access; replanted in 2017; ideal for residential or commercial

#### Property Location 16500 Richmond Hwy, Pamplin, VA



- Tract 6: ±7.35 acres; 1545' frontage on Railroad Ln (Rt.622); lays well; ideal for residential development
  - Tract 7: 7.34+/- acres with 983' of frontage on Railroad Ln (Rt.622); lays well; ideal for residential development
- Information and photos online at [TRFAuctions.com](http://TRFAuctions.com)**

#### AGENT ON SITE

- Wed, Mar.27, 4-6PM
- Sun, Mar.31, 1-3PM
- Sun, Apr.7, 1-3PM
- Self-guided tours ok anytime

#### DIRECTIONS TO PROPERTY

- From Appomattox, US-460E 6mi to Tracts 2 & 3 on left. Tracts 4 & 5 on right. Left on Rocks Church Rd to Tract 3 on right. Or right on Old Bethany Rd to left on Railroad Ln to Lots 6 & 7 on left.
- From Farmville, US-460W 16mi to Tracts 2 & 3 on right. Tracts 4 & 5 on left. Right on Rocks Church Rd to Tract 3 on right. Or left on Old Bethany Rd to left on Railroad Ln to Lots 6 & 7 on left.

**REAL ESTATE AGENTS: 2% Commission Available**  
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**REAL ESTATE TERMS:** 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.

**TRFAUCTIONS**  
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For more information, call

**(434) 847-7741**