

**Tues, May 7 at 12:30 PM**

**Offered in 2 Tracts**

## **75 Acres of Farmland w/ Pond**



**Tract 1: 40 Acres**



**Tract 2: 35 Acres**



**Tract 2: 3 Acre Pond**



**Tract 2: Pond**

### **2200 SANDY RIVER RD • AXTON, VA (HENRY CO.)**

**Beautiful 75 acres of farmland just off US-58**

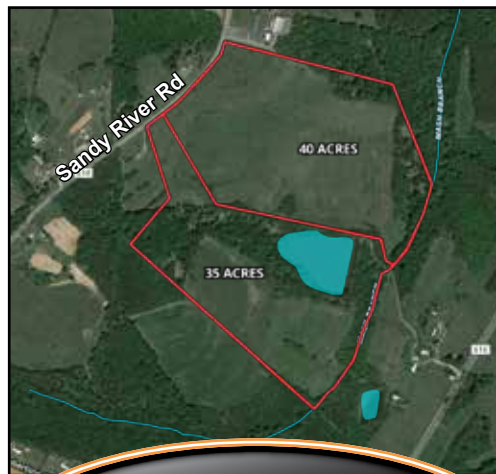
- Majority in open fields
- Ideal for hay/crops or fence for horses/cattle
- Zoned A1 Agricultural - bring the animals
- Highlighted by 3 acre pond
- Approx. 810' of road frontage on Sandy River Rd
- Offered in 2 tracts and as a whole

**Tract 1: 40+/- Acres**

- Beautiful farm tract
- Majority in open fields
- Approx. 660' of frontage on Sandy River Rd
- Mash Branch flows along back of property
- Ideal for one or more nice building tracts or small farm

**Tract 2: 35+/- Acres w/ Pond**

- Includes the 3 acre pond - ideal for parties, campouts, and fishing
- Mix of open fields and woods
- Approx. 150' of frontage on Sandy River Rd
- Mash Branch flows along back of property
- Ideal for nice building tract or small farm



**AGENT ON SITE**

- Tuesday, Apr.23 from 4-6pm
- Sunday, Apr.28 from 1-3pm
- Thursday, May 2 from 12-2pm
- Self-guided tour ok anytime

**DIRECTIONS**

• From Martinsville, US-58E to Axton. LEFT on Mountain Valley Rd. 1mi to RIGHT on Robertson Bridge Rd. 1mi to LEFT on Sandy River Rd. 1/4mi to property on right just before Central Baptist Church.

**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. High bid is subject to approval by seller.

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



VAAF501

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

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