

ABSOLUTE

AUCTION

Thurs, May 16 at 12:30 PM



Amherst County Fixer Upper Home on 10 Acres



Living Room



30x30 Shop w/ Electric



Creek



Mountain Views

1359 CEDAR GATE RD ▸ MONROE, VA (AMHERST CO.)

Looking for a project with great potential? Here it is!

THE HOME

- Split level home built in 1972 needs a lot of work but has a lot to offer
- Spacious 2,388 sq.ft. including finished basement
- 3 bedrooms and 3 full baths
- Plenty of living space with formal living room, family room with fireplace, and den/rec room
- Attached 2-car garage
- Rear patio

THE PROPERTY

- Known as "Foxwood"
- Amherst County tax parcels 122 2 1,2
- Currently assessed at \$226,900 (\$1,384/yr)
- 10.17 acres on Cedar Gate Rd
- Mostly wooded and private
- Frontage on Muddy Creek
- Great mountain views
- 30x30 shop with 2 overhead doors and electricity
- 12x20 storage shed



AGENT ON SITE

- Wed, May 1 from 4-6pm
- Wed, May 8 from 4-6pm
- Day of sale beginning at 11:30am
- Other times by appointment

DIRECTIONS

From Madison Heights, take US-29N Business to Monroe. LEFT on 5 Forks Rd (671). 1mi to LEFT on High Peak Rd (636). 1.7mi to LEFT on Laurel Cliff Rd (657). 1/2mi to RIGHT on Cedar Gate Rd (652). 1/2mi to property on left.

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

REAL ESTATE TERMS: Property sells "AS-IS", "WHERE-IS" without warranties of any kind. 10% deposit day of sale by cash or check. Balance on or about 30 days. 5% buyer's premium. Property sells absolute to the highest bidder.

Details and photo gallery at TRFAuctions.com



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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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