

**BID LIVE OR ONLINE**  
Can't attend the live auction?  
Bid online at [bid.trfauctions.com](http://bid.trfauctions.com)

# ABSOLUTE LAND AUCTION

**Wed, May 19, 2021 at 12:30 PM**

DEARING FORD  
BUSINESS &  
MANUFACTURING  
CENTER

WAL\*MART

BGF  
INDUSTRIES

DEARING FORD RD

## 89 Acres near Walmart in Altavista

**AUCTION SITE: ALTAVISTA TRAIN STATION › 414 WASHINGTON ST, ALTAVISTA, VA**  
**PROPERTY LOCATION: DEARING FORD RD, ALTAVISTA, VA (CAMPBELL CO.)**

- 89.29 acres on Dearing Ford Rd being Campbell County tax parcel 69-4-4-3
  - Prime location off US-29 just past the Walmart Shopping Center, the Aaron's Shopping Center, and the Dearing Ford Business & Manufacturing Center. Directly across from BGF Industries.
  - 1,733' of frontage on Dearing Ford Rd
  - Public water and sewer
  - High speed internet available
  - Zoned for business/industrial. I-H zoning allows any industrial or business district by right use
  - Property has just been timbered and is ready for development
  - Tax assessed at \$414,600
  - Sells absolute to the highest bidder
- Details and photos at [www.trfauctions.com](http://www.trfauctions.com)



### DIRECTIONS TO PROPERTY

- From Lynchburg, US-29S to Altavista. Take Clarion Rd exit toward Walmart. At end of ramp, LEFT on Clarion Rd. 1/2mi to property on RIGHT.
- For GIS purposes, property is across from BGF Industries at 2097 Dearing Ford Rd, Altavista, VA

### DIRECTIONS TO AUCTION SITE

#### Altavista Train Station

#### 414 Washington St, Altavista, VA

From Altavista, head south on Main St to RIGHT on Broad St to LEFT on Washington St. Train Station on right at end of street.

### AGENT ON SITE

- Tuesday, May 4 from 12-2PM
- Tuesday, May 11 from 12-2PM
- Other days by appointment or self-guided tours ok anytime.

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



101 Annjo Court  
Forest, VA 24551  
[info@trfauctions.com](mailto:info@trfauctions.com)

[WWW.TRFAUCTIONS.COM](http://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**