

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

ABSOLUTE LAND AUCTION

Fri, May 21, 2021 at 12:30 PM

Amherst County, VA

173 Scenic Acres on the Buffalo River



Fertile Fields



Panoramic Mountain Views



Trails Throughout



Beautiful Countryside

THE FORKS OF BUFFALO • 5141 LEXINGTON TPKE (US-60), AMHERST, VA

- A beautiful slice of Central Virginia boasting open fields, mountains, scenic river, rocky stream, trails, panoramic views, mature woodlands, and plentiful wildlife
 - The highlight and namesake of the property is the Buffalo River with over 3,000' along this scenic tributary.
 - 20 acres of beautiful, fertile fields ideal for horses/cattle
 - Elevations at the rear of the property are around 1440' providing excellent views of the valley
 - Beautiful rocky mountain stream
 - 2,283' of frontage on US-60 with 5 entrances
 - ATV trails throughout the property. While wide enough, please do not drive vehicles on the mountain trails.
 - Includes old barn and historic store/post office
 - Amherst County tax parcel 47-A-1 assessed at \$378,300
- OFFERED IN 2 TRACTS & AS A WHOLE**
- **Tract 1: #68 Acres.** Approx. 1,030' of river frontage and 1,218' of road frontage. Includes the old store and mountain stream. Very scenic tract.
 - **Tract 2: #105 Acres.** Approx. 2,040' of river frontage and 1,065' of road frontage. Includes most of the open fields.



DIRECTIONS TO PROPERTY

- From Amherst, US-60W 13mi to property on left.
 - From Lexington, US-60E 20mi to property on right.
- Note: Live auction and open houses will be conducted from first field on Tract 2 (across from JP Bradley & Sons).

PREVIEWS

- Sunday, May 2, 1-3PM. ATV tour by appt (see website).
- Thursday, May 6, 4-6PM.
- Monday, May 10, 12-2PM
- Sunday, May 16, 1-3PM. ATV tour by appt (see website).
- Self-guided tours ok anytime. Aerials available on our website. Please do not drive vehicles on mountain trails especially when wet.
- ATV tours available by appointment. Call to schedule.

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

Details and photos at www.trfauctions.com



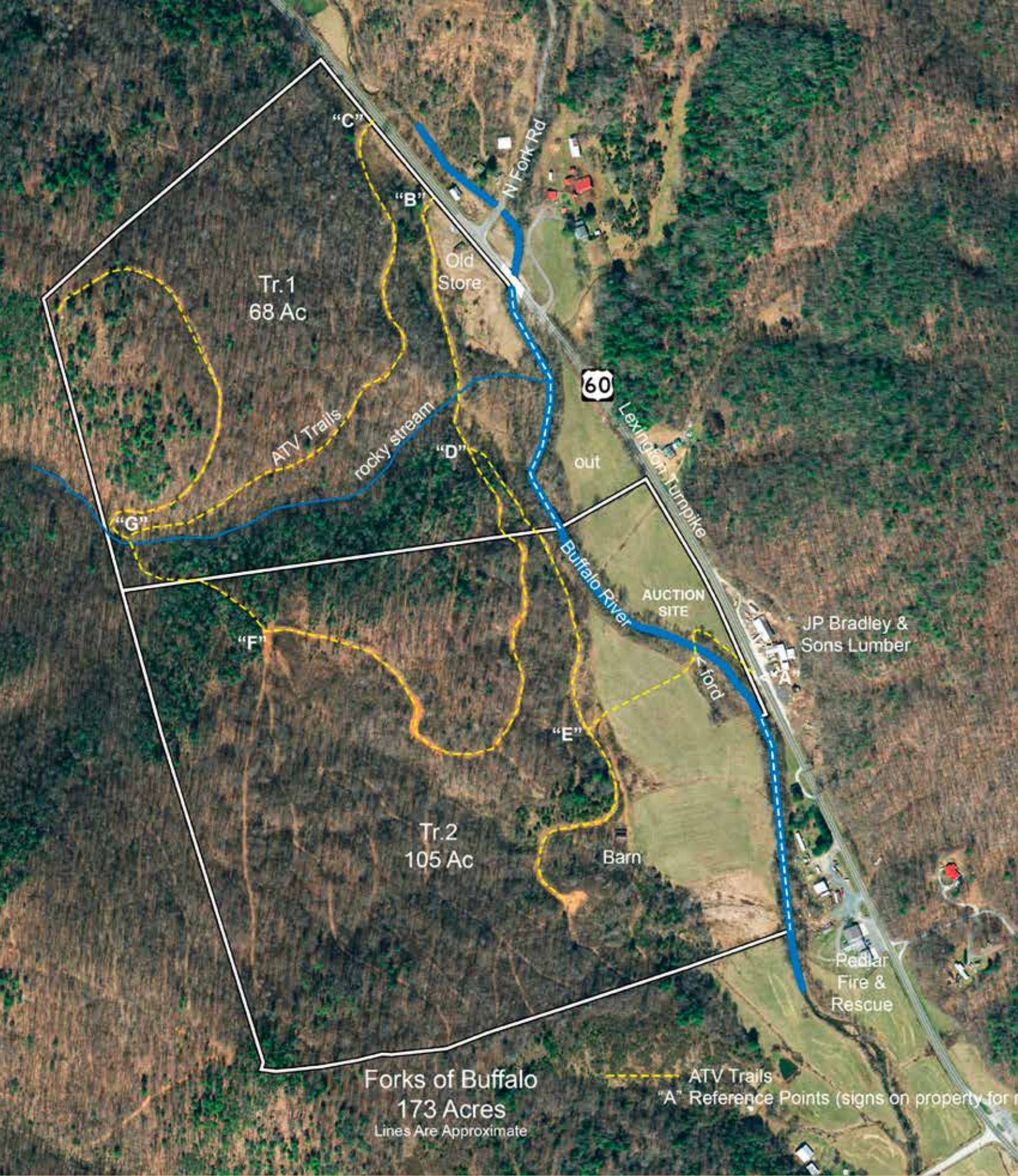
101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com