

Absolute Auction

Friday, Jan.21, 2022 at 12:30PM
Sale Site: Ivy Hill Golf Club
1148 Ivy Hill Dr, Forest, VA

BID LIVE OR ONLINE
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87 Wooded Acres in Forest, VA



Nicely Wooded w/ Trails



Small Cabin

- **Property:** 87.55 acres on Elk Valley Rd in Forest, VA (Bedford Co. # 61-A-19)
- **Location:** Highly desirable, private location on Elk Valley Rd convenient to Forest shopping, dining, and schools
- **Road Frontage:** 170' on Elk Valley Rd
- **Improvements:** small cabin great for hunting, camping, or weekend getaway; trails throughout; private gated entrance
- **Access:** entrance at cabin plus a deeded right of way at 3297 Elk Valley Rd
- **Timber:** mature hardwoods with timber cruise available showing an estimated 661 MBF of sawtimber (3,306 tons) and 2,689 tons of pulpwood
- **Water:** small stream through property
- **Topography:** varies from level to steep with a great level area around the cabin and along the valley sloping up to the ridge of Rocky Mountain (1,823 peak elevation)

DIRECTIONS

From Lynchburg, take US-221S to Forest. RIGHT on Perrowville Rd. 4.4mi to LEFT on Coffee Rd (644). 0.4mi to RIGHT on Elk Valley Rd (665). 2.7mi on right.

AUCTION SITE

Ivy Hill Golf Club
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AGENT ON SITE

- Sun, Jan.9 from 1-3pm
- Thu, Jan.13 from 12-2pm
- Sun, Jan.16 from 1-3pm
- Wed, Jan.19 from 3-5pm
- Self-guided tours ok anytime

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Selling to the highest bidder. See website for complete terms and conditions.

Details at TRFAuctions.com



www.TRFAuctions.com

434.847.7741



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Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597