

ABSOLUTE LAND AUCTION

PHASE 1 DATE:

Tuesday, July 19, 2022 at 12:30PM

AUCTION LOCATION:

Boar's Head Resort

200 Ednam Dr, Charlottesville, VA

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

4,500 Acres Charlottesville, VA

Incredible opportunity near some of
Virginia's most exclusive properties.

Property Location:
Ed Jones Rd,
Charlottesville, VA



101 Annjo Court, Forest, VA 24551
TRFAuctions.com | 434.847.7741



Albemarle County

ABSOLUTE LAND AUCTION



Phase 1: 2,081 Acres offered in 3 Tracts Albemarle County, VA

Ideal for:

- Exclusive Private Estates
- Premier Land Holding
- Farm / Agriculture
- Ranch / Livestock
- Equestrian
- Timber
- Hunting / Recreation
- Conservation
- Investment

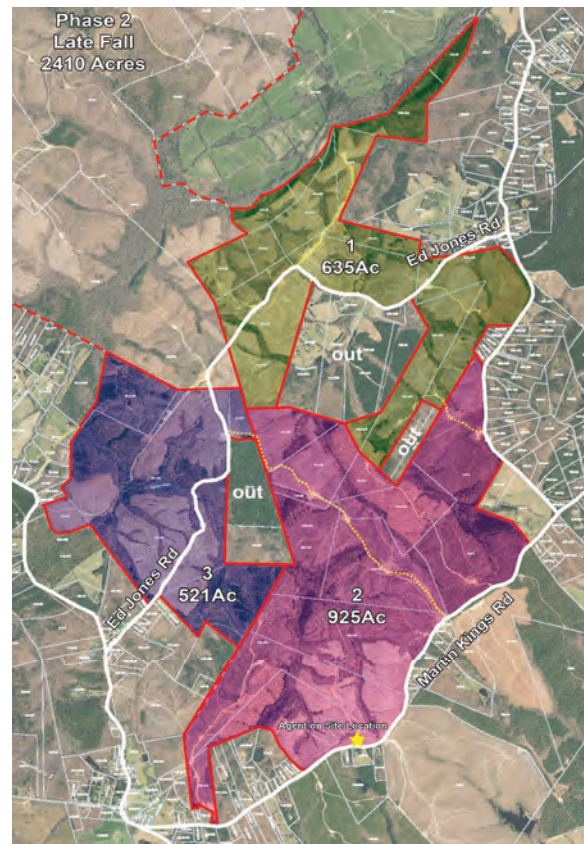
4,500 acres in Albemarle Co. being sold in two phases

- Property was put into a conservation easement with Albemarle Conservation Easement Authority in July of 2019 joining a number of significant neighboring and nearby properties including Thomas Jefferson's historic home, Monticello, a National Historic Landmark and UNESCO World Heritage Site. At the end of 2020, Albemarle County had approx. 108,869 acres (over 23% of the county) in conservation.
- Property lays very well with long frontage and multiple access points from 4 roads
- 183.3 miles of frontage along numerous creeks and streams including Jacobs Creek and Buck Island Creek
- Great location just 15 miles from the University of Virginia campus, 12 miles from Martha Jefferson Hospital, 11 miles from I-64, and 6 miles from Lake Monticello Shopping Center

Phase 1 (July 19, 2022) features 2,081 acres

- Over 800 acres in Phase 1 recently cleared, prepped, fertilized, and seeded
- Extensive road system throughout
- Offered in 3 tracts and as a whole
 - **Tract 1: *635 acres** with approx. 1670' of frontage on Buck Island Rd and long frontage on Ed Jones Rd. Long fields with beautiful views of property and Carter Mountain.
 - **Tract 2: *925 acres** with an impressive 8,400' (1.6 miles) of frontage on Martin Kings Rd plus 2,420' on Buck Island Rd. This prime tract is a blank slate for a premier estate!
 - **Tract 3: *521 acres** with long frontage on Ed Jones Rd and access from Jacob Creek Dr
- Notes: Easement does not allow tracts to be further subdivided. Max of two dwelling units allowed per tract.

Phase 2 (late Fall, 2022): 2,419 acres adjoining Phase 1



**PHASE 1
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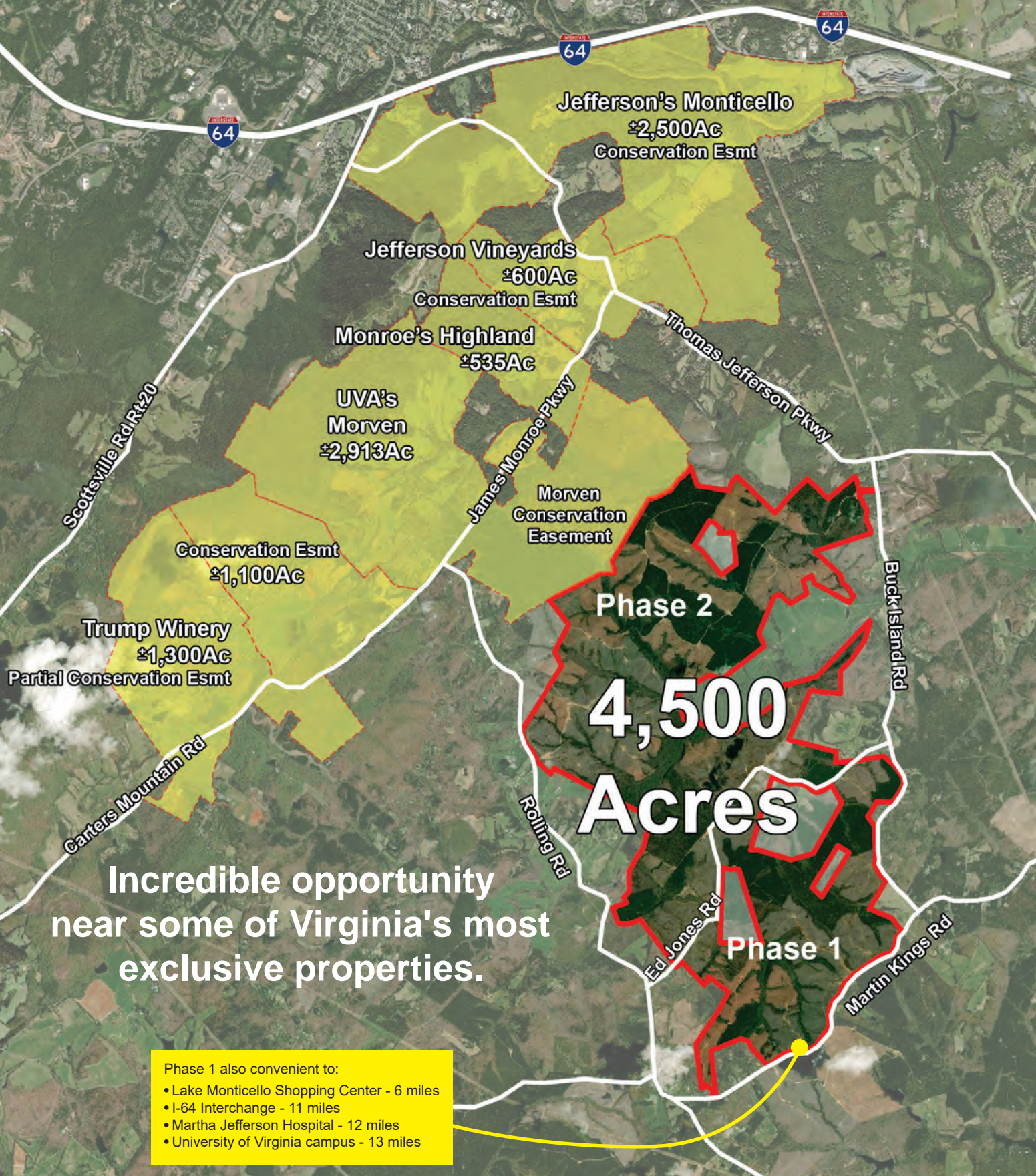
SALE SITE:
Boar's Head Resort
200 Ednam Dr,
Charlottesville, VA

Property Location:
Ed Jones Rd
Charlottesville, VA
Albemarle County



Mike Torrence, AARE
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VAAF501

Charlottesville, VA



Incredible opportunity
near some of Virginia's most
exclusive properties.

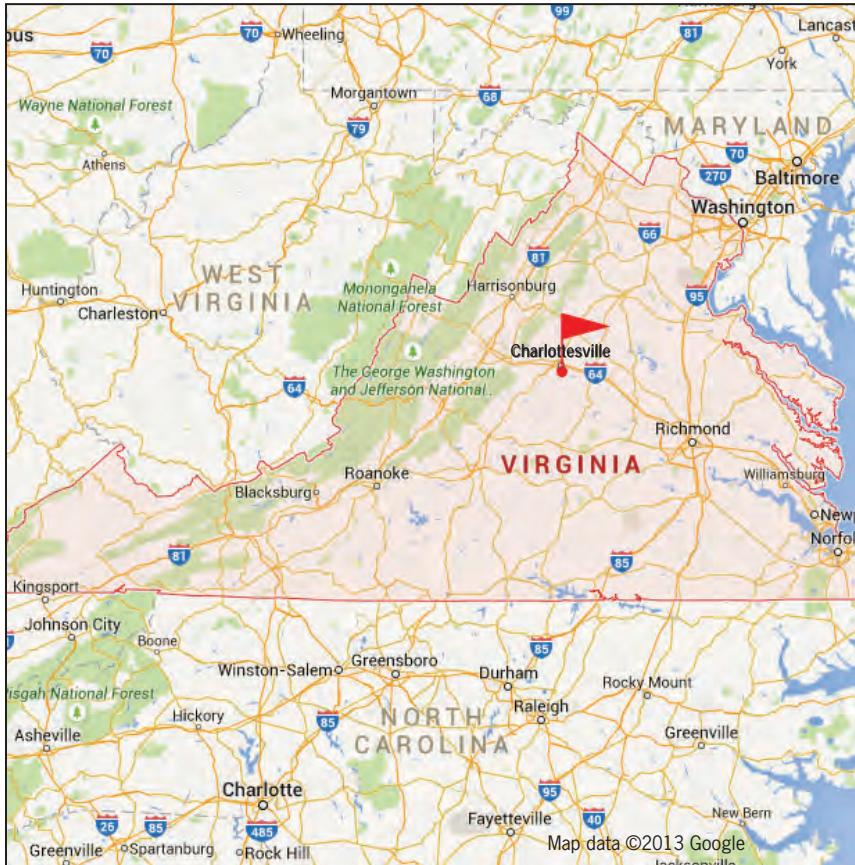
- Phase 1 also convenient to:
- Lake Monticello Shopping Center - 6 miles
 - I-64 Interchange - 11 miles
 - Martha Jefferson Hospital - 12 miles
 - University of Virginia campus - 13 miles

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

PREMIER LAND AT ABSOLUTE AUCTION

4,500 Acres near Charlottesville, VA



ABSOLUTE LAND AUCTION

Tuesday, July 19, 2022 at 12:30 PM

AUCTION SITE:

**Boar's Head Resort
200 Ednam Dr, Charlottesville, VA**

Online and phone bidding also available.

Directions to Auction Site: From the North, US-29S to Charlottesville. Exit onto Rt.250W Bypass (Lynchburg, Staunton, Richmond). Take third exit for Rt.250W. At light, LEFT on Rt.250W. 1mi to LEFT on Ednam Dr. Entrance to the resort will be on your left.

PROPERTY LOCATION (Agent on Site Location, Tr.2 Entrance):

For GIS: entrance is across from 2635 Martin Kings Rd, Scottsville, VA

Directions to Property: From Charlottesville, take Rt.20S past I-64 to LEFT on Rt.53E. 3mi to RIGHT on James Monroe Pkwy. 2.6mi to LEFT on Rolling Rd. 5mi to bear LEFT on Martin King Rd. 1.9mi on left (across from 2635).

AGENT ON SITE:

- Private tours by appointment. Call Mike Torrence at 434-847-7741
- Sun, Jul.10 from 11am-3pm. Agent will be on Tract 2 to provide information during preview hours. If you would like a tour during the preview, please reserve a time on our website or by calling our office at 434-847-7741.
- Self-guided tours ok anytime.

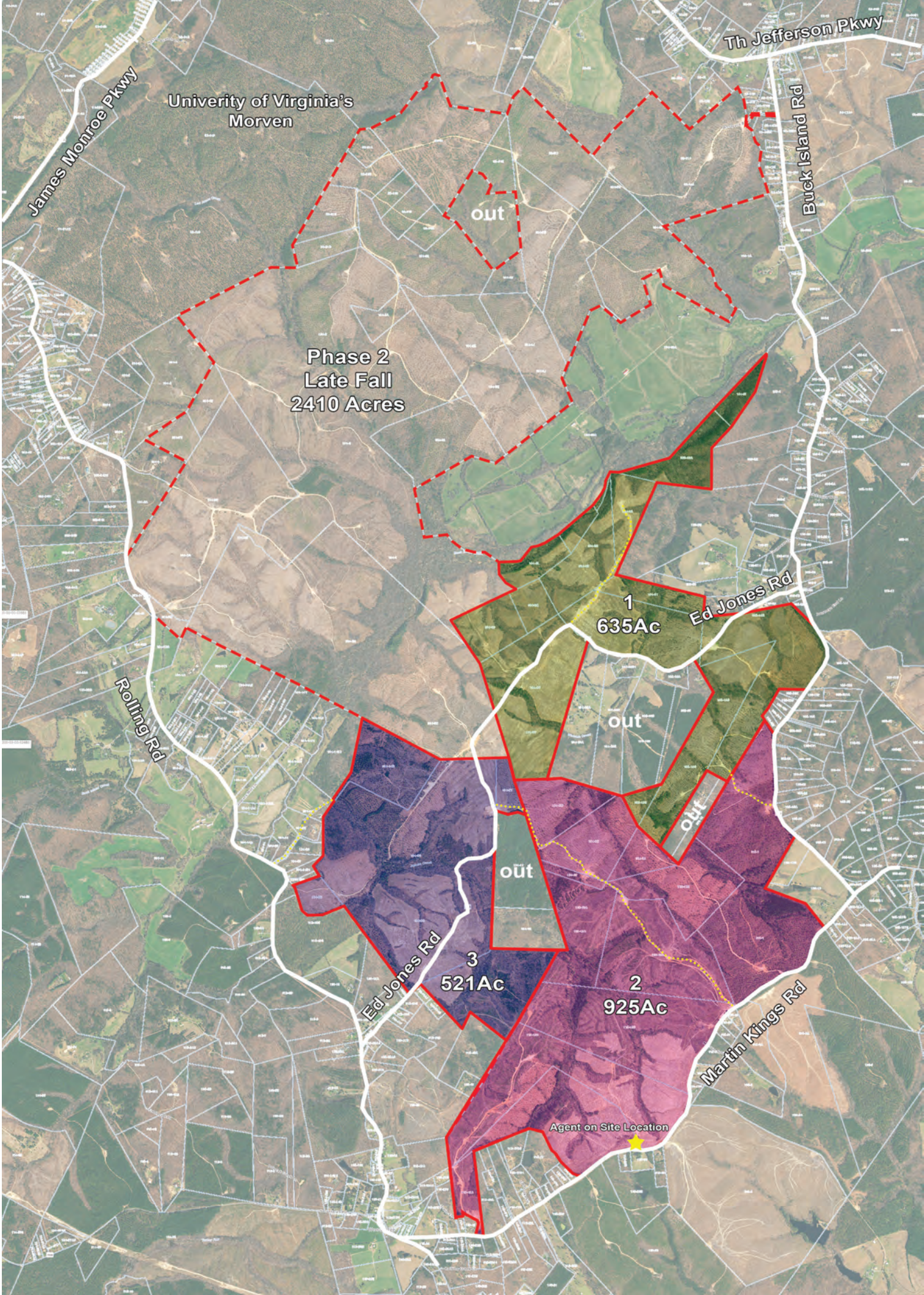
REAL ESTATE AGENTS: 1% Commission Available. Details online.

TERMS SUMMARY: 10% deposit due day of sale. Balance due at closing on about 30 days. 5% buyer's premium. Selling absolute to the highest bidder(s). Complete terms and conditions online.



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Th Jefferson Pkwy

University of Virginia's Morven

James Monroe Pkwy

Buck Island Rd

out

Phase 2
Late Fall
2410 Acres

1
635Ac

Ed Jones Rd

out

out

out

Rolling Rd

3
521Ac

Ed Jones Rd

2
925Ac

Martin Kings Rd

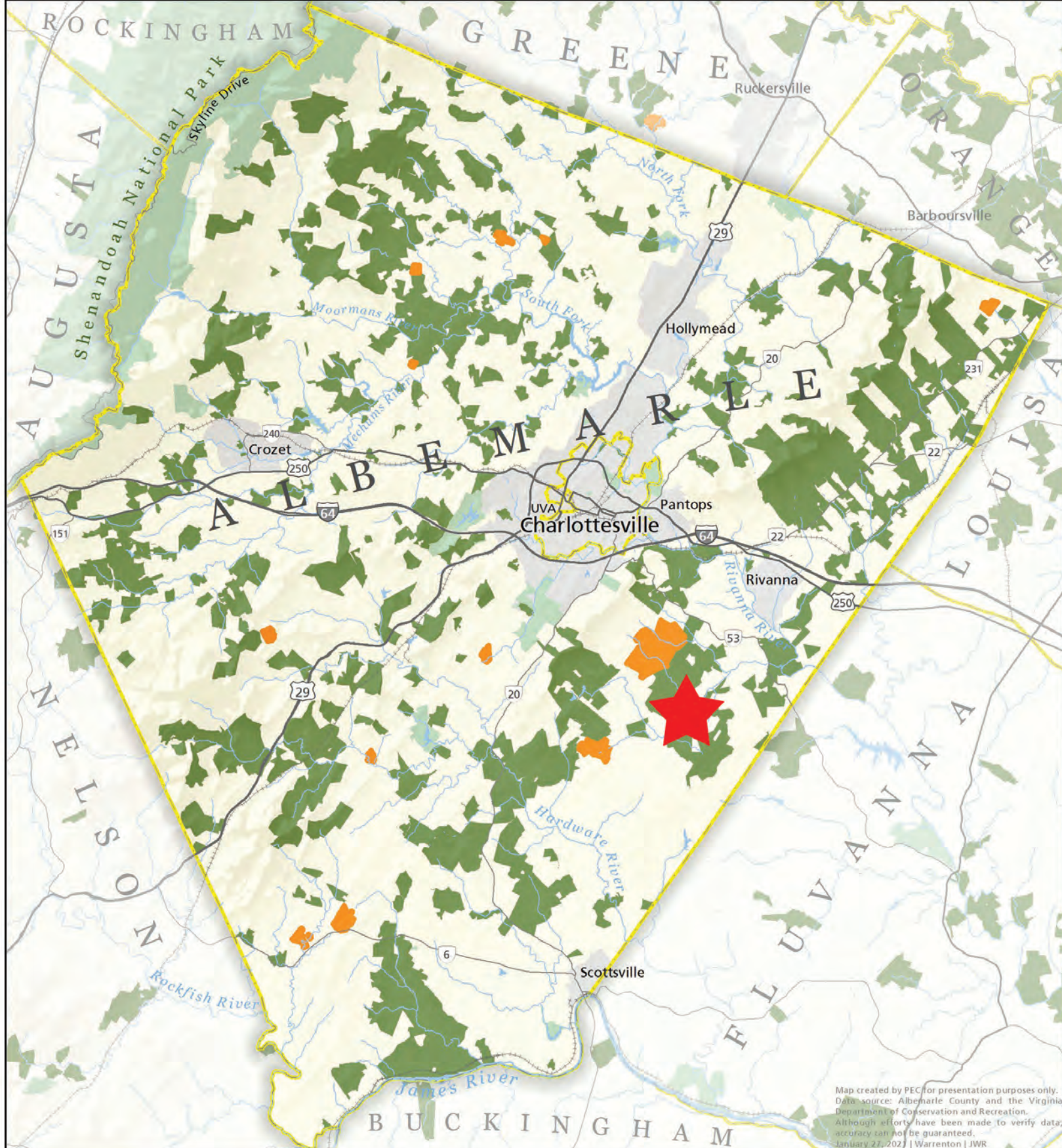
Agent on Site Location

Protected Land Albemarle County



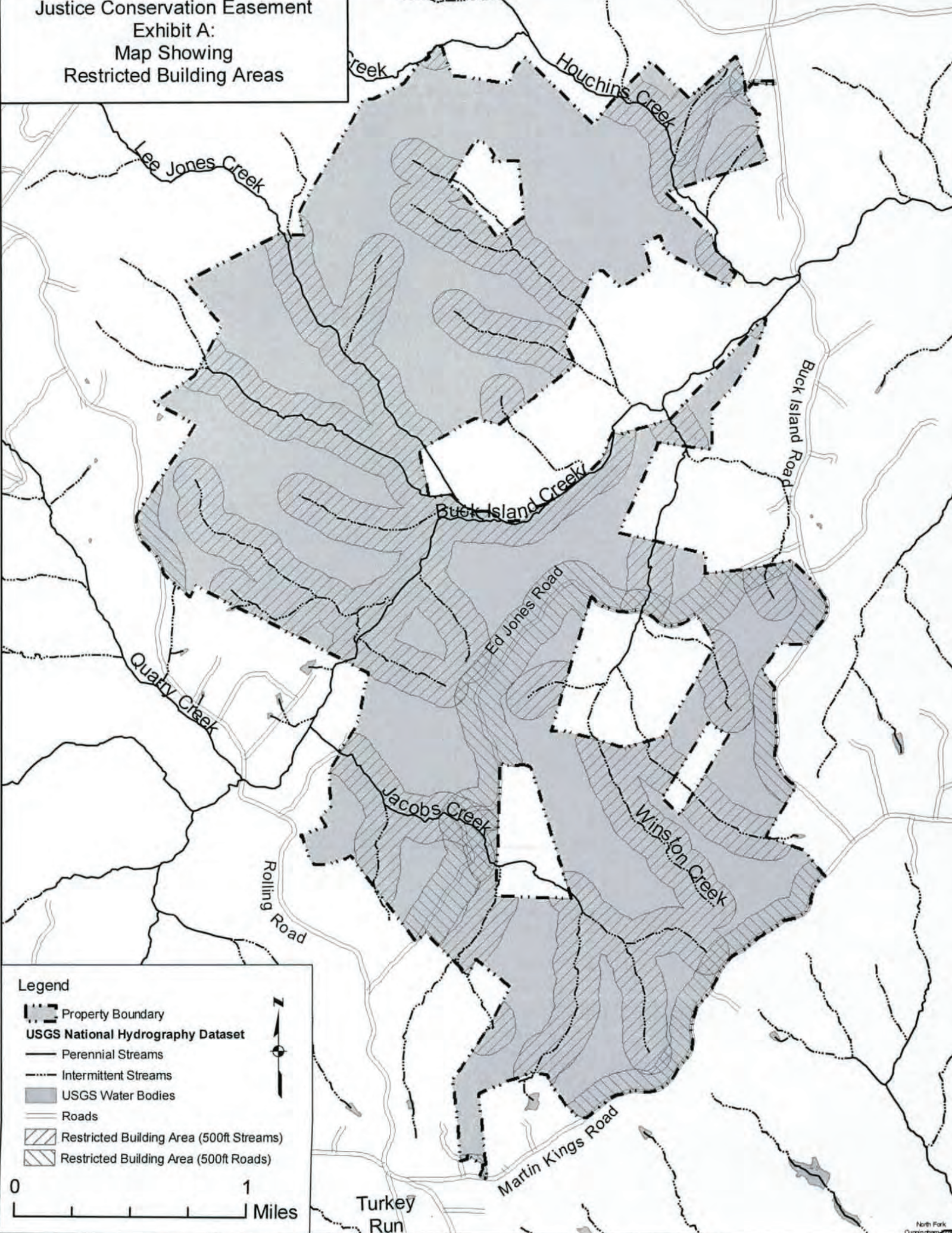
- Easements Recorded in 2020
- Conservation Easements
- Publicly Owned Land

0 2.5 5 Miles



Map created by PEC for presentation purposes only. Data source: Albemarle County and the Virginia Department of Conservation and Recreation. Although efforts have been made to verify data, accuracy can not be guaranteed. January 27, 2022 | Warrenton | JWR

Justice Conservation Easement
 Exhibit A:
 Map Showing
 Restricted Building Areas



Legend

- Property Boundary
- USGS National Hydrography Dataset**
- Perennial Streams
- Intermittent Streams
- USGS Water Bodies
- Roads
- Restricted Building Area (500ft Streams)
- Restricted Building Area (500ft Roads)

0 1 Miles

Turkey Run

Martin Kings Road

North Fork
 Cunningham