

**673± Acres in 8 Tracts**

Off US-24 & Toga Road  
**Buckingham**



VAAF93

**(434) 525-2991**

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**Multi-Tract Auction**  
Fri, September 17<sup>th</sup> at 12pm

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**Prime Hunting & Fishing Retreat with Pond, Stream, and Cabin**

*Excellent recreational, fishing & hunting property with deer & wild turkey.*

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Online Bidding  
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Sale Location: Toga Fire Dept on US-24

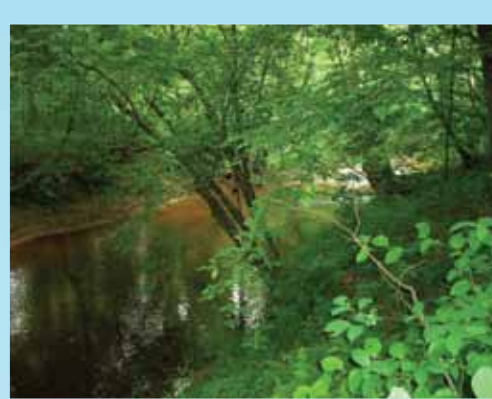
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Realty & Auction Group

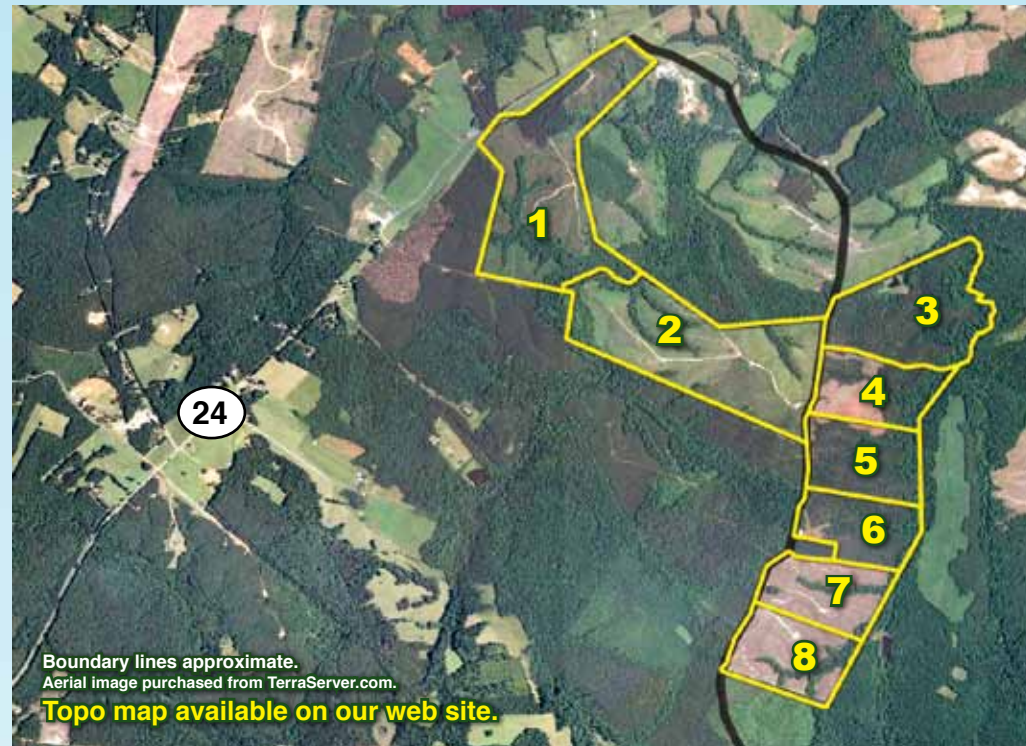
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**From Appomattox:** take US-24 east 15.8 miles to SR 746 (Toga Road). Tract 1 is on the right just before reaching Toga Rd. Turn right onto SR 746 (Toga Road); travel 1.3 miles (go beyond "End of State Maintenance" sign). Tracts 3-8 are on the left. Tract 2 is on the right.

**From US-60:** take US-24 west 2.9 miles to Tract 1 is on the left just beyond Toga Road. Turn left onto SR 746 (Toga Road); travel 1.3 miles (go beyond "End of State Maintenance" sign). Tracts 3-8 are on the left. Tract 2 is on the right.



Boundary lines approximate.  
Aerial image purchased from TerraServer.com.

**Topo map available on our web site.**

- Most tracts have been replanted in pine within the past 5 years
- Very nice hunting cabin on the property
- Excellent recreational, fishing & hunting property with deer & wild turkey
- Excellent interior road system

**Tract 1: 160± Acres.** Gently-rolling terrain with frontage on the Slate River. Excellent stand of hardwoods along the river. Balance of the tract is 5-year-old planted pines. Multiple building sites.

**Tract 2: 156± Acres.** Fronts the Slate River with an excellent stand of hardwoods along the river. Balance of the tract is in 3- to 5-year-old planted pines. Excellent building sites.

**Tract 3: 91.99± Acres.** 3± acre pond with excellent building site near the pond. Borders on Sam's Creek to the east.

**Tract 4: 51.5± Acres.** Gently-rolling terrain bordering a small branch to the

east. Replanted pine in 2010.

**Tract 5: 56± Acres.** Multiple building sites with excellent views of the surrounding countryside. Replanted pine in 2010.

**Tract 6: 47.5± Acres.** Beautiful views, great access and cabin sites. Replanted pine in 2010.

**Tract 7: 50.5± Acres.** Has a great hunting cabin with a well. Excellent base of operation for hunting groups. Planted pines 4± years old.

**Tract 8: 59.5± Acres.** Excellent vistas with a stream on the tract. Replanted pine 4± years ago.

**Terms:** 5% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.

# AUCTION: Fri, September 17<sup>th</sup> at 12pm

## Previews/Information Dates

Sunday, August 29<sup>th</sup> (12-2pm)

Wednesday, September 8<sup>th</sup> (12-2pm)

### Sale Managers:

Pete Ramsey (434) 258-6611

Greg Lester (434) 942-7000

Sale Location: Toga Fire Dept on US-24

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