

215± Industrial-Zoned/Agricultural Acres

Carrsville Hwy & Bobcat Ln
Franklin, VA
Isle of Wight County



ABSOLUTE AUCTION: Fri, Oct 15th at 12pm

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828 Main Street, 15th Floor, Lynchburg, VA 24504

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215± Industrial Acres

- Known as Isle of Wight Industrial Park, this 215± acre property is zoned General Industrial and is accessed on Bobcat Lane and served by CSX railroad.
- Adjoins International Paper property and is 2.5 miles east of the paper mill on US-58 Business
- Beautifully-level land with 80± acres currently in agricultural production (corn, cotton, and beans)
- Entire boundary qualifies for land use taxes as agricultural land
- Mature hardwoods on much of the non-tillable land
- Excellent duck hunting with frontage on both Lees Mill Pond and Kingsdale Swamp, located to the rear of the property
- This fertile property can continue to be farmed and hunted presently but has the valuable general industrial zoning already in place, adding significantly to the upside potential!

(Windsor Magisterial District, Isle of Wight County)
Zoning – GI (General Industrial)

Directions: 2.5 miles east of Franklin (International Paper Mill) on Business 58. Look for auction sign on right at Bobcat Lane

Preview Date:
Sunday, October 3rd (12-2pm)



Broker participation encouraged!

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Sale Managers:
Greg Lester (434) 942-7000
& Bill Bryant, CAI, AARE

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.



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