

655.90± Acres

Offered in 3 Parcels



Realty & Auction Group

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VAAF93



Broker Participation Encouraged

ABSOLUTE AUCTION

Wednesday, June 24th at 12 noon

Just east of

Emporia, VA

Greensville County

Online Bidding Via

proxibid

655.90± Acres

Offered in 3 Parcels

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Emporia, VA

Greensville County

Prime recreational property
waterfowl, deer, wild turkey

Tillable agricultural land

Online Bidding Via

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ABSOLUTE AUCTION: Wed, June 24th at 12 noon

655.90± Acres

Offered in 3 Parcels from 85.9± to 320± Acres

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Emporia, VA

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Prime recreational property
waterfowl, deer, wild turkey

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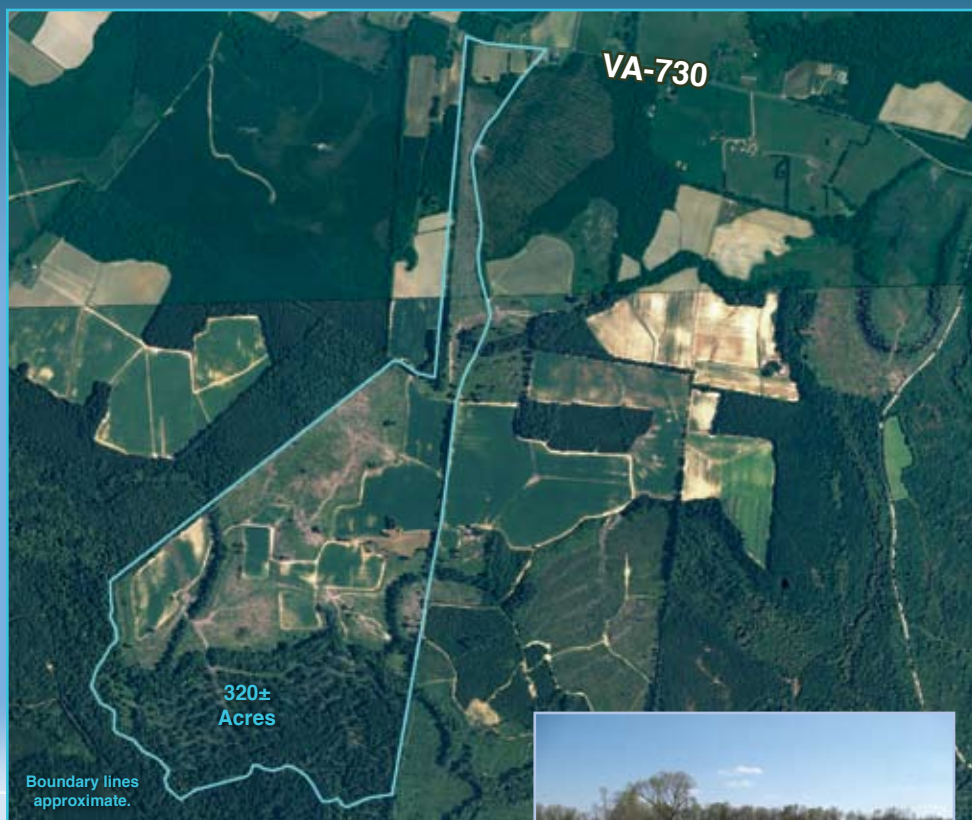
ABSOLUTE AUCTION

Wednesday, June 24th at 12 noon

655.90± Acres

Offered in 3 Parcels from 85.9± to 320± Acres

Just east of
Emporia, VA
Greensville County



320± Acres

VA-730 / Low Ground Road
(Selling in Entirety)

Property fronts on Low Ground Road and Fountains Creek, 12 miles southeast of Emporia in Greensville County. An excellent investment tract, it has 85± acres of tillable land, growing soy beans & cotton, under an agricultural lease, 115± acres in young growing loblolly plantation. It is conveniently located just 12 miles east of I-95, US-301, US-58.

Directions: From Emporia, VA, take US-301 south 1 mile south of US-58 to a left onto VA-730 East/Low Ground Road. Travel 12 miles to property on the right at Fountain Grove Baptist Church: 11539 Low Ground Rd, Emporia, VA 23847-7011



335.9± Acres

VA-611 / Brickyard Road
(85.9± & 250.0± Acres)

Excellent recreational tract for duck hunting with 55± acres of water and over a mile fronting Three Creeks Swamp. It is also great for turkey or white tail deer. 60± acres of harvested high ground that is beginning regeneration. The balance of the property is in bottom land SMZ's and 50-year-old hard wood. It is 5 miles east of Emporia on Brickyard Road at James River Junction.

Directions: From Emporia, VA, take US-58 East 3.5 miles to a left (north) onto VA-623. Travel 1.5 miles to James River Junction. Property will be at the intersection of VA-623 & VA-611 (red gate.)

Online Bidding Via
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Auction Location: Hampton Inn – Emporia

898 Wiggins Road, Emporia, VA 23847 (434) 634-9200

ABSOLUTE AUCTION

Wednesday, June 24th at 12 noon

Preview: Wednesday, June 17th (12-2pm)



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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