

# ABSOLUTE LAND

# AUCTION

**5.1 Miles of Road Frontage**  
**3 Miles of River Frontage**  
**7,911,200 fbm of Timber**

**Wed, May 9 at 12:30 PM**

# 1238 Acres

## Timber Tracts • Farm Tracts • Residential Riverfront Tracts



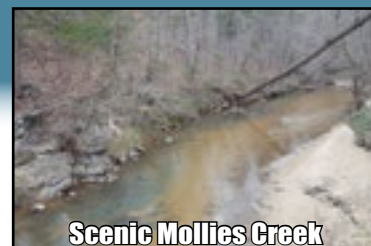
**5,678,700 Board Feet of Pine**



**2,232,500 Board Ft of Hardwood**



**125 Acres of Pasture Land**

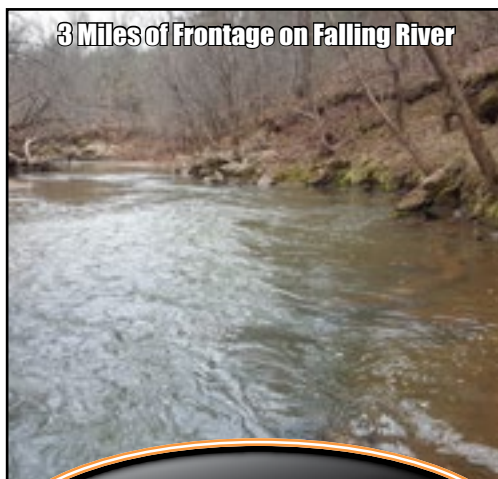


**Scenic Mollies Creek**

## AUCTION SITE: KIRKLEY HOTEL, CANDLERS MTN RD, LYNCHBURG, VA

Rare opportunity in Campbell County for such a large acreage tract. Offered in 18 tracts with something for everybody!

- 1238 acres with the majority in managed timber
- 5.1 miles of paved road frontage
- 3 miles of scenic river frontage on Falling River
- Long frontage on Mollies Creek and many interior streams
- Drivable roads throughout the property
- Total of 7,911,200 board feet of timber and 18,700 chords of pulpwood
- Approx. 125 acres of pasture land
- Known for excellent turkey hunting
- Several prime riverfront and creek front tracts perfect for your next home
- Just 10 miles from Rustburg and 20 miles from Lynchburg and Liberty University
- Excellent for private estate, timber, hunting, recreation, privacy and solitude, residential development, and more



### AGENT ON SITE:

- Thu, Apr.19 from 12-2
- Sun, Apr.22 from 1-3
- Wed, Apr.25 from 12-2
- self-guided tours ok anytime
- Sun, Apr.29 from 1-3
- Thu, May 3 from 12-2
- Sun, May.6 from 1-3

### DIRECTIONS TO PROPERTY:

From Lynchburg: take US-501S to Rustburg to a LEFT on Rt.24E. 1/2mi to RIGHT on Red House Rd. 10mi to property.



### AUCTION SITE

Kirkley Hotel  
2900 Candler's Mountain Rd  
Lynchburg, VA 24502

**REAL ESTATE AGENTS: 2% Commission Available**  
Call or visit our website for form.

**TERMS:** 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium. Property sells absolute to the highest bidder(s). Complete terms online.



101 Annjo Court  
Forest, VA 24551  
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day  
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

**(434) 847-7741**

VAAF501

# ABSOLUTE AUCTION

## 1238± Ac in 18 Tracts

### Auction Date

Wed, May 9 at 12:30 PM

### Auction Site

Kirkley Hotel

2900 Candler Mountain Rd  
Lynchburg, VA

### Property Location

Intersection of Red House Rd &  
Three Creeks Rd. For GPS, use  
10202 Red House Rd,  
Gladys, VA



Campbell County, VA

## Timber Tracts

**Tr.1: ±133 Acres** - corner parcel with entrances on Red House and Three Creeks Rd; mature pine; stream  
• Road Frontage: 448' on Red House Rd & 1435' on Three Creeks Rd

**Tr.2: ±94 Acres** - 18yr old pine and an older stand; stream  
• Road Frontage: 2520' on Three Creeks Rd

**Tr.7: ±145 Acres** - beautiful mature pine timber; scenic river views; roads throughout tract; two good entrances; old home site; stream on property

• Road Frontage: 2175' on Red House Rd;

• River Frontage: 2800' on Falling River

**Tr.8: ±30 Acres** - corner parcel with old home site and barns; mature pines; stream;

• Road Frontage: 865' on Red House Rd & 1400' on Three Creeks Rd

**Tr.11: ±96 Acres** - majority in beautiful hardwood timber; accessed via right-of-way to Lewis Ford Rd; excellent timber, residential, or hunting/recreational tract

• River Frontage: 2640' on Falling River;

Directions to Tr.11: From Tr.1, Red House Rd 2.5mi to R on Lewis Ford Rd. 1/4mi to 1st R on Tobacco Ln. 1/2mi to R at fork. Cont. 1mi to property on right and left.

**Tr.12: ±54 Acres** - mature timber tract with mix of pine and hardwood; entrance; ideal for timber, residential development, or hunting/recreation tract;

• Road Frontage: 2430' on Three Creeks Rd

**Tr.13: ±203 Acres** - prime timber tract with mix of mature pine and hardwoods; good entrance; creek; small pond; old cabin; known for excellent turkey hunting

• Road Frontage: 2520' on Three Creeks Rd;

• River Frontage: 2110' on Falling River

### Merchantable Timber Summary

Total Timbered Acres: 992± acres  
Total Sawtimber: 7,911,200± fbm  
Total Pine: 5,678,700± fbm  
Total Hardwood: 2,232,500± fbm  
\* board feet Int'l log scale FC78

Pine Pulpwood: 12,600± cords

Hardwood Pulpwood: 6,100± cords

\* Full timber cruise available for each tract

## Farm Tracts

**Tr.9: ±50 Acres** - half in mature pine and half in fenced pastures incl. large, lush back field; old home site;

• Road Frontage: 1130' on Three Creeks Rd

**Tr.10: ±150 Acres** - 1/3 in fenced pastures; back planted in pine with a few areas of hardwoods; interior streams; right-of-way along gravel road; ideal for farm, investment, and hunting/recreation

• Road Frontage: 460' on Three Creeks Rd;

• River Frontage: 2030' on Falling River

**Tr.14: ±90 Acres** - fenced pastures with long river and creek frontage; old home place;

• Road Frontage: 1020' on Three Creeks Rd;

• River Frontage: 1460' on Falling River;

• Creek Frontage: 2290' on Mollies Creek

## Residential Tracts

**Tr.3: ±26 Acres** - totally wooded in mature pine; stream; ideal for timber or residential

• Road Frontage: 4450' (0.84mi) on Red House Rd;

**Tr.4: ±24 Acres** - prime riverfront; ideal for timber, residential, hunting/recreation

• Road Frontage: 840' on Red House Rd • River Frontage: 2110' on Falling River

**Tr.5: ±29 Acres** - prime riverfront; ideal for timber, residential, hunting/recreation

• Road Frontage: 760' on Red House Rd • River Frontage: 1050' on Falling River

**Tr.6: ±34 Acres** - prime riverfront; ideal for timber, residential, hunting/recreation

• Road Frontage: 800' on Red House Rd • River Frontage: 1500' on Falling River

**Tr.15: ±27 Acres** - nicely wooded tract with scenic creek frontage

• Road Frontage: 1060' on Three Creeks • Creek Frontage: 1270' on Mollies Creek

**Tr.16: ±16 Acres** - nicely wooded tract with scenic creek frontage

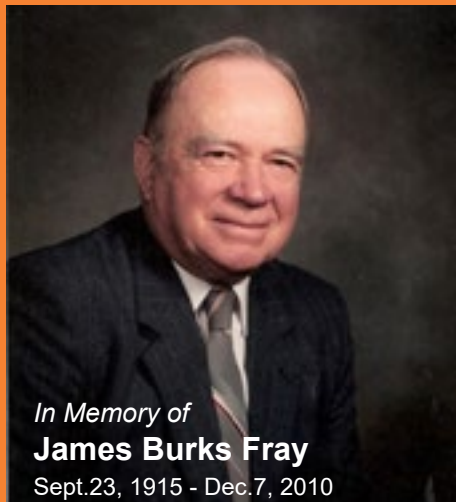
• Road Frontage: 670' on Three Creeks • Creek Frontage: 700' on Mollies Creek

**Tr.17: ±17 Acres** - nicely wooded tract with scenic creek frontage

• Road Frontage: 820' on Three Creeks • Creek Frontage: 830' on Mollies Creek

**Tr.18: ±18 Acres** - nicely wooded tract with scenic creek frontage

• Road Frontage: 1700' on Three Creeks • Creek Frontage: 1780' on Mollies Creek



In Memory of

**James Burks Fray**

Sept.23, 1915 - Dec.7, 2010

This auction is being conducted for the Fray Family Charitable Trust. Mr. Fray left this property in trust for the benefit of the citizens of Campbell County. To that end, the charitable trust has managed the property in recent years as a timber and farm tract with the proceeds that were generated being distributed to the various departments in Campbell County. Likewise, the proceeds from this auction will be managed by the trust for the perpetual benefit of the county's citizens.

Mr. Fray lived his entire life as a resident of Campbell County and was best known as a practicing attorney from 1970-2000. He was remembered by one of the county's retired judges as being willing to take on any case, regardless of whether that person could pay or not. He just wanted to help people.

As Mr. Fray has given the citizens of Campbell County this most generous gift that will keep on giving for many years to come, we hope it will be enjoyed and appreciated by all!

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

# www.TRFAuctions.com

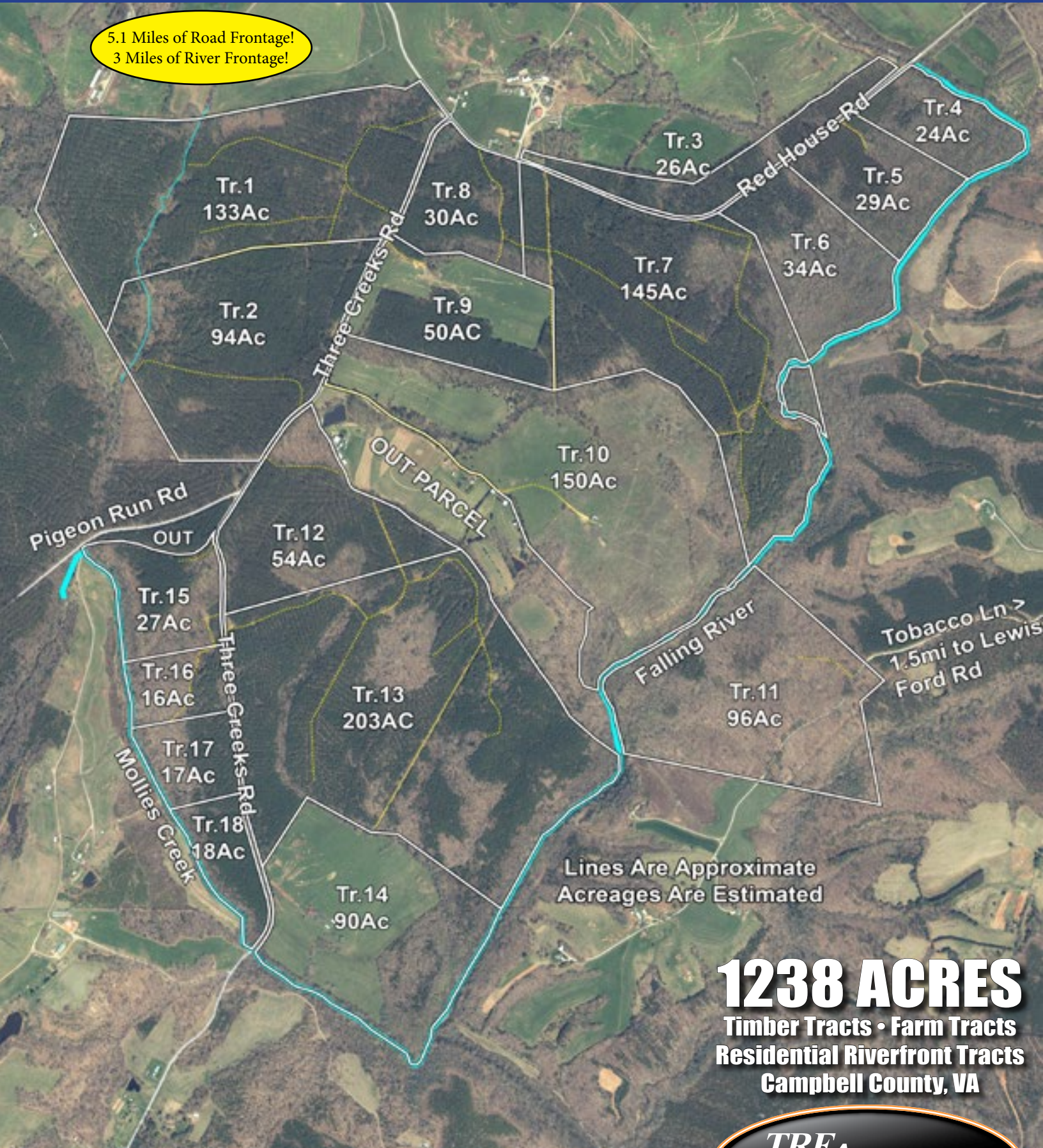


# ABSOLUTE AUCTION

Wednesday, May 9th at 12:30 PM at the Kirkley Hotel, 2900 Candler's Mtn Rd, Lynchburg, VA

Property Location: 10mi from Rustburg on Red House Rd & Three Creeks Rd (GPS 10202 Red House Rd, Gladys, VA)

5.1 Miles of Road Frontage!  
3 Miles of River Frontage!



Lines Are Approximate  
Acreages Are Estimated

**1238 ACRES**  
Timber Tracts • Farm Tracts  
Residential Riverfront Tracts  
Campbell County, VA

**TRFAuctions.com 434-847-7741**

