

ABSOLUTE Real Estate AUCTION

FRIDAY
OCT 20TH
@ 12PM

106 BUFFALO RIDGE RD | AMHERST VA



HOUSE | BARNS | TIMBER | COUNTY WATER

Previews: 10/2 & 10/9 12PM TO 1PM

A Historic Opportunity Awaits

Embrace History, Nature, and Opportunity at Absolute Auction on October 20th!

A golden opportunity to secure this remarkable 60-acre estate with a charming 18th-century home, sprawling pastures, wooded terrain, and numerous outbuildings.

LIVE IN PERSON BIDDING



VAAF93

Sales Manager
DANNY CASH 561-262-7180
dannycash032@gmail.com

Previews: 10/2 & 10/9 12PM TO 1PM

ABSOLUTE REAL ESTATE AUCTION

Join us for two preview events on October 2nd and October 9th from 12 to 1pm, where you can explore every corner of this unique property and envision its possibilities. Don't miss out on this exceptional auction event – mark your calendar and prepare to make history on October 20th!

Property Highlights:

- Size: 60+/- acres of serene countryside, zoned for agriculture.
- Home: A historic residence dating back to 1770
- Land Composition: 22+/- acres of lush pastures, 1+/- Acre around the homesite, and 37+/- acres of picturesque wooded terrain.
- Assessment Value: Amherst County values this property at \$304,200.
- Utilities: Well water and county hookup for your convenience, along with a septic system.
- Road Access: Over 1000 ft of paved county streets make commuting a breeze

Barns and Sheds Galore:

- The property boasts two spacious barns, offering endless possibilities for your hobbies or farming ventures.
- The first barn, measuring 56x36, provides ample storage space, while
- The second barn, sized at 32x20, offers additional options.
- Furthermore, you'll find three sheds on the property

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NOTE: By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions.

Terms and Conditions:

A 10% buyer's premium will be added to the final bid to determine the contract price. 10% deposit is required. The high bidder will be required to sign a contract at the end of the auction. Closing in 30 days. See additional terms online.



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