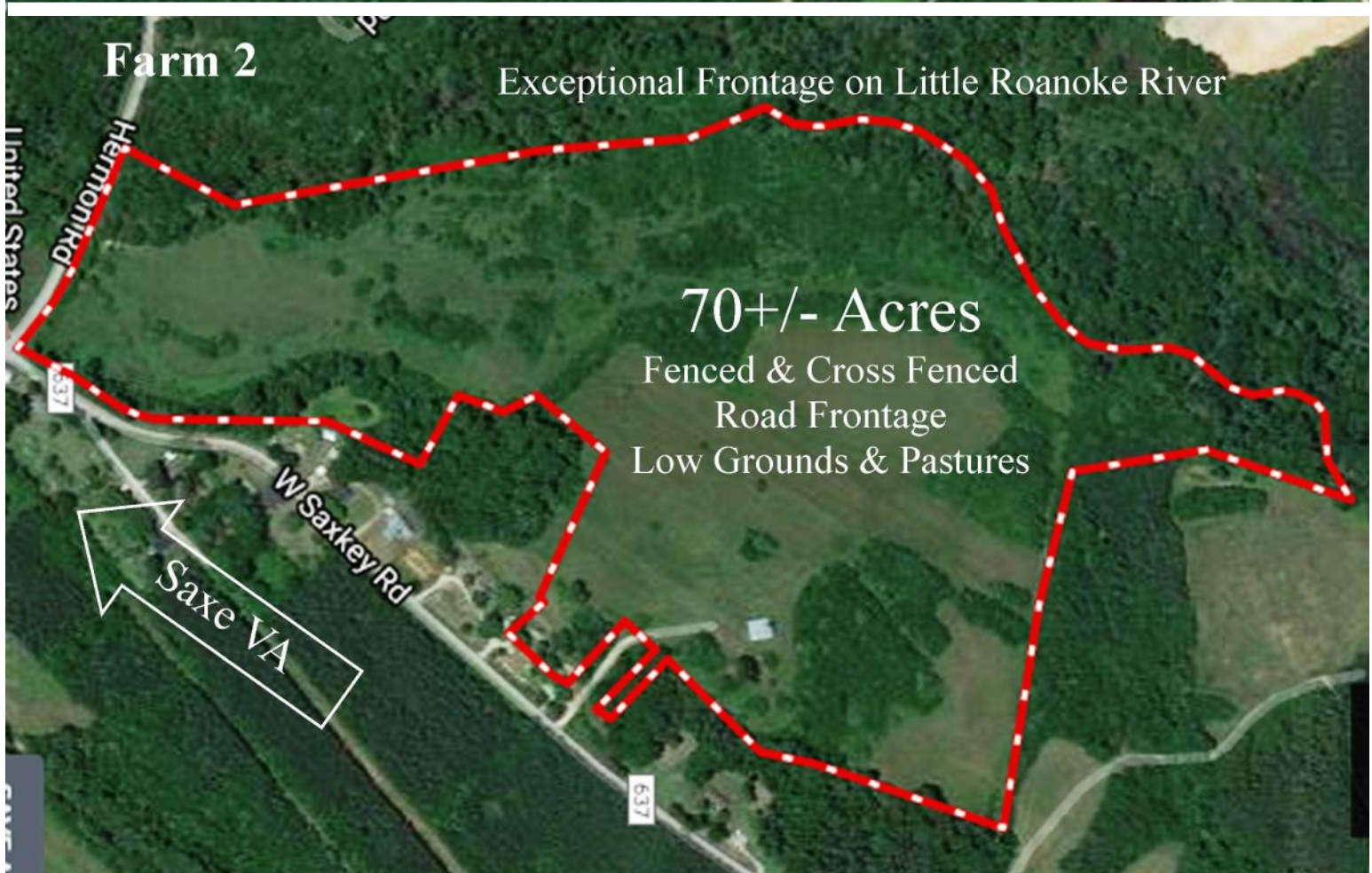
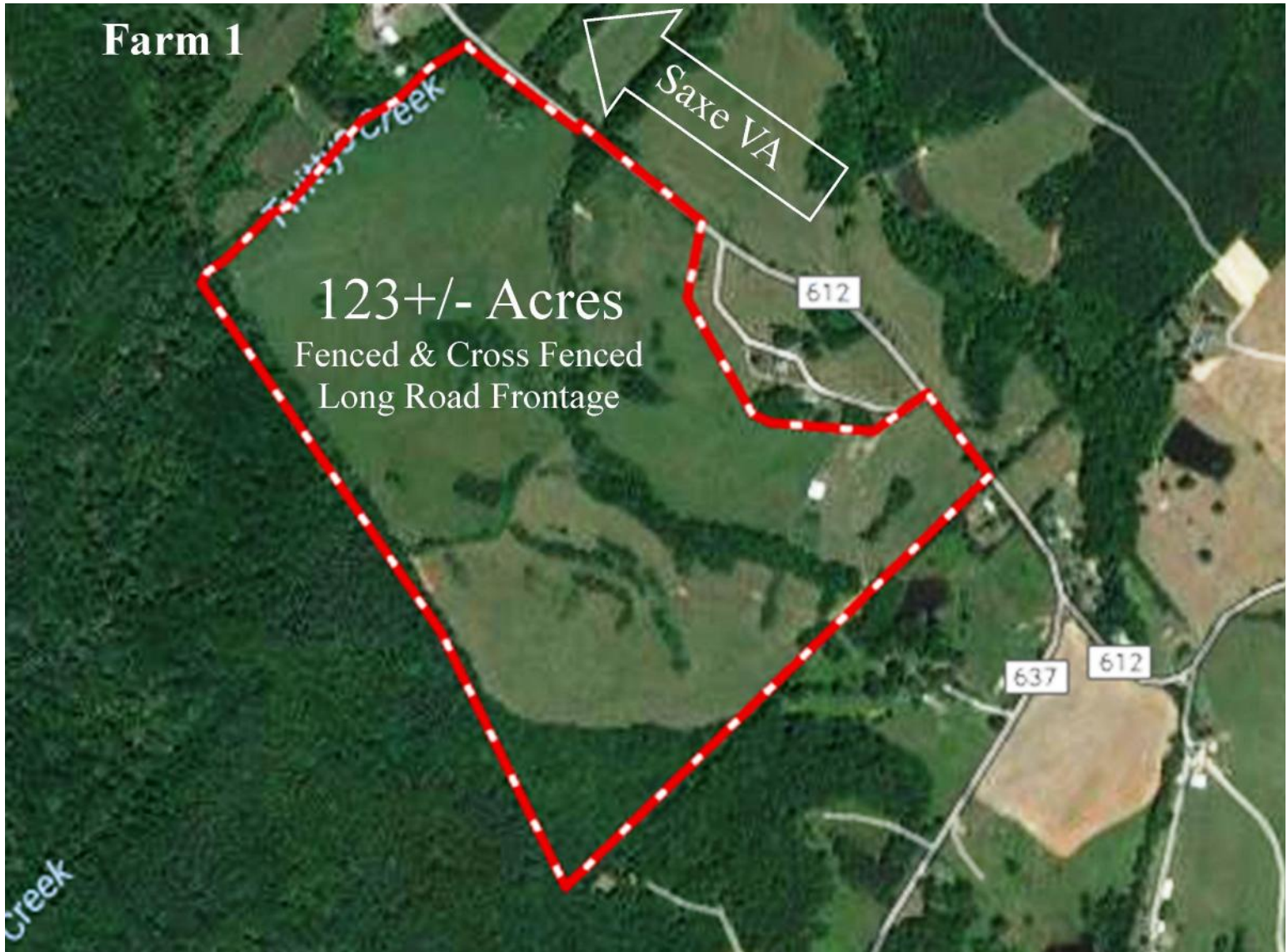


# REAL ESTATE AUCTIONS

**Thursday May 18 11 AM**

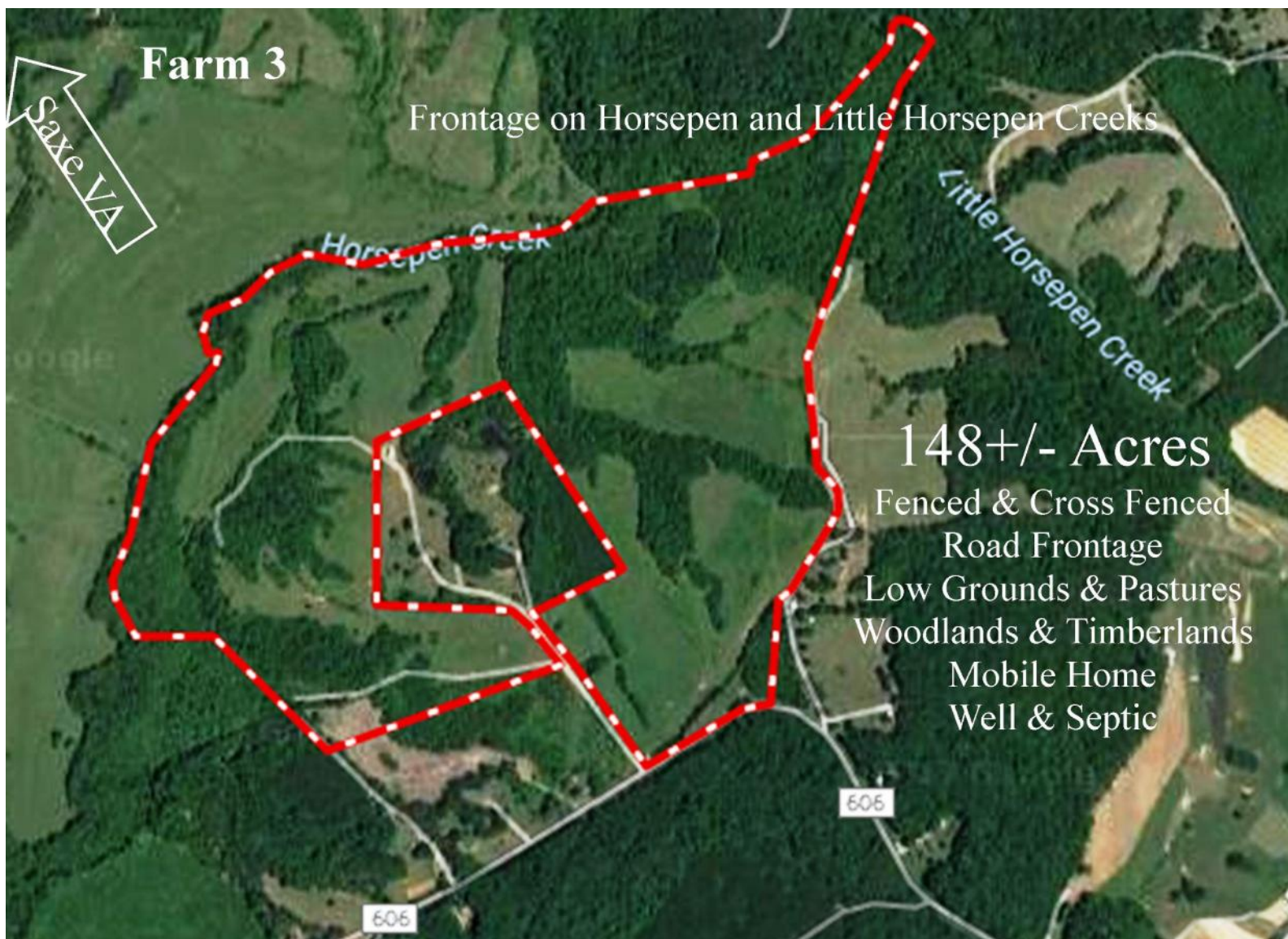
**3 CHARLOTTE COUNTY VA FARMS! OVER 330 ACRES!**

SALE TO BE HELD ADJACENT TO 650 SYLVAN HILL RD SAXE VA



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## AUCTIONEER'S NOTE!

This is a rare opportunity to invest in fine Virginia Farmland. All three farms have unique qualities, exceptional home sites & vistas and agricultural / recreational possibilities. Perfect for cattle farming, crop farming or gentleman farming. This is your chance to build your land investment future. All farms are located in the Saxe community of historic Charlotte County Virginia. Outdoor recreation abounds. Just a short drive to Kerr Lake and the Roanoke (Staunton) River.

THE SELLERS AND THE AUCTIONEER RESERVE THE RIGHT TO OFFER MULTIPLE TRACTS ON ANY OF THESE FARMS

**ALL THREE FARMS TO BE SOLD FROM THE SAME LOCATION**

UNDER THE TENT ON FARM 1 ADJACENT TO 650 SYLVAN HILL RD SAXE VA

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**434-374-2011**

**Bill Baker VAAL# 04091**



Virginia Realty

## got land?

Do you have a tract of land that you may be interested in selling? Demand has improved drastically over the last few years. In fact, demand for 10 to 50 acre parcels has rarely been stronger. Large investment grade tracts are also in high demand. Self directed IRAs are becoming more and more the wealth building vehicle of choice.

More than land tracts, demand for working farms has never been higher. Don't delay! Give us a call for a cost free evaluation of your land. Our experienced staff of Agents, Brokers, Auctioneers and Foresters are dedicated and well trained to help you get the maximum benefit from your highly valuable land.

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We will represent YOUR best interest.

**DON'T LET YOUR LAND BE UNDERSOLD!**

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