

VALUABLE REAL ESTATE
AUCTION

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Friday, Sept. 27, 2024 at 12:30PM
at Scottsville's Victory Hall
401 Valley St, Scottsville, VA

Income Producing!
Farm Store | Storage Units | Rental
Home | Vacant Lots on VA-20

Property Location:
16103 S Constitution Rte,
Scottsville, VA (Buckingham County)



101 Annjo Court, Forest, VA 24551
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Buckingham County, VA

Real Estate Auction

Friday, Sept.27, 2024 at 12:30PM
at Scottsville's Victory Hall,
401 Valley St, Scottsville, VA

Offered in 7 Great Tracts!

Attn Agents: 2% Commission Avail.

9-60A 3BR Rental Home >

9-53 Self Storage Units

V

Rte.20

9-60 Farm Supply Store



Farm Supply Store | Self Storage Units | Rental Home | Lots on VA-20
SPANGLER FARM SUPPLY & SELF STORAGE
Property Location: 16103 S Constitution Rte, Scottsville, VA

Sam Spangler is retiring and Torrence, Read, & Forehand is proud to offer Spangler's Farm Supply Store and the surrounding income producing properties at auction.

Offered in 7 Great Tracts

- **9-60 Spangler Farm Supply:** 2.02 acres fronting VA-20 and White Rock Rd. Includes 80x100 steel building w/ retail showroom, warehouse, and office; 14' eave height; 10'Hx11'W drive-in door; attached studio apartment currently rented; and bulk material storage shed. Store will stay in operation through the auction and owner will offer the equipment and inventory to purchaser for lump sum. Contact auction company for details.
- **9-52 Spangler Self-Storage:** 1.0 acre fenced lot fronting VA-20 and B-A-H Rd. Includes 62 self storage units with a potential annual income of \$96k
- **9-53 Fenced Storage Lot:** 1.748 acre fenced storage lot at the corner of VA-20 and B-A-H Rd w/ (3) gated entrances
- **9-60A Rental Home:** 1,080 sq.ft., 3BR, 1BA home on 2.0 acres fronting White Rock Rd and VA-20 (shares well with store). Home currently leased for \$900/month
- **9-61 Vacant Lot:** 2.04 acre lot fronting White Rock Rd & VA-20; has electric hookup on VA-20 side
- **9-61A Vacant Lot:** 2.04 acres fronting White Rock Rd & VA-20
- **9-62 Lot w/ Well & Septic:** 1.0 acre fronting White Rock Rd; former double wide home site with electric, well, and septic; (2) hookups for campers previously rented for \$650/mo each



LOCATION

- Minutes from Scottsville
- 30 minutes from Charlottesville
- 1 hour from Lynchburg
- 1 hour 30 minutes from Richmond

DIRECTIONS TO PROPERTY

From Scottsville: VA-20S 3mi to property.

From Charlottesville: VA-20S 18mi to Scottsville. Cross James River and 3mi to property.

From Richmond: I-64W 50mi to US-15S (exit 136). 10mi to RIGHT on Haden Martin (640). 5.6mi to RIGHT on VA-6W. 10mi to Scottsville and LEFT on VA-20S. 3mi to property.

AUCTION SITE

Auction held off site at Victory Hall, 401 Valley St, Scottsville, VA

PREVIEW DATES

- Wed, Sept.11, 12-2PM
- Thur, Sept.19 from 4-6PM
- Tue, Sept.24 from 12-2PM
- Private viewings other days by appointment

TERMS SUMMARY: 5% buyer's premium. 10% deposit due day of sale. Closing on or about 30 days. High bid(s) subject to approval by Seller. Full terms available online.

AGENTS: 2% commission available. Registration req'd prior to auction.



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434.847.7741



Torrence, Read, & Forehand Auctions | 101 Anajo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597

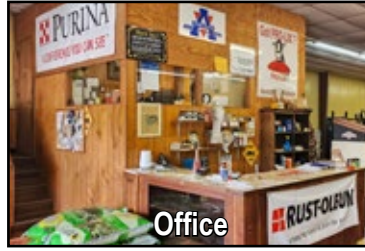
Over 8,000 Sq.Ft. on 2.02 Acres!



Retail Area



Warehouse



Office



Bulk Material Storage Shed

9-60 Spangler Farm Supply

9-60 Spangler Farm Supply: Store is still in operation so new owner will have the option of continuing. Highly visible 2.02 acres fronting VA-20 and White Rock Rd. Includes 80x100 building w/ retail showroom, warehouse, and office; 14' eave height; 10' high x11' wide drive-in door; recessed dock ramp; attached studio apartment currently rented; bulk material storage shed; and signage. Store will stay in operation through the auction and owner will offer the equipment and inventory to purchaser for lump sum. Contact auction company for details.

62 Income Producing Units!



9-52 Spangler Self-Storage

9-52 Spangler Self-Storage: 62 self storage units on 1.00 acre fenced lot with frontage on VA-20 and B-A-H Rd. Features include security gate, signage, paved drive, paved lot, and gravel parking for trailer, boat, and RV storage. Annual annual income in the \$70ks with a potential annual income of \$96k or more.



1 Acre Fenced



(2) 20x100 & (1) 15x100 Bldgs



(12) Stand Alone Units



Paved Lot

Great for Storage, Laydown, Car Lot, & More!



9-53 Fenced Storage Lot



(3) Gated Entrances

9-53 Fenced Lot: 1.748 acre corner lot with excellent visibility and long frontage on VA-20 and B-A-H Rd. Completely fenced w/ (3) gated entrances along B-A-H Rd. Ideal for storage / laydown yard. Ideal for a nice stand alone lot or great addition to 9-60 (store) or 9-52 (self storage).

View our online photo album or attend an open house to learn more about this great opportunity!

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

Home, Office, or Rental Income!



9-60A Rental Home or Office

9-60A Rental Home: 1,080 sq.ft., 3BR, 1BA ranch home on nice, level 2.0 acre lot fronting White Rock Rd and VA-20. Home has its own septic and well (located on 9-60) is shared with store. Address of home is 3140 White Rock Rd, Scottsville, VA and it is currently leased for \$900/month through January 2025. Several options to use as an auxiliary lot to store w/ rental income, single family residence, rental property, or laydown/storage yard with office.



2.04 Acres



9-61 Vacant Lot

9-61 Vacant Lot: 2.04 acre lot fronting White Rock Rd & VA-20. Lot lays well, has entrances off both roads and has electric hookup on VA-20 side.

2.04 Acres



9-61A Vacant Lot

9-61A Vacant Lot: 2.04 acres fronting White Rock Rd & VA-20

1 Acre



9-62 Lot w/ Elec, Well, Septic

9-62 Lot w/ Well & Septic: 1.0 acre fronting White Rock Rd; former double wide home site with electric, well, and septic; (2) hookups for campers previously rented for \$650/mo each



11.848 Acres Total

View our online photo album or attend an open house to learn more about this great opportunity!

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