



**TMM Real Estate, LLC**

*Real Estate Brokerage Services*

P. O. Box 97803

Raleigh, NC 27624

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## Property Profile

### **R A Dowdy Estate & Wharton Tracts Bedford County (2 tax parcels) & Campbell County (3 tax parcels) Virginia 203+/- Acres - \$1,000,000.00**

Scenic long-distance views, beautiful farm and woodlands, rolling hills with 75+/- acres pasture and remaining acreage wooded. Large hardwoods and pines, multiple creeks with good water for livestock, farm currently leased year-to-year. Abundant wildlife, including deer and turkeys, makes this property a hunter's dream. Timber consists of Red and White Oak, Poplar and other miscellaneous hardwood species. Pine timber includes Loblolly, Virginia and Shortleaf pine. Property is accessible with farm trails and paths.

Home site is well removed from paved roads, offering a unique level of privacy and quietness with a view of the property drive through the fields. Home has not been lived in for a number of years and is being sold in "AS - IS" condition with no representation or warranties. Tax records estimate home was built in 1933. Four bedrooms, one bath, two story home, unfinished basement, brick exterior and plaster walls.

**Directions:** From intersection of US Hwy 460 and US Hwy 29 in Lynchburg, take US Hwy 460 west approximately 7.2 miles to left on New London Rd. Travel 1.6 miles to left on Evington Road. Travel 1.0 mile to entrance to property.

From intersection of Hwy 24 Colonial Hwy and US Hwy 29 travel west 6.2 miles to right onto Evington Rd. Travel 3.3 miles to property on right. Look for sign. See aerial photo of property entrance.

Showings by appointment only.

#### **Legal Information:**

Address: 3293 Evington Rd. Evington, VA 24550

City: Evington, VA 24550

Five Tax Parcels ID#'s 29 A 13, 29 A 14 and 29 A 15 Campbell County and 171 A 39 and 171 A 40 Bedford County

Deed: DB 199 PG 594 and W090-794 Campbell Co.VA

Tax Value: \$770,800.00

#### **General Information**

Best Use: Development/Estate/Investment/Recreation

Current Use: Farming/Timber/Hunting

Topography: Rolling, 720 – 820 feet elevation

Access: Direct road frontage on Evington Rd

Zoning: Agricultural

County Water: Available within ¼ to ½ mile to property in both counties.

#### **Listing Information**

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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