

ESTATE AUCTION

Wednesday, April 16, 2025 at 12:30PM

Sale Site: Factory Street Brewing,
210 Factory St, South Boston, VA

Tr.4: Home

Log Barn

Homeplace

Tr.1: 41Ac

Pond

Pond

Pond

Tr.2: 39Ac

Pond

Tr.3: 68Ac

Peter Creek

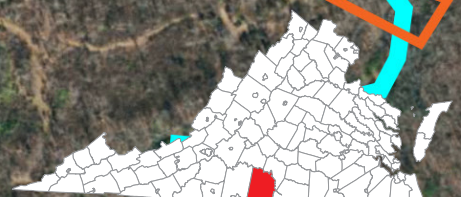
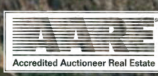
Coleman Rd

The Estate of Betty L. Cooper
148 Acre Farm in 3 Tracts,
4BR Brick Home,
Plus Vehicles, Antiques, Collectibles, & More

Property Location:
1233 Coleman Rd, Scottsburg, VA (Halifax Co.)



101 Annjo Court, Forest, VA 24551
TRFAuctions.com | 434.847.7741



Halifax Co, VA

Real Estate Auction

Wed, April 16, 2025 at 12:30PM
at Factory Street Brewing,
210 Factory St, South Boston, VA

Attn Agents: 2% Commission Avail.



Estate of Betty L. Cooper

148 ACRE FARM & HOME

1233 Coleman Rd, Scottsburg, VA • Halifax County

Selling for the Estate of Betty L. Cooper

- 148 acre farm offered in 3 tracts. Ideal for cattle.
- Mostly open with areas of mature timber
- 4 ponds, streams, and nice frontage on Peter Creek
- Approx. 1,160' of frontage on Coleman Rd
- Need extra room to roam? Land adjoins Falkland Farm, part of 40,000+ contiguous acres owned by the Virginia Department of Conservation and Recreation that includes Staunton River State Park

OFFERED IN 3 FARM TRACTS + HOME TRACT

- Tract 1: ±41 Acres, 2 ponds, old homeplace, log barn, ±410' of road frontage
- Tract 2: ±39 Acres, pond, ±410' of road frontage
- Tract 3: ±68 Acres, small pond, frontage on Peter Creek, ±340' of road frontage
- Tract 4: Brick Home on 1.06 Acres, 1052 sq.ft., 4BR, 2BA, wood floors, full basement, carport, covered porch, storage building, beautiful backyard view

ROOM SIZES

| | | |
|---------------|--------------|--------------|
| Family 13x15 | Living 14x13 | Dining 10x12 |
| Kitchen 9x9 | BR1 15x10 | BR2 10x10 |
| BR3 10x10 | BR4 10x10 | Bsmt 34x27 |
| Carport 13x28 | Porch 19x4 | |



Private Country Setting

LOCATION

- 10 minutes from South Boston
- 45 minutes from Danville
- 1 hour from South Hill
- 1 hour 30 minutes from Greensboro NC or Raleigh NC
- 1 hour 45 minutes from Richmond

DIRECTIONS TO PROPERTY

From South Boston: US-360E 2mi to RIGHT on Wolf Trap Rd (716). 4.4mi to LEFT on Coleman Rd (726). 0.8mi to farm on right. Home (1233 Coleman Rd) is just past farm on left.

From Richmond: US-360W 87mi to LEFT on Scottsburg Rd (VA-344E). 3.6mi to RIGHT on Coleman Rd (726). 1.4mi to home (1233 Coleman Rd) on right. Farm just past home on left.

AUCTION SITE: Factory Street Brewing,
210 Factory St, South Boston, VA

PREVIEW DATES (REAL ESTATE ONLY)

- Sun, Mar.30, 1-3PM
- Wed, Apr.2, 4-6PM
- Sun, Apr.6, 1-3PM
- Sun, Apr.13, 1-3PM

• Self-guided tours ok during daylight hours

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms available online.

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

Full Details at TRFAuctions.com



www.TRFAuctions.com

434.847.7741



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

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



Tract 4: 4BR 2BA Brick Ranch Home at 1233 Coleman Rd



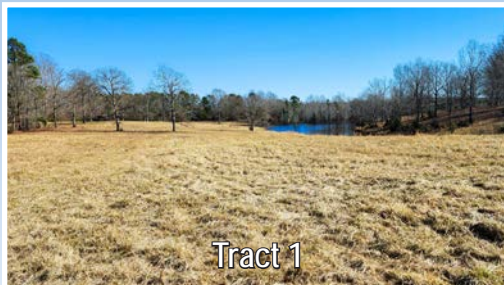
Living Room w/ Fireplace



Family Room



Tract 1



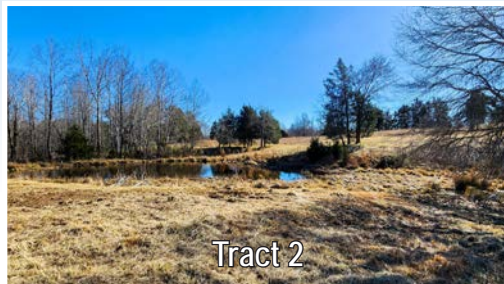
Tract 1



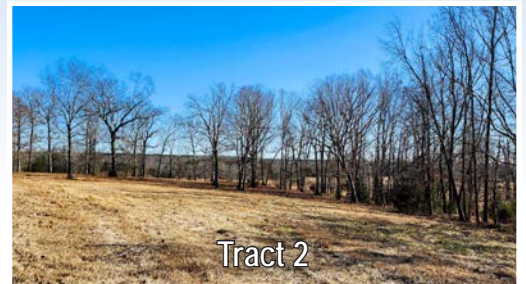
Tract 1 Homeplace



Tract 2



Tract 2



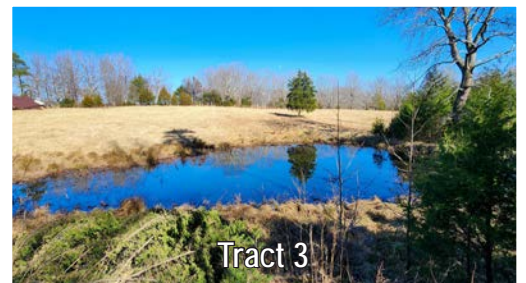
Tract 2



Tract 3



Tract 3



Tract 3



Majority in Open Fields



Peter Creek



4 Ponds!

View our online photo album or attend an open house to explore this wonderful property.

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

Return Service Requested

Real Estate
 Live Auction
 Wed, April 16

Personal Property
 Bid Online
 Ends April 24



Halifax County, VA

UPCOMING AUCTION

Betty L. Cooper Estate: 148 Acre Farm, 4BR 2BA Brick Home, Antique Cars, Collectibles, & More!



1960 Corvette Convertible



1964 Falcon Convertible



1970 Chevy CST 10 Pickup



Extensive Pedal Car Collection



Over 30 Pedal Tractors



John Deere, Case, Int'l, Ford



2 Enclosed Trailers



Royal Line Horse Trailer



International 504 Tractor



Sterling Silver



Antiques



Cookie Jars



Furniture



Records

ONLINE ESTATE AUCTION

Auction Ends: Thur, Apr.24 @ Noon
 Items at 1233 Coleman Rd, Scottsburg, VA

ANTIQUÉ CARS

- 1960 Chevrolet Corvette Convertible
- 1964 Ford Falcon Convertible
- 1970 Chevrolet CST10 Pickup

FARM EQUIPMENT & TRAILERS

- International 504 Tractor
- Allis-Chalmers Tractor
- Plows, planters, bushhogs, NH bailer
- Royal Line Horse Trailer
- (2) Enclosed Trailers

ANTIQUÉ PEDAL CAR COLLECTION

- 30+ pedal cars and tractors incl. John Deere, Farmall, Case, Allis-Chalmers, Ford, International, Corvette, Hook & Ladder, Western Flyer, and more

ANTIQUÉ & COLLECTIBLES

- Beautiful furniture, cabinets, tables, chairs
- Sterling Silver incl. Coffee & Tea Service Set
- Record Collection
- Cookie Jar Collection
- Plus antique bottles, glassware, crystal, lamps, cast iron, vintage toys, advertising memorabilia, dolls, costume jewelry, vintage kitchen, & more!

DIRECTIONS: see real estate listing inside

PREVIEWS:

Sun 4/13 1-3 • Wed 4/16 3-6 • Wed 4/23 10-2

REMOVAL: Fri 4/25 & Sat 4/26 9am-4pm

TERMS: As-Is. 10% buyer premium. Cash, check, or credit card. 3% fee for credit card. Full terms online.

Bid Online at
bid.TRFAuctions.com