

RM · RIVERSTONE RANCH ·
A Hidden Masterpiece!



BLUE RIDGE MOUNTAINS | ROANOKE, VIRGINIA

AUCTION

October 28th • 10am ET

The Hotel Roanoke & Conference Center

979± ACRES

Offered in its Entirety

800.829.8747 | HallandHall.com





AUCTION | OCTOBER 28TH, 2020

RSM - RIVERSTONE RANCH -

RiverStone Ranch is surrounded by the Blue Ridge and Appalachian mountains, but still accessible to major metropolitan areas.



Directions From Roanoke - Travel Northeast on Interstate 81 to Exit 162
Proceed northeast on Lee Hwy/Main St/11 into the town of Buchanan, VA
Turn West (left) onto 43/1st St/Narrow Passage Rd. and proceed for 3.75 Miles
Turn West (Left-just past James River High School) onto Springwood Rd and
proceed for 1.3 Miles. Turn North (right) onto Trebark Rd (625) and proceed for
3.2 Miles to the Property.

- Roanoke, VA - 30 miles
- Charlottesville, VA - 100 miles
- Durham, NC - 150 miles
- Richmond, VA - 170 miles
- Charlotte, NC - 220 miles
- Washington, DC - 220 miles

Fascinating History of RiverStone Ranch

'We need to utilize James River as our gateway to the West', George Washington wrote to Governor Benjamin Harrison in 1784, just one year after the end of the American Revolution.

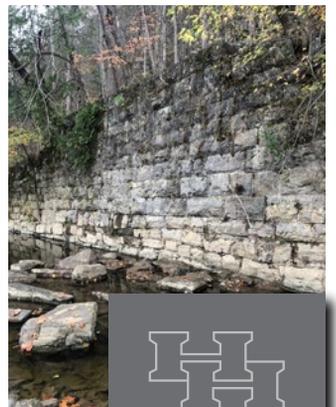
Washington had a bold vision to greatly expand commerce through the transportation of cotton and tobacco by bateaux along the James River. Gradually, as his plan was implemented, the outposts of Scottsville, Lynchburg and Buchanan were established.



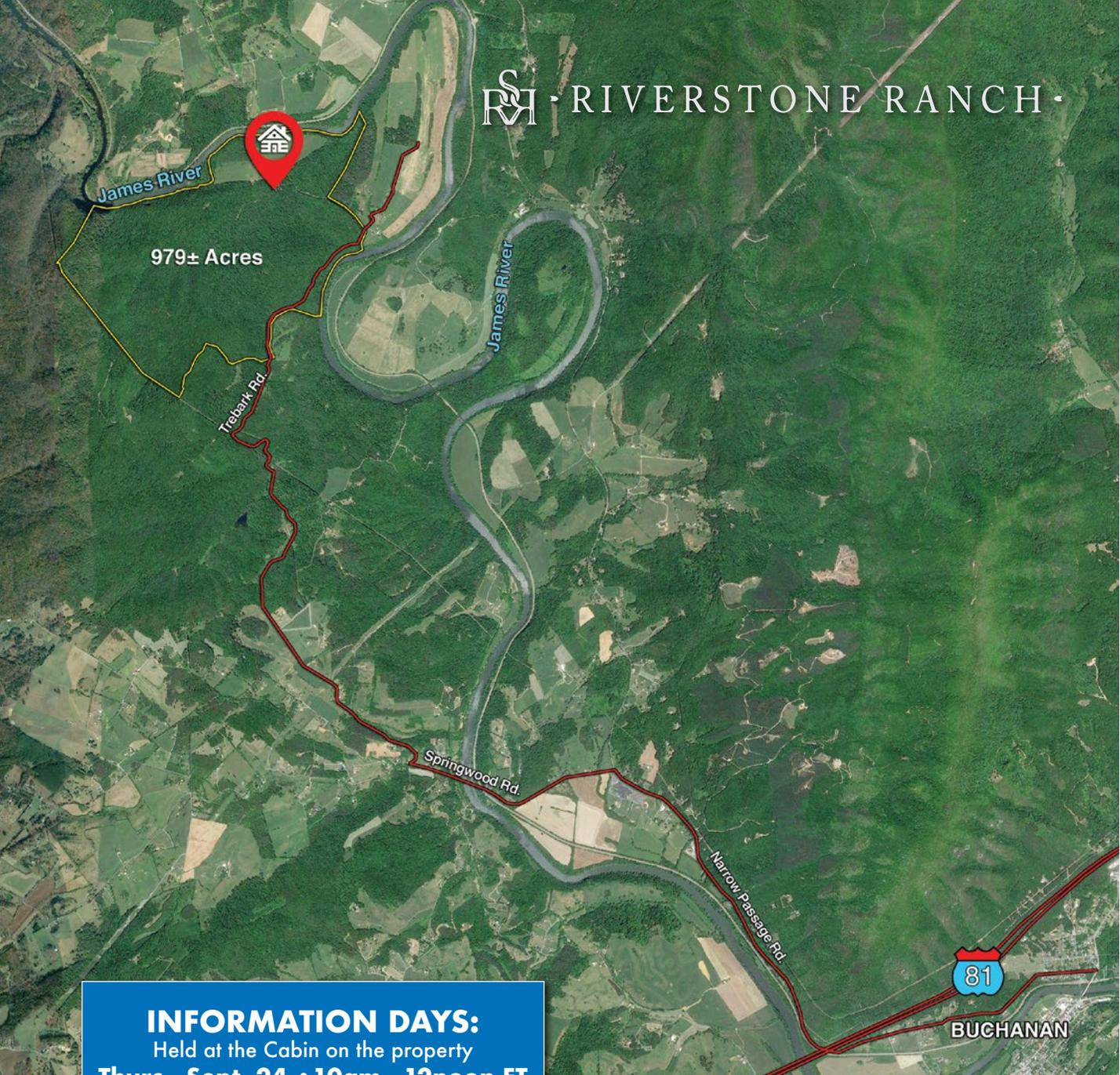
As a result of the early success of the James River Kanawha Project, the General Assembly requested that it be extended to Covington. However, there was a rather imposing problem...a huge bend in the James River which prevented bateaux travel due to the rocks and rapids. James Madison, Chief Justice John Marshall (whom the tunnel is named for) and others, developed a plan to tunnel through the mountain and bypass the river bend. The immense project would take place on what is now known as RiverStone Ranch.

The project began with a tunneling crew on each side of the mountain with hopes of meeting in the middle. They had only hand tools to dig through solid rock which resulted in tunnel taking much longer to complete than planned and at an extraordinary cost. With the railroad industry quickly expanding and the impending Civil War, the project was abandoned after 6 years in 1865, never to be completed.

What was initiated with the James River Kanawha Project in Richmond, Virginia in 1765 ultimately ended a century later in 1865 on this property - RiverStone Ranch. The tunnels, canals and stone walls remain just as they left them and serves as a lasting testimony to George Washington's bold vision to take wilderness and make it a civilization. RiverStone Ranch has history no other property in Virginia nor America can claim.



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INFORMATION DAYS:

Held at the Cabin on the property

Thurs., Sept. 24 • 10am - 12noon ET

Thurs., Oct. 8 • 10am - 12noon ET

Or Shown by Appointment



Explore RiverStone Ranch



The property has remained in private ownership for over two centuries. The Seller has now allowed us to open the gate to the public so they can observe and explore the beauty, history and adventures waiting at RiverStone Ranch!



Experience over 2 miles of river frontage on the James River featuring canoeing, floating, and incredible fishing. Numerous Large Muskie (up to 50 inches) and smallmouth bass (2lb-5lb) have been caught.



Enjoy panoramic views of the Appalachian Highlands from the secluded pavilion overlook!



The log cabin (3 bed/2 full bath) includes all furnishings. Completely re-sanded and stained in 2019 and in excellent condition.



Recreation includes a new High/Low house Skeet Range designed by Virginia Tech clay/skeet shooting coach.

The property also features over 7 miles of Hiking /ATV mountain trails.



813 acres of timber which could be easily managed as a sustainable resource. A timber cruise conducted in 2019 shows 5.5 Million Board Feet of timber with 85% consisting of grade Hardwood logs and remainder old growth White Pine logs.





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Hall and Hall Auctions
100 S. Cherry Ave., Unit 6D Eaton, CO 80615
800.829.8747 | 970.716.2120
www.hallandhall.com

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SUMMARY OF TERMS: A 5% buyer's premium will be added to the final bid price(s) to determine the total contract price(s). A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

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