

WATERFRONT TRACTS AUCTION

ONLINE
or
ONSITE
BIDDING

SATURDAY, APRIL 25TH @ 10AM

Auction Location: Harryhogan Rd, Callao VA

TRACT 1

Location: Harryhogan Rd

Description: 7.422± acres w/ approximately 253' road frontage on Harryhogan Rd & 220' of water frontage on Mill Creek.

Tax Assessment: \$159,600

Northumberland Co. Tax Map #: 2A(1)-5-C1

TRACT 2

Location: Harryhogan Rd

Description: 7.288 acres w/ approximately 242' road frontage on Harryhogan Rd and 223' of water frontage on Mill Creek. Tract has a road through it for easy water access. Tract also has a nice dock w/ boat hoist and electricity

Tax Assessment: \$130,600

Northumberland Co. Tax Map #: 2A(1)-5-C2

TRACT 3

Location: Harryhogan Rd

Description: 8.439± acres with approximately 162' road frontage on Harryhogan Rd and 178' water frontage on Mill Creek.

Tax Assessment: \$164,700

Northumberland Tax Map #: 2A(1)-5-C3

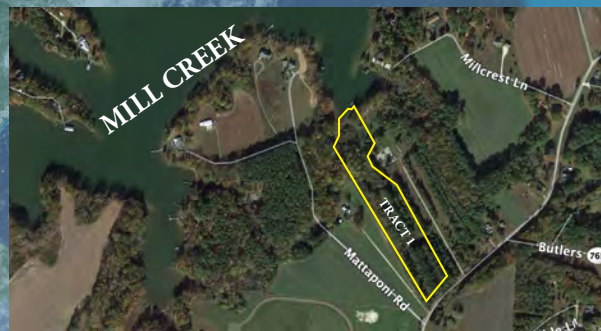
**PREVIEW SCHEDULE: 10 AM TO 11 AM ON
SATURDAY APRIL 4TH & SATURDAY APRIL 18**
Self guided tours welcome anytime.

Onsite Auction Site & Tract Directions: From the intersection of Rt 360 and Rt 202 in Callao, go northwest on Rt 202 for 400'. Turn Right onto Harryhogan Rd and go approximately 2.5 miles. The tracts will be on the left.

Terms: 10% Buyers Premium with 10% down on auction day and the balance due in 30 days. ALL PROPERTY IS BEING SOLD AS-IS WHERE-IS. A 2% Brokers Participation will be offered to qualified brokers.

Full terms available online at www.countsauction.com

Counts Headquarters located at 828 Main St, Lynchburg VA 24504 (Suite 15)



THE
COUNTS

Realty & Auction Group

434-525-2991

Sales Manager:

Pete Ramsey 434-258-6611



WATERFRONT TRACTS AUCTION

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Auction Location: Harryhogan Rd, Callao VA



TRACT 4

Location: Harryhogan Rd

Description: 44.52 ± acres with long road frontage on Harryhogan Rd and approximately 200' water frontage on Mill Creek. Tract has a very nice road from Harryhogan Rd to the interior of the property. Easements that are in place and convey with purchase are right of way easement, conservation easement, & nutrient bank easement. Construction is allowed for residence up to 4,500' footprint. Can not be subdivided

Northumberland Tax Map #: 8-(3)-2 through 8-(3)-20 plus 8-(3)-A and 8-(3)-B



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TRACT 1 : HARRYHOGAN RD.



- 7.422 ± acres
- ~253' Road frontage on Harryhogan
- ~220' water frontage on Mill Creek
- Tax assessment: \$159,600

Previews: Saturday April 4th & April 18th 10AM to 11 AM



additional information available at

www.countsauction.com



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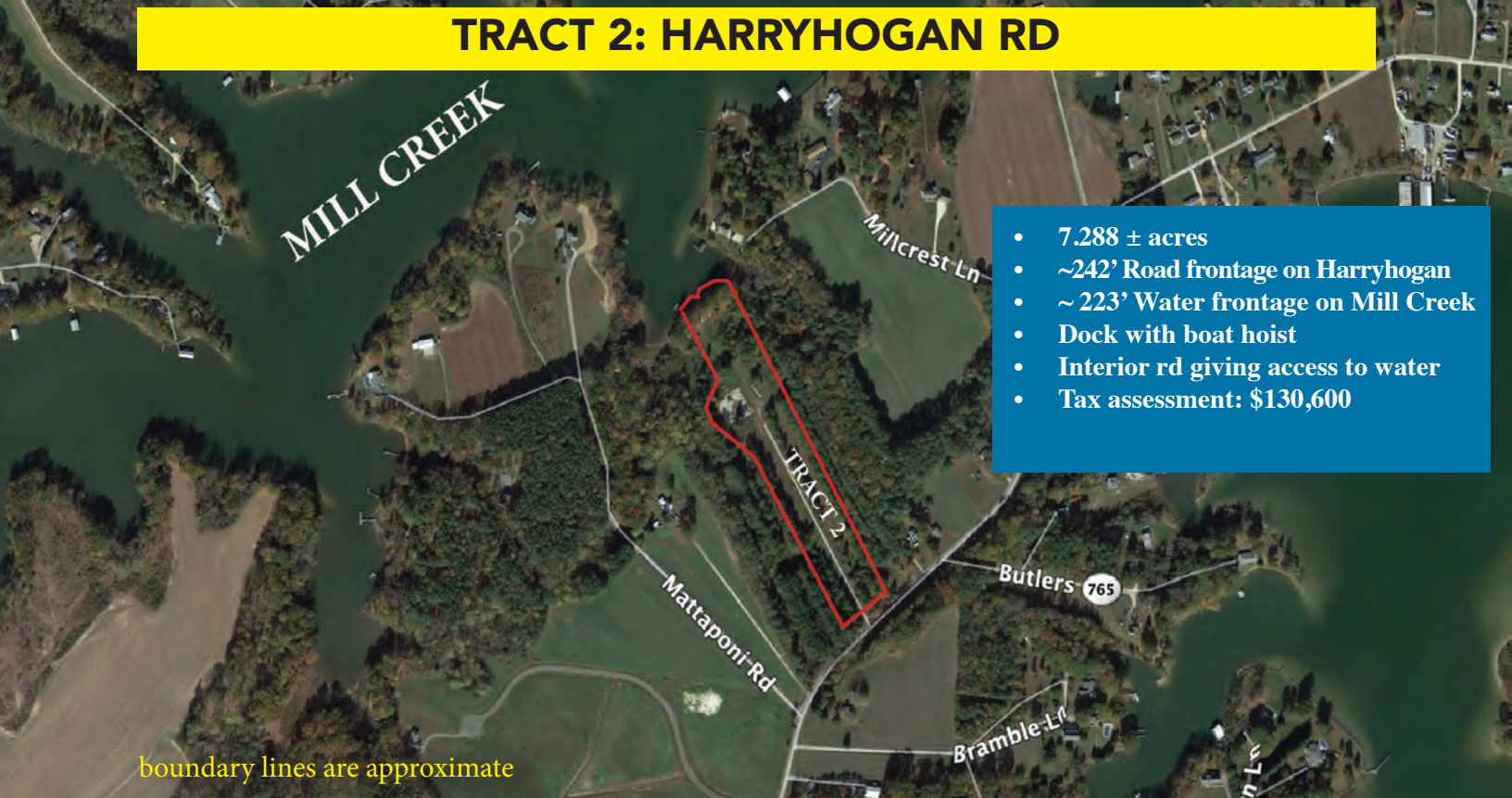
WATERFRONT TRACTS AUCTION



434-525-2991 SATURDAY, APRIL 25TH @ 10AM

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TRACT 2: HARRYHOGAN RD



- 7.288 ± acres
- ~242' Road frontage on Harryhogan
- ~223' Water frontage on Mill Creek
- Dock with boat hoist
- Interior rd giving access to water
- Tax assessment: \$130,600

boundary lines are approximate

Previews: Saturday April 4th & April 18th 10AM to 11 AM



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TRACT 3: HARRYHOGAN RD

MILL CREEK

Millcrest Ln

TRACT 3

- 8.439± acres
- ~162' Road frontage on Harryhogan
- ~178' Water frontage on Mill Creek
- Tax assessment: \$164,700

boundary lines are approximate

Butlers 765

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Bramble Ln

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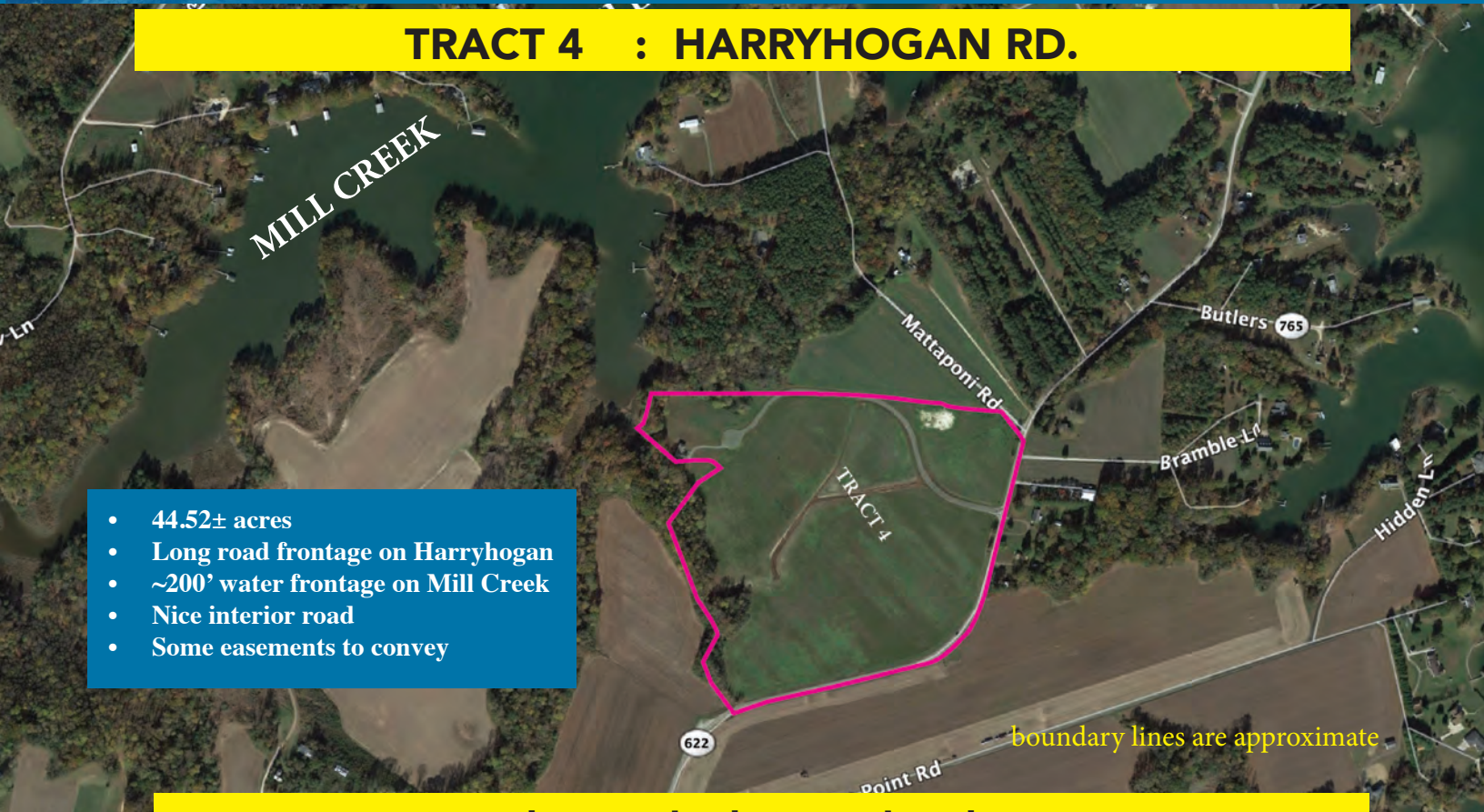
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TRACT 4 : HARRYHOGAN RD.



- 44.52± acres
- Long road frontage on Harryhogan
- ~200' water frontage on Mill Creek
- Nice interior road
- Some easements to convey

Previews: Saturday April 4th & April 18th 10AM to 11 AM



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