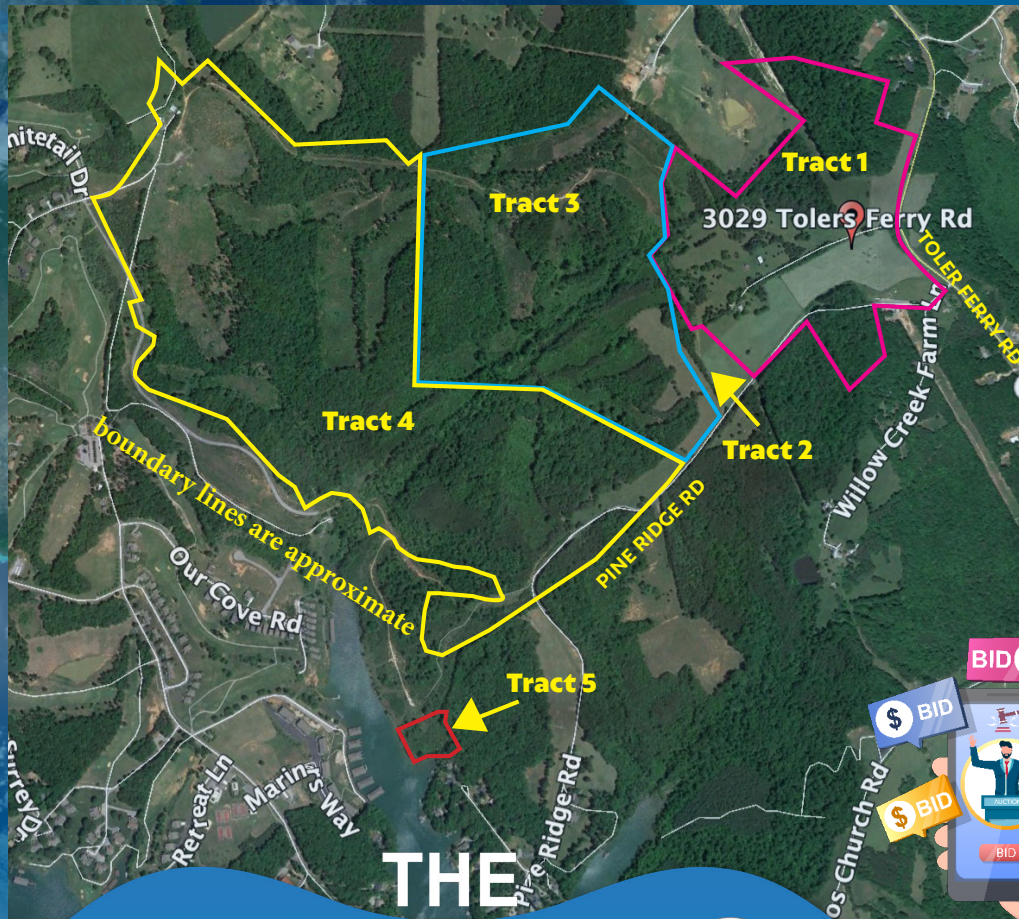


REAL ESTATE AUCTION

SATURDAY AUGUST 22nd @ 10AM

Onsite Auction Location:
3029 TOLERS FERRY RD, HUDDLESTON VA



413± Acres Selling in 5 Tracts

- Tract 1: 81± Acres w/ 2BR, 1BA house
- Tract 2: 5.7± Acres
- Tract 3: 107.4± Acres
- Tract 4: 215.3± Acres
- Tract 5: 2.8± Acres

LIVE ONSITE OR ONLINE BIDDING

provided through
proxibid

Previews: 10AM - 11AM on Sat 8/8 & 8/15

self guided tours welcome anytime

THE COUNTS

Realty & Auction Group

828 Main Street, 15th Floor
Lynchburg VA 24504

(434) 525-2991

Auction managers are :
Pete Ramsey 434-258-6611

complete details, directions and terms available at

www.countsauction.com

REAL ESTATE AUCTION

SATURDAY, AUGUST 22nd @ 10 AM



Realty & Auction Group

(434)525-2991

413.06 acres selling in 5 tracts.

- **Tract 1 – 81.68 acres (tax map #244-1-A).** This tract is about 60% pasture/crop land with the balance forested. There is a 1,338' house on this tract that has 2 BR's and 1 BA. It is currently rented on a month to month lease. It has over 1/2 mile of road frontage on Tolers Ferry Rd and Pine Ridge Rd. [SALE SITE].
- **Tract 2 – 5.73 acres (tax map #244-A-9).** This tract is mostly open land. It has approximately 430' of road frontage on Pine Ridge Rd.
- **Tract 3 – 107.49 acres (tax maps #244-A-7A and 244-A-8).** This tract is a mix of open land and forest land. The wood lands are mostly hardwoods. The tract has about 445' of frontage on Pine Ridge Rd.
- **Tract 4 – 215.32 acres (tax map #251-A-1).** The tract has about 25% open land with the balance in predominately hardwoods. It has long road frontage on Pine Ridge Rd.
- **Tract 5 – 2.84 acres (tax map #250-A-2).** This waterfront lot has approximately 395' of frontage on Smith Mountain Lake. There is no known access via land to this tract.



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Directions: From the intersection of Rt. 626 (Smith Mountain Lake Pkwy) and Rt. 608 (Tolers Ferry Rd) go 1.8 miles South on Tolers Ferry Rd. Tract 1 will be on the right. Go an additional 0.3 miles South on Tolers Ferry Rd to Pine Ridge Rd. and turn right. Watch for the tracts signs for Tracts 1 -4.

Terms: 10% of the contract price deposit on sale day for all high bidders bidding in person and for all online high bidders, a wire transfer in the amount of 10% of the contract price to The Counts Realty & Auction Group due no later than 5:00 pm EDT Wednesday August 26,2020 with the balance due in 30 days, TIME IS OF THE ESSENCE.