

(4) Real Estate Auctions Friday, June 5th

Amherst, Campbell & Bedford County Land

(3) **Stoney Creek Subdivision Lots**
Madison Heights: Auction on-site at 10am

Mini-Farm/Development Tract

Goode: Auction on-site at 12pm

(2) **Majestic Oaks Subdivision Lots**

Forest: Auction on-site at 1pm

48.512± Development Acres

Altavista: Auction on-site at 1pm

(4) Real Estate Auctions Friday, June 5th

Online Bidding Via
proxibid



Realty & Auction Group

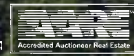
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828 Main Street, 15th Floor, Lynchburg, VA 24504

Offices in Lynchburg, Madison Heights, Richmond, Roanoke,
Forest, Christiansburg, Appomattox, Abingdon & Marion, VA



Sale held in cooperation with
Tom Dewitt of Dewitt Real Estate Auctions

**Auction
June 5
10am**

(Amherst County)

**Stoney Creek Subdivision
Madison Heights**

(3) Building Tracts: Izaak Walton Road

Lot 10: 3.295± acres
Lot 11: 3.031± acres
Lot 21: 3.708± acres

- Large private lots just off Izaak Walton Road
- Open & wooded
- 12 minutes from River Ridge Mall
- Public water, underground utilities

Property Inspections:

Walkover inspections welcomed from dawn to dusk

Directions: US-29 (Madison Heights bypass) or US-29 Business to east on VA-130 to left on Izaak Walton Road. Travel 1 mile to Stoney Creek entrance on the left.

**Auction
June 5
1pm**

(Bedford County)

Everette Road • Forest

**(2) Building Tracts:
Majestic Oaks Subdivision**

Lot 12: 1.986± acres, level-to-rolling, cul-de-sac privacy, view of stocked pond

Lot 13: 3.7± acres, beautiful pond, private cul-de-sac, dock, gazebo

Property Inspections:

Walkover inspections welcomed from dawn to dusk

Directions: From US-221 in Forest, turn south onto SR-811 (Thomas Jefferson Road) to a right onto Everette Road to right on Majestic Oaks to the end of the street. Lots will be on the right.

**Auction
June 5
12pm**

(Bedford County)

3655 Lowry Road • Goode

Mini Farm/Development Tract

Preliminary approval for 15-lot subdivision on file
(awaiting bond to be posted, plus home on 16th lot)

- Conveniently located between US-460 & US-221, between Lynchburg & Bedford
- Beautifully level-to-rolling terrain
- Located in Village of Lowry
- Great Peaks of Otter views
- Charming 2-story farm house (restored in 2002) on property currently rented for \$1,000/month.
- Zoned AV, lots from 1± to 3± acres

- Health-department approved soil
- Farm House on 1.3± acres, remaining 22.01± acres could be subdivided into 15 additional lots

**Property Inspections:
Wed, May 20th & 27th (12-1pm)**

Directions: US-221 between Bedford & Lynchburg, turn left on Lowry Rd (just past Otter River Elementary). 0.5 miles to home on left.

**Auction
June 5
3pm**

(Campbell County)

Tardy Mountain Road • Altavista

48.512± Acres

- 0.75± miles from Walmart
- 2,000± feet fronting Tardy Mountain Road
- Proposed townhouse development site plan for 280± townhomes on file
- Currently zone A-1
- Convenient location just off US-29
- Great development potential!
- Existing public water
- Currently leased for pasture

**Property Inspections:
Friday, May 22nd (12-1pm)**

Directions: From Lynchburg, take US-29 South to first Altavista exit. Turn right into SR-712, then right on Tardy Mountain Road. Look for auction signs!

Online Bidding Via

proxibid

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Terms for All (4) Auctions: 5% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.

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