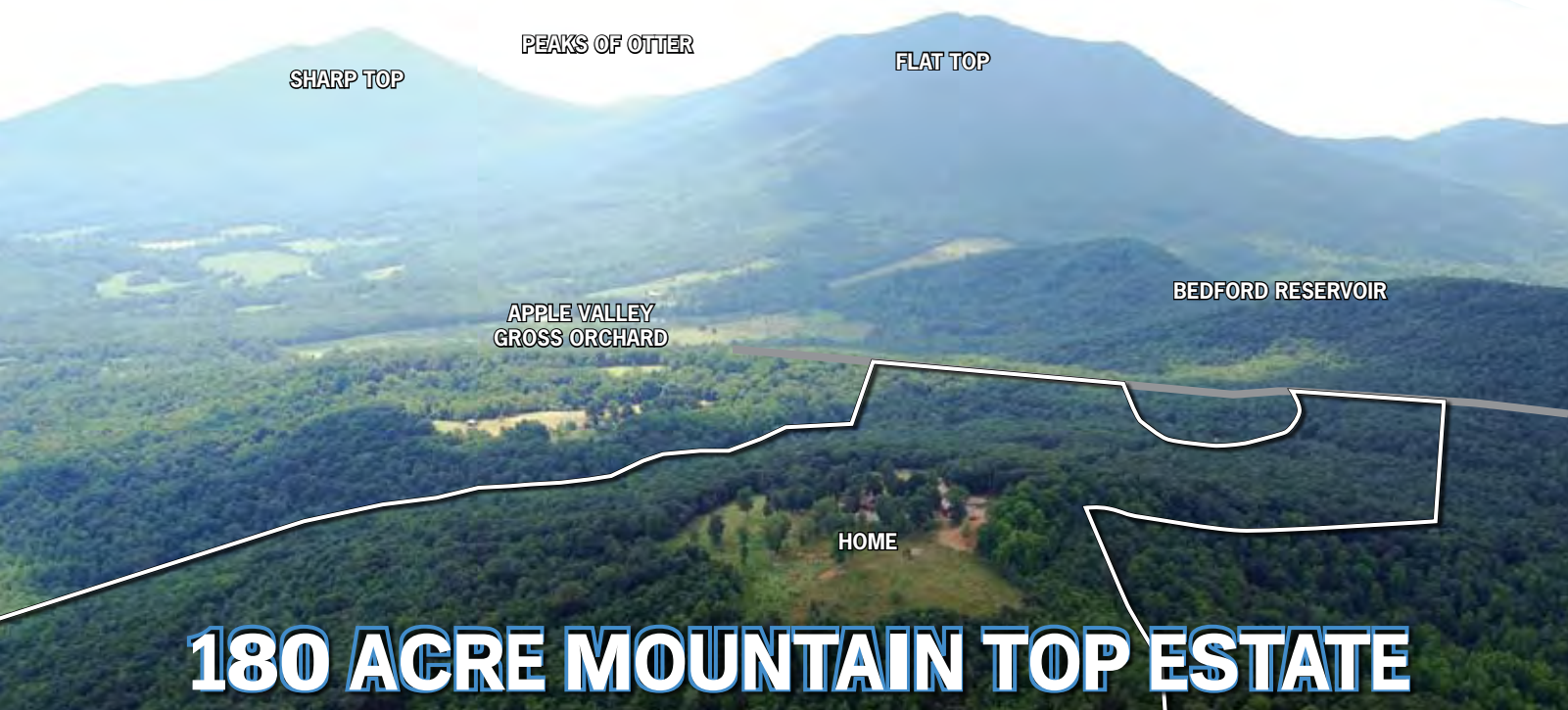


ABSOLUTE AUCTION

SATURDAY, AUGUST 23 @ 10 AM



1500 AIRSPUN LANE • BEDFORD • VA



BEAUTIFUL 4300 SF HOME



1920 SF COMMERCIAL GARAGE



GORGEOUS MOUNTAIN SETTING



PANORAMIC VALLEY VIEWS

Once in a lifetime opportunity! 180 beautiful acres on top of Suck Mountain one range over from the Peaks of Otter. Gorgeous view of the Peaks in your front yard and panoramic valley views in every direction.

PROPERTY HIGHLIGHTS

- 180 acres offered in 4 tracts and as a whole
- Beautiful 4300 SF, 4BR, 3BA home perched on the very top of the mountain
- Home is lavishly finished in various native wood (mineral rich white oak, American walnut, poplar, ash, white pine, cedar, etc)
- 1920 sq.ft. commercial garage/workshop
- 1674' frontage on Suck Mtn Rd & frontage along entire length of Airspun Ln (both pvt roads)
- Mostly wooded in hardwoods

OFFERED IN 4 TRACTS & AS A WHOLE

Tract 1: 40+ acres includes the home, shop
Tract 2: 27+ acres; majority is wooded; 638' of frontage on Suck Mtn Rd; long frontage on Airspun Ln; great building sites w/ views of the Peaks or views of the valley
Tract 3: 25+ acres; majority beautifully wooded; 860' of frontage on Suck Mtn Rd; includes 50' right of way for Tract 4
Tract 4: 88+ acres; entirely wooded; several building sites offering excellent views of the Peaks and the surrounding valley; well already on site; accessed by 50' right of way through Tract 3

DIRECTIONS

From Main St in Bedford, take Rt.221N quarter mile to LEFT on Rt.43; 5 miles to RIGHT on Jopling Rd; half mile to LEFT on Wheats Valley Rd; 1-1/2 miles to RIGHT on Suck Mountain Trail; one mile to RIGHT on Airspun Lane; half mile to end

OPEN HOUSES

Sunday, August 10 from 1-3 pm

Sunday, August 17 from 1-3 pm

Thurs, August 21, 3-7 pm (real estate & personal property)

TERMS

Real Estate: 10% deposit day of sale by cash or check. Balance due at closing on or about 30 days. 5% buyer's premium.

Personal Property: Full settlement day of sale by cash or check. 5% buyer's premium.



VAAF501

2508 Langhorne Rd
Lynchburg, VA 24501
trfauction@aol.com

www.trfauctions.com

For more information,
visit our website or call
(434) 847-7741



1500 AIRSPUN LANE • BEDFORD • VA

THE HOME

- Beautiful 4300 finished sq.ft., 4 bedroom, 3 bath home perched on the very top of the mountain
- Fantastic view of the Peaks of Otter and panoramic valley views in every direction
- Home is lavishly finished in custom woodwork made from some of the choicest trees hand selected by the owner, a forester, from local forests.
- Quality construction & wonderful craftsmanship
- Wide plank wild cherry floors with walnut pegs
- The large great room features soaring walnut ceilings, walnut beams, wild cherry built-ins, solid cherry trim, and mountain rock fireplace with cobblestone hearth and solid walnut mantle. Beautiful accent lighting highlights beams, fireplace, and sunburst window in kitchen.
- The kitchen features solid wild cherry cabinets hand made by local Mennonites, large center island, a thick flagstone slate floor, a solid hardrock maple butchers block, and a wild cherry and walnut sunburst accent window above the cabinets
- Master bedroom is 15' x 31' and featured in mineral rich white oak (deeper, richer grain than standard white oak) including solid wood paneling, mouldings, and doors plus (2) 6'x6' walk-in closets lined in solid cedar paneling. The master bath is richly highlighted in beautiful American walnut with a Jacuzzi tub in a walnut surround, walk-in tiled shower, and an African walnut entertainment center inlaid with wild cherry.

- The huge 25' x 30' den features pin knotty cedar, mountain rock fireplace, and carpeted floor.
- Even the extra wide basement stairway is lavishly done with an ornate solid teak door, solid white oak paneled walls, white oak treads w/ white pine backing, cherry railings, and a gorgeous white pine and cedar diamond checkered ceiling.
- Extra wide, extra long 2-car garage in basement with interior and exterior entrances.
- Large 12' wide deck extends along 2 sides of the home plus a 12' x 24' benched extension to sit out and enjoy the grand view of the Peaks; great for entertaining
- 2-zone heat pump. Zone 1 (bedrooms) backed up with an oil furnace. Zone 2 (living area) has electric back up. Entire system is backed up with a very efficient Clayton wood/coal furnace.
- 400 amp electric provided by AEP; home and well pump are generator ready
- Plus NuTone lighting, Pella windows and doors, security system that begins from the driveway and covers the home and shop, architectural 80 shingled roof (<10 yrs old), insulated water lines, central vac, Rainsoft water softener, exterior walls and zone walls fully insulated, & partially floored attic



Great Room in Walnut & Cherry



Master Bath in Walnut

ROOM SIZES

<u>Main Level</u>	2432 sq.ft.		
Great Room:	24' x 19'	Kitchen:	24' x 12'
Sunroom:	12' x 31'	Master BR:	15' x 31'
Master Bath:	12' x 10'	Bedroom 2:	11' x 12'
Bedroom 3:	11' x 12'	Bath 2:	8' x 6'
<u>Basement</u>	2432 sq.ft.		
Den:	25' x 30'	Bedroom 4:	9' x 16'
Office:	13' x 9'	Bath 3:	8' x 8'
Utility:	11' x 30'	Garage:	22' x 30'



SHOP/GARAGE

- 30' x 64' (1920 sq.ft.) shop/garage
- Features new tin roof and security system
- Commercial garage portion is 30' x 40' with 24" thick concrete floor (for heavy equipment), 12' x 12' overhead automatic door, overhead beam chain hoists, and bathroom with toilet, utility sink and washer/dryer hookup
- Storage area is 30' x 24' with 8" concrete floor and 12' x 12' overhead automatic door

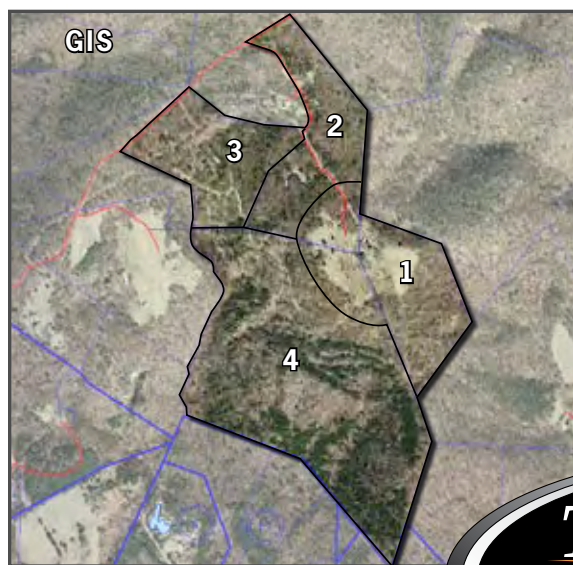


MORE INFORMATION ON ALL UPCOMING AUCTIONS INCLUDING PHOTOS, PLATS, & MORE AT

www.trfauctions.com



1500 AIRSPUN LANE • BEDFORD • VA



Offered in 4 Tracts, Combinations, and as a whole!

Tract 1: 40± acres includes the home and shop and surrounding yard located at the end of Airspun Ln. Approx. half open and half wooded

Tract 2: 27± acres; majority is wooded; 638' of frontage on Suck Mtn Rd; long frontage on Airspun Ln; great building sites w/ views of the Peaks or views of the valley

Tract 3: 25± acres; majority beautifully wooded; 860' of frontage on Suck Mtn Rd; includes 50' right of way for Tract 4

Tract 4: 88± acres; entirely wooded (majority hardwoods with some planted pine); several building sites offering excellent views of the Peaks and the surrounding valley; well already on site; accessed by 50' right of way through Tract 3

TRF
AUCTIONS
Torrence, Read, & Forehand

VAAF501

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PLUS

GUN COLLECTION, BOATS, EQUIPMENT, TOOLS & MORE!

1500 AIRSPUN LANE • BEDFORD • VA | SAT, AUG. 23, 10AM



'04 Triton Pontoon Boat



'02 Seadoo Bombadier



Colt 1903 Revolver



Winchester Model 1892



Walther P-38



Remington 12ga Shotgun



Springfield 1898 Krag



Colt 12 ga Double Barrel

GUN COLLECTION (all guns in good to very good condition unless noted)

- Remington Model 1917 Springfield-Enfield rifle, 30-06, original strap
- Springfield 1898 Krag rifle, 30-40 cal, bolt action, lthr strap, #370476
- Springfield .308 Cal. Rifle – semi-auto, 20 round clip, grenade launcher sights, "winter trigger", flash suppressor, & bipod, #00011810
- Colt's Pt. F A Mfg. 12ga double barrel shotgun, Damascus barrel, original butt plate, silver initial plate on stock; #10164
- Remington 12ga double barrel shotgun patent 10/30/1894, #379596
- Winchester .32-20 lever action repeater rifle, Model 1892, #186077
- Springfield 1884 .45-70 Trap Door rifle #395464
- Springfield 1884 .45-70 Trap Door rifle, #490538
- Remington Model 03-A3 military rifle, bolt action, 30-06, #3829229
- WWII Japanese rifle, chrome barrel inside, bolt action, original, #18532
- Remington Mohawk 600, .222 cal bolt action rifle w/ Galaxy 3-9x scope, #641559
- Ruger Mark II bolt action 270 cal., #791-58815
- Remington Model 597- 22 cal. magnum, w/ Infinity Sweet 16 scope, never shot w/ box, #2997781M
- Glenfield Marlin Model 60 .22LR, semi-auto, #22461679
- Springfield .22 Cal. Rifle – bolt action, single shot, #P541966
- Winchester Model 52- 22 cal long rifle, bull barrel, bolt action, target rifle, #60625B
- Glenfield JC Penny model 6660 22LR, #26249024
- Sile black powder rifle, .50cal, original butt plate, double trigger pre-set, #82213
- Parker Brothers 12ga double barrel shotgun, Damascus steel, rabbit ear, silver initial plate in stock & silver inlay, cracked stock, #104429D
- Remington 12ga. shotgun, double barrel, rabbit ear trigger, #42902
- "Belgian" Browning 12ga. shotgun, semi-auto, modified choke, original butt plate, #29279
- Ithaca 12ga. shotgun, double barrel, side-by-side, Ithaca NY #3283737
- Revelation 12ga. shotgun, Model 350H, 3", 36" barrel, #A360113
- Winchester Model 1400 MKII 16ga. shotgun, semi-auto, 2 3/4" chamber, vented rib barrel, #N517589

- L.C. Smith 16ga. shotgun, double barrel, side-by-side, Fulton NY, #35970
 - Remington Model 1100- 12ga. shotgun, semi-auto, vented rib barrel, 2 3/4" barrel, #L677252V
 - Winchester 12ga. shotgun, single shot, reinforced breach, #48890
 - Extra stock for 1903 or 03-A3 rifle
 - Remington Model 1100 16ga. shotgun, semi-auto, #L597828W
 - Walther P-38 1400D pistol, 9MM
 - Colt D.A.38 US Army model 1903 revolver, #205467
 - Ruger .357 Magnum revolver; custom grip
 - "Lynchburg Buckeye – Hunter's Friend" shotgun receiver & barrel only
- Plus misc. ammunition, holsters, scopes, knives, sword & more!
See website for detailed photos!

PONTOON BOAT & JET SKI

- (selling for US Bankruptcy Court)
- 2004 Triton Summit 220 Gold 22' Pontoon Boat with a Honda 90 (90hp) outboard motor; seats 11; no trailer
- 2002 Seadoo Bombadier w/ trailer; 160 hrs

VEHICLES & EQUIPMENT

- Caterpillar 955L track dozer- new bottoms, new roller bearing track w/gator clips
 - Caterpillar 416 backhoe/loader- 4WD, new gauges, 18" backhoe bucket
 - (2) backhoe buckets – (1) 2', (1) 3'
 - 1981 International Dump Truck – 87,373 miles, 270 Cummins Engine, pulling tandem, oversize stump bed, new lift, new hoist, new windshield, new anti-cut front tires
 - 1978 Chevrolet C-65 Dump Truck – 106,541 miles, V-8 engine, 12' bed, new tires
 - Heavy duty equipment trailer, 3 axle, 9 ton, pintle hitch
 - 1986 John Deere 1050 Tractor with 75 front end loader, 4 WD, 1585 hr
 - 1947 Willis CJ2A Jeep- first civilian jeep made after the war, 24,555 miles, ss gas tank, 4 cylinder, winch
 - John Deere 170 38" riding mower
- Plus 5' heavy duty bush hog • 6' Box scraper • Disc plow • sickle mower • boom lift • 3-pt. landscaping rake • 3-pt drum sprayer • 3-pt. fertilizer spreader • 3-pt. snow scraper • Tractor counter-weights • Antique farm implements

TOOLS & SUPPLIES

- Papa Bear wood stove • Large Craftsman tool chest w/ 3 boxes • Lincoln 5P175 plus Arc welder • Craftsman 10" radial arm saw • Craftsman 10" table saw • Craftsman Drill Press, 15", 12 spd, 1/2 HP • Amrox band saw model B5450 • Craftsman Intek pressure washer, 6HP, 2400 PSI • 1/2 HP bench grinder • Parts washer – new • Dewalt Wild Cat grinder • Pneumatic engine hoist • Lincoln power feeder rechargeable grease gun • 550 gal diesel tank w/pump handle • Homelite leaf blower • storage tank • assort. gates • Ig. plastic water tank • Ig. assort. fence posts • assort. stepping stones • Ig. assort. PVC pipe & fittings • Assort. tow straps & chains • fireplace grates • misc. engine maintenance supplies • Ig. assort. floor jacks • Misc. wood & wire • Reciprocating saw • Sm. Propane tanks • Misc. ladders • 550 6/12 volt heavy duty battery charger • assort. chain, tow hitches & couplings • assort. air & water hoses • Propane blow torch • (8) landscaping timbers • assort. hardware (screws, nuts, bolts, etc.) • Shop-vac • Assort. shop tools (dolly, port. air tank, grease guns, hand tools, etc.) • Assort. oils & lubricants • Torpedo shop heater, propane • 3 HP water pump • large roll co-ax. cable • Aeromotor 1/2 HP water pump • Misc. weed eaters (Toro, Stihl) • Misc. electrical supplies (cable, etc.) • Misc. yard supplies (lime, seed, fert. etc.) • Misc. welding supplies (rack & hoses, regulators, etc.) • (2) bench vice • Misc. steel, I beams, & box tubing • 8" bench grinder • Misc. heavy glass • Lg sawmill blade • 4" Rolling stairs • Assort. work lights • Pipe insulation • Roofing shingles

PERSONAL PROPERTY

- Refrigerator • Kenmore washing machine • G.E. dryer • stainless steel sink • Fish pond • Commercial Cooker • (2) children's bicycles • "Coca-Cola" plastic crates • Misc. baskets • Misc furniture (chairs, sofas, tables, etc)

ANTIQUES

- Large, antique grinding wheel with crank arm and stand • Antique wooden barrel • Assorted vintage tools • Antique toy truck • Assort. vintage glass and bottles • Lanterns • Misc. horseshoes • Assort. antique farm implements



CAT 416 Loader Backhoe



CAT 955L Dozer



3-Axle Equipment Trailer



'78 Chevy C-65 Dump



'81 International Dump



JD 1050 4WD Tractor



JD 170 38" Mower



'47 Jeep Willis CJ2A



Colt 12 ga Double Barrel

Springfield .308

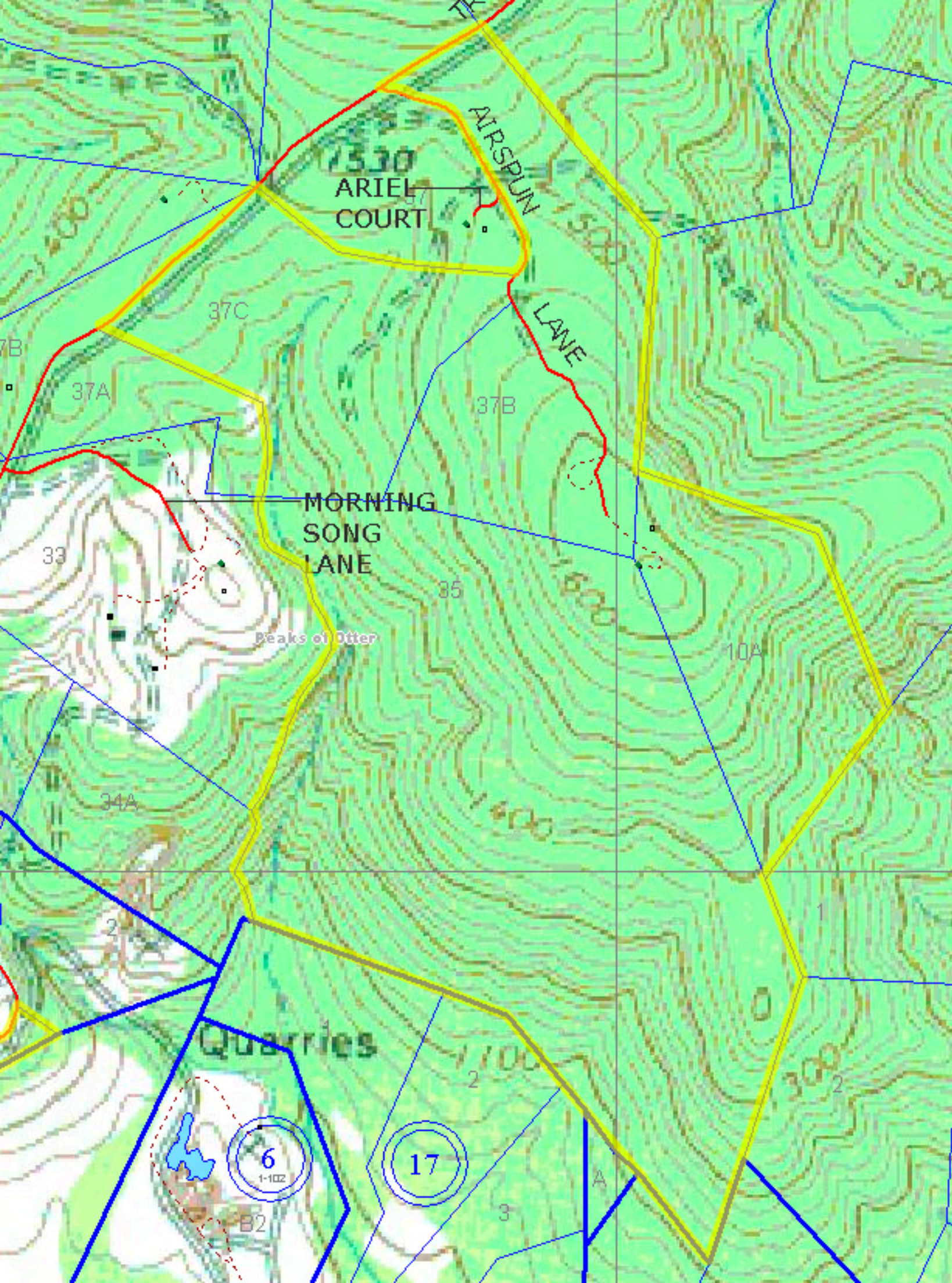


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ARIEL COURT

AIRSPUN LANE

LANE

MORNING SONG LANE

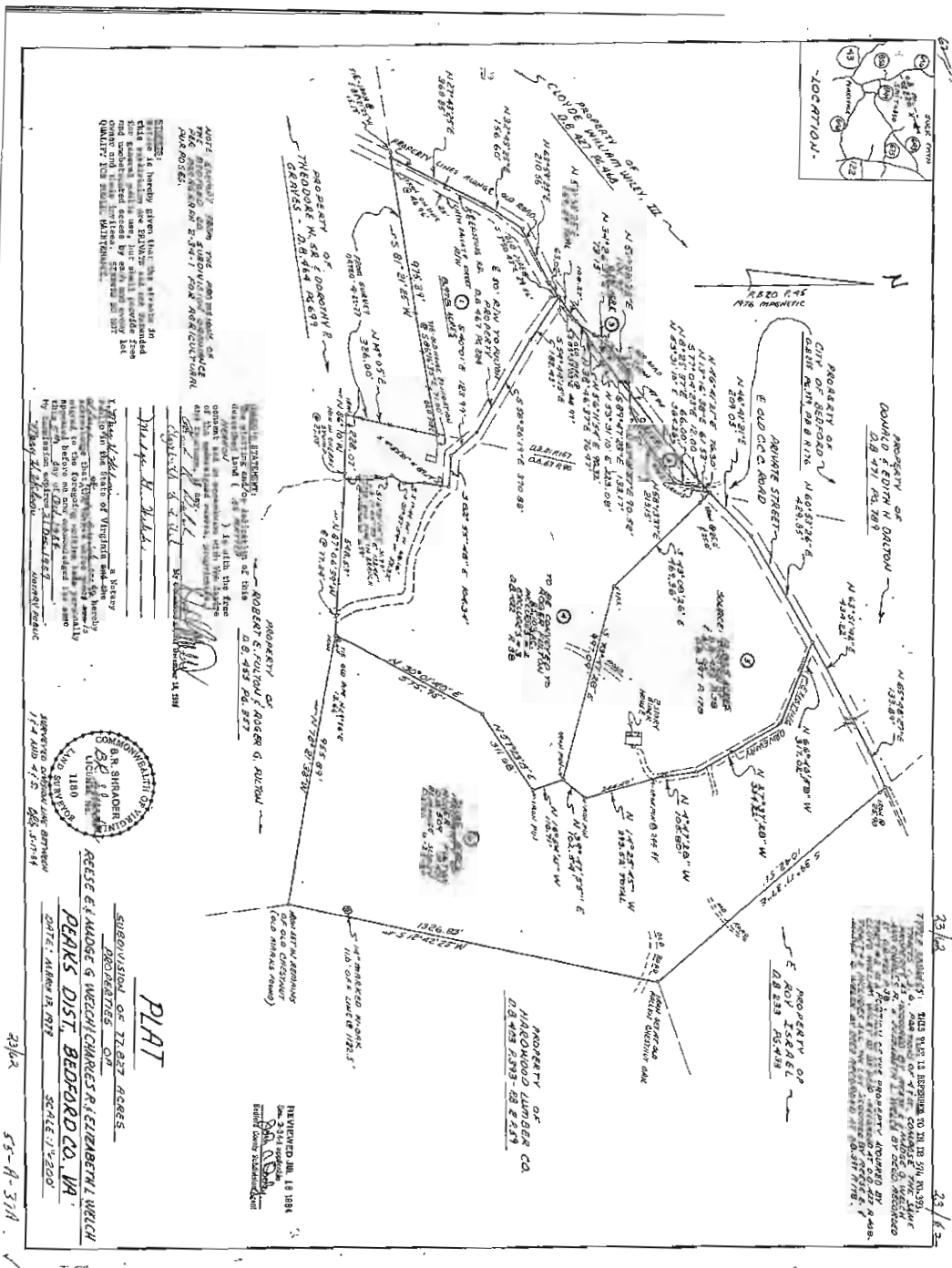
Peaks of Otter

Quarries

6
1-102

17

B2



NOTE:
 A-B — BASED ON SURVEY COMPLETED JULY 20, 1962
 B-C — BASED ON SURVEY FOR WALTER CORR & ROBERT T. WANDREI, DATED NOVEMBER 4, 1976 (RESURVEYED 5-25-83)
 C-D — BASED ON SURVEY FOR RUTH K. B. STEPHEN T. ENORES, DATED APRIL 22, 1977
 D-A — BASED ON SURVEY FOR REESE E. & MADGE B. WELCH & CHARLES R. & ELIZABETH L. WELCH, DATED MARCH 13, 1975

0.1531 Acre Parcel approved to become part of adjoining property only and not approved as a separate building lot.
APPROVED NOV 21 1983
 Bedford County Subdivision Agent
APPROVAL VOID IF NOT RECORDED BY MAY 13 1984

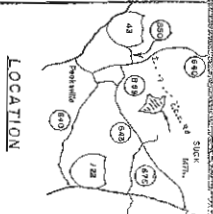
98.825 AC. — Existing Parcel Properly
REVIEWED NOV 21 1983
 Bedford County Subdivision Agent

PROPERTY OF
 HARRISON LUMBER CORP.
 OF VA.
 D.B. 403-R-293

PROPERTY OF
 DAVID M. & MARTA S. KARNES
 D.B. 45-R-231

PROPERTY OF
 R. CHEX & HELEN B. BOLLING
 D.B. 318-R-196

1.P.S. IRON PIN SET
 L.R.F. IRON PIN FOUND



PROPERTY OF
 ROGER R. FULTON
 D.B. 209-R-431

EXISTING PROPERTY OF ROGER & FULTON 98.825 AC. PARCEL
 PART 3 PARCEL FROM ROBERT T. & ELLEN A. WANDREI 0.1531 AC.

99 ACRES
 1 ACRES
 1 TOTAL

PROPERTY OF
 REESE E. & MADGE B. WELCH
 &
 CHARLES R. & ELIZABETH R. WELCH
 D.B. 422-R-238

PROPERTY OF
 THEODORE W. SR. & DOROTHY R. GRAVES
 D.B. 454-R-899

PROPERTY OF
 STEPHEN ENORES
 D.B. 440-R-427

PROPERTY OF
 WALTER CORR,
 D.B. 420-R-510

PROPERTY OF
 ROBERT T. & ELLEN A. WANDREI
 D.B. 430-R-618

OWNER'S STATEMENT
 THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

STATE OF VIRGINIA, AT LARGE
 COUNTY OF BEDFORD, TO-WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY
 Roger G. Fulton, Robert T. Wandrei and
 Ellen A. Wandrei.

THIS 16th DAY OF May 10/5/83, 1983
 BY COMMISSIONER BENNETT

[Signature] NOTARY PUBLIC

PLAT

RESURVEY OF 99.294 ACRES

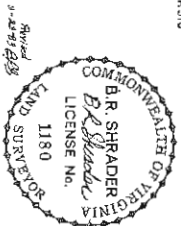
FOR

ROGER G. FULTON

PEARS DIST. BEDFORD CO. VA

DATE: SEE NOTE SCALE 1"=200'

TAX I.D. 55-A-35



Surveyed
 11-27-1983