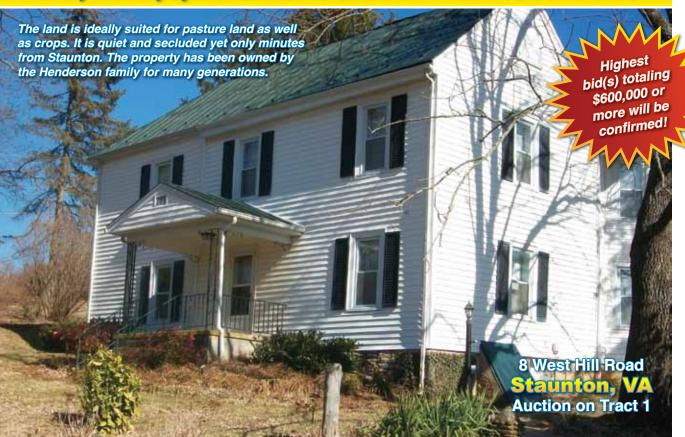
### Historic Farm Auction (On-Site) Saturday, May 30<sup>th</sup> at 10am

4BR, 1.5BA, 3,126±sf Home Circa 1747 on 103.86± Acres





# 1-800-780-2991 www.countsauction.com

828 Main St, 15th Fl, Lynchburg, VA 24504

Offices in Lynchburg, Forest, Christiansburg, Appomattox, Abingdon & Marion, VA









Terms: 10% Buyers Premium added to high bid(s) to determine contract sales price(s). 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 to the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations o

Download our free iPhone or Android app for auction updates!

## 4BR, 1.5BA, 3,126±sf Home on 103.86± Acres







#### **Tract 1: 7.119 acres**

Includes the 4BR, 1.5BA, 3,126sf house, a barn that is approximately 60' x 36' and a garage that is 24' x 24'. The house has on the first floor a large kitchen with a pantry and storage room, living room, dining room, library, and a half bath. The house is heated by fuel oil and propane and has been well maintained to include a recently painted roof. More than 20 property photos (including interior photos) available on our website. *Highest bid(s) totaling \$600,000 or more will be confirmed.* 

#### **Tract 2: 96.741 Acres**

Pasture and crop land that is well fenced around the perimeter with numerous cross fences. It is ideal for growing crops as well as grazing for livestock - cattle or horses

#### **Open Houses**

Sunday, May 10<sup>th</sup> (1-3pm) Wednesday, May 13<sup>th</sup> (1-3pm) Sunday, May 17<sup>th</sup> (1-3pm) Other times by appointment. Driving directions available online.

On Top of the Auction World

www.countsauction.com 1-800-780-2991

#### Sale Manager:

Pete Ramsey (434) 258-6611 pete@countsauction.com