

BANKRUPTCY AUCTION



Bedford Co.

Friday, January 31 at 12:30 PM
Auction Held On-Site



126 Acre Farm with Shop and Pond • Offered in 2 Tracts



10,000 Sq.Ft. Shop



Shop Interior



Hay Barn



Pond

1788 EAGLE POINT RD • HUDDLESTON, VA

Selling for Robert O. Tyler, Chapter 7 Trustee for the U.S. Bankruptcy Court.

- 126.532 acres in Bedford County
- Tax Map # 216-A-34
- Majority in pasture, fenced and cross-fenced
- All 12 pastures service by an automatic watering system (total of 8 water troughs)
- 4-board fencing along the road frontage
- 1 acre pond near center of property
- Stream traverses near the rear of the property
- Nice 100' x 100' pre-engineered steel building features concrete floor, (2) 16' x 16' overhead doors, 14'-6" eave height, metal halide lighting, ceiling fans, 400 amp electric service, and an office area that offers a reception area, 2 large offices, and full bath
- 65' x 45' hay barn
- Topography is level to rolling
- Zoned AP - Agricultural Preserve

OFFERED IN 2 TRACTS AND AS A WHOLE

- Tract 1: 121+/- acre farm tract. Includes the hay barn and pond. Ideal for livestock.
- Tract 2: 5 acres. Include the 100' x 100' shop. Ideal for commercial use.



DIRECTIONS

- **From Lynchburg:** US-460W to LEFT on New London Rd at Sheetz. 5mi to RIGHT on Rt.24. 5mi to LEFT on Rt.707 (Lone Oak). 1st LEFT on Eagle Point Rd. 0.8mi on the left.
- **From Roanoke:** Rt.24E 28mi to RIGHT on Rt.707 (Lone Oak). 1st LEFT on Eagle Point Rd. 0.8mi on the left.
- **From Bedford:** Rt.43S 12mi to straight on Rt.24E. 1mi to RIGHT on Rt.707 (Lone Oak). 1st LEFT on Eagle Point Rd. 0.8mi on the left.

AGENT ON SITE

- Sunday, Jan.12 from 1-3 PM
- Wednesday, Jan.22 from 12-2 PM
- Tuesday, Jan.28 from 3-5 PM
- Day of sale beginning at 11:30 AM
- **By appointment.** Call us at 434.847.7741

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for agent form.

TERMS: 10% deposit day of sale from high bidder by cash or check with ID. Balance due on or about 30 days. NO buyer's premium will be charged! Sale subject to approval by U.S. Bankruptcy Court. Complete terms and conditions available online.

TRFAUCTIONS
Torrence, Read, & Forehand

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Sale Site Phones for Auction Day
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For more information, call

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