

Build Your Dream Lake Home

Choose from Nine Waterfront Lots &

Six Water-Access Lots

Also, offering 40± acres with approved permit for 10-slip community boat dock


Atlantic Coast Auction
& Realty Group

AUCTION


Virginia Realty

Saturday, June 4 • 12 Noon On-site

Previews on May 7, 21, 28 & 29 from Noon to 2 p.m.

540-491-9292 • www.BuggsIslandLakeAuction.com



Whether you want a lot with frontage on the water or just one with easy access to it, this is where you can find that lake property that you've always dreamed of owning. Beechtree is the perfect location for a vacation getaway, retirement home or year-round residence. Nestled in a quiet cove on Buggs Island/Kerr Lake, these lots rest just outside of Clarksville in an area known locally as Jones Beach. These lots feature white, sandy beaches and spectacular sunsets.



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Special Financing
Offered By
Benchmark Bank.
Contact Mike Rowe at
434 374-9888.



Choose from just nine waterfront lots or six with water access. All the waterfront properties have private dock permits registered with buoys already in place. The lake-access lots will come with an individual slip reserved at the community dock. The value of these properties is further enhanced by community features such as paved roads, underground utilities, wooded lots and protective covenants.

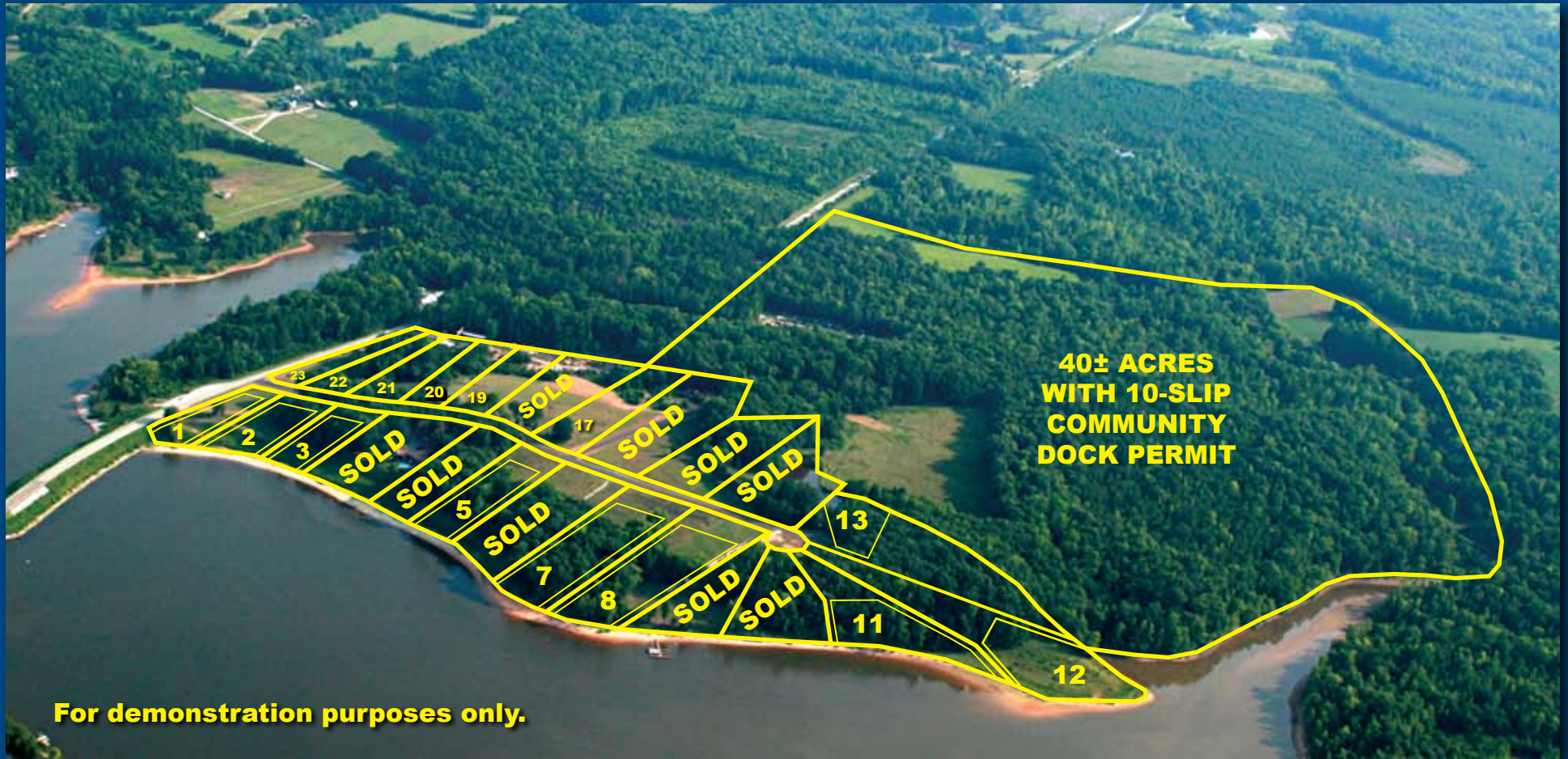
Don't miss this opportunity by delaying any further. Come to Beechtree Development, and live out your dreams!

OUR LOCATION

Beechtree is located on Buggs Island/ Kerr Lake close to the community of Clarksville, known locally as Jones Beach. This is also one of the most desirable areas. Clarksville is situated near the southern border of Virginia which makes it easily accessible to metropolitan areas of both Virginia and North Carolina.

PREVIEW DATES

May 7, 21, 28 & 29 from Noon to 2 p.m.
Forrest Harkrader, CAI, AARE
Cell Phone: 540-309-6362
Rick Manley, CAI, AARE
Cell Phone: 540-874-5965
C.T. Wingfield, CAI, AARE
Cell Phone: 434-660-0170



Fantastic Developer/Investor acreage tract. Property includes an approved 10-slip community boat dock with deeded access travel path for electric carts to take you to the dock from your home! Create a large estate or divide as allowed by local zoning. A rare opportunity to decide how to use the property now and into the future. Utilize the land the way that best suits you. Tracts of land like this don't become available very often.

DIRECTIONS

From Downtown Clarksville, head northeast on US-15 N/US-58 BUS E/VA-364 S/VA-49 N/Virginia Ave toward 4th St/State Route 1105 Continue to follow US-15 N/US-58 BUS E/VA-364 S/VA-49 N. Turn left at US-15 N/VA-49 N. Turn right at VA-49 N and Beechtree Properties will be on the right.



For Complete Details
Visit Our Website
www.BuggsIslandLakeAuction.com

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Country®**
**Atlantic Coast Auction
& Realty Group**

VAAF#795

410 S. Jefferson St., Roanoke, VA 24011-2006
540-491-9292

Auction held in conjunction with:

**United
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Virginia Realty



AUCTION TERMS: Bids will be accepted from registered bidders only. Registration begins on-site at 11 a.m. Please bring a valid driver's license for identification. 10% Buyer's Premium will be added to the high bid to determine contract sale price. 10% deposit due on the day of the auction, and the balance is due at closing within 30 days. Property will be conveyed by General Warranty Deed. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by 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" "where-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. Broker participation of 2% will be offered to brokers meeting the Auction Company's guidelines for broker participation.

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