

Absolute Auction

FRIDAY, MAY 15 AT 12:30 PM



81 Acre Mountain Haven

1403 Churchill Rd • Big Island, VA (Bedford County)



FAMILY ROOM



BREAKFAST



KITCHEN



MASTER BEDROOM

Have you been looking for that special property? Here it is! A roomy 4760 finished sq.ft. custom home on 81 beautiful acres at the foot of the Blue Ridge Mountains in Bedford County!

The property is mostly open and is ideal for horses or cattle. Goff Mountain rises high in the background while Terrapin Mountain, Highcock Knob and several other Blue Ridge peaks provide a wonderful panoramic mountain view. Hunting Creek, a popular trout stream, borders the property. An on-site spring provides a great spot for future pond.

OFFERED IN 2 TRACTS AND AS A WHOLE!

- Tract 1: 61.49 Acres with Home and VIEWS
- Tract 2: 20.0 Acres with frontage on Hunting Creek and great building site

ABOUT THE HOME

The home is incredibly spacious with 4760 finished sq.ft. and 10,000+ sq.ft. under roof including an oversize 4-car garage with a RV bay in the rear, large workshop in the basement, floored attic with tons of storage, and a nice wrap-around covered porch. The living room, family room, breakfast area, kitchen, master bedroom, and master bath all capture the fantastic views.

SPECS

- Style: 2-story built in 2003
- Bedrooms: 3 with plenty of room for more
- Baths: 3-1/2 baths incl. luxurious master bath with jacuzzi tub and walk-in ceramic tile shower

- Exterior: Hardi-Plank w/ stacked stone chimney
- Roof: Architectural shingles
- Heating/Cooling: Heat Pump 2-zone, whole house fan
- Fireplace: (2) wood burning, (1) gas
- Kitchen: Beautiful country kitchen with large island/bar, veggie sink, custom maple cabinets with built in wine and spice racks, stone counter top, walk-in pantry, and great views from the bay window at the sink.
- Laundry: Full laundry room w/ W/D hookups, wash sink, and folding table
- Flooring: Hardwood throughout; ceramic tile in baths
- Ceilings: Tongue and groove wood plank
- Basement: Full, finished, walkout, workshop
- Attic: full, floored attic above garage; easily finished off into extra bedrooms, game room, offices, etc
- Porch: Full wrap-around covered porch with tongue and groove wood ceilings, fans, and recessed lighting

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

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

**Fantastic Private
Setting Perched Atop
a Foothill of
the Blue Ridge**

**TRACT 1
61.49 AC**

**TRACT 2
20 AC**

POND SITE



HUNTING CREEK



GOFF MOUNTAIN



GREAT SETTING

- Garage: Roomy 4-car with an extra tall RV bay in the rear; RV hookups inside and out
- Shop: large shop in basement features high ceilings, open floor, work bench, wood storage, hobby room, 6' double door entry, and access to full bath in basement
- Water/Sewer: Well & Septic (3 bedroom conventional)
- Electric: 400 amp service with #12 wiring (avg electric bill is around \$150/mo)
- Additional features include central vacuum, guest bath wired for sauna (need pump), hand carved beams and mantles, back porch wired for speakers, panoramic views from almost every room

SCHOOLS

- Big Island Elementary
- Bedford Middle
- Liberty High

ROOM SIZES

1st Floor

Living:	14 x 14	Family:	16 x 19
Kitchen:	18 x 14	Breakfast:	16 x 12 (2-story)
Dining:	15 x 11	Pantry:	8 x 5
Mud Rm:	14 x 8	Laundry:	8 x 10
Foyer:	11 x 11 (2-story)		
Garage:	42 x 40		

2nd Floor

Master BR: 19 x 17 plus 8x10 walk-in closet
 Bedroom 2: 15 x 11 plus 8x10 walk-in closet
 Bedroom 3: 23 x 18 (unfinished)
 Sitting Room: 18 x 15
 Floored Attic over Garage: 42 x 40

Basement

Den/BR4:	19 x 19	Office:	10 x 13
Project Rm:	8 x 9	Utility Rm:	7 x 17
Shop:	26 x 30		

ADDITIONAL INFORMATION

- Previously Listed for \$1,098,900 then reduced to \$925,000 (Tract 1: \$825,000, Tract 2: \$100,000)
- Tract 1: 61.49 ac Tax Assessed at \$307,500 (does NOT include house...house was assessed with Tract 2)
- Tract 2: 20 ac Tax Assessed at \$597,700 (Land: \$144,500, Improvements: \$453,200)
- Taxes: \$4,526/year
- Pre-Auction offers welcome.

Open house dates, directions, & terms on back cover.

<-- Oak Leaves Hand Carved in Oak Beam

PHOTOS, PLATS, HOUSE PLANS, VIRTUAL TOUR & MORE AT

www.TRFAuctions.com

Absolute Auction

Friday, May 15 at 12:30 pm

1403 Churchill Rd, Big Island, VA

OPEN HOUSES

- Sunday, April 26 from 1-3 pm
- Sunday, May 3 from 1-3 pm
- Tuesday, May 12 from 12-2 pm
- Other times by appointment, call (434) 847-7741

DIRECTIONS

From Bedford: 122 North 15 miles to LEFT on Red Hill Rd; quarter mile to LEFT on Church Hill Rd; cross creek; driveway on right (look for signs).

From Lynchburg: 501 North to Big Island; LEFT on 122 South; 1-1/2 miles to RIGHT on Red Hill Rd; quarter mile to LEFT on Church Hill Rd; cross creek; driveway on right (look for signs).

From Roanoke: 460 East to Bedford then follow directions from Bedford

TERMS

The Property will be sold "as is." However, it is available for all inspections prior to the auction. A one year home warranty through American Home Shield is available to purchaser at closing for \$485 (contact Auction Company for details). Clear title is guaranteed.

Warranty: All information provided by Auction Company is deemed reliable but is not warranted. All information is subject to verification by all parties relying on it. No liability for its accuracy, error or omission, is assumed by the Auction Company.

Registration: Registration begins at 11:30 am day of sale. Please bring a valid form of identification.

Announcements: Announcements made at the auction take precedence over all prior announcements, both verbal and written.

Buyer's Premium: **5% Buyers premium** added to bid price to determine final sales price.

Deposit: **10% deposit day of sale** by Cash, Personal or Company Check with ID, or Certified Funds.

Closing: Balance of Purchase Price shall be due and payable at **closing on or about 30 days** after the sale.

Agency: The auction company and its representatives represent the sellers.

Broker Participation: **2% broker participation** offered to licensed real estate agents who pre-register their clients. Contact Auction Company for details.

SALE SITE PHONES

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