

ABSOLUTE AUCTION

FRIDAY, MARCH 20 AT 12:30 PM

Pittsylvania Co.

POND

TRACT 2
28 ACRES

TRACT 3
11 ACRES

TRACT 1
54 ACRES

604
GLADE RD

POND

Twin Oak Farm 93 ACRES • 2 HOMES • 2 PONDS

1-Year Home
Warranty



HOME ON TRACT 1



HOME ON TRACT 2



POND ON TRACT 2



BEAUTIFUL PASTURES

2696 GLADE RD • GRETNA • VA (PITTSYLVANIA CO.)

Owners Relocating to Midwest!

PROPERTY INFORMATION

- Great working farm currently raising cattle.
- 93 acres with the majority in fenced pasture
- 2184 sq.ft., 4BR, 3-1/2BA home built in 2006
- New '06 3BR, 2BA Clayton mobile home
- Garage, shop, log cabin, & several barns
- (2) nice ponds plus several streams
- 1650' of frontage on Glade Rd (Rt.604)

OFFERED IN 3 TRACTS & AS A WHOLE.

TRACT 1: 54 Acre Farm Tract with Home

Main farm tract with 54 acres, 1173' of road frontage and includes the main home with 2184 finished sq.ft., 1120 sq.ft. basement, 4BR, and 3-1/2BA plus

the garage, shop, barns, and out buildings, beautiful fenced pastures, several streams, and 1-1/2 acre pond behind the home. Home includes a 1-year home warranty provided by American Home Shield.

TRACT 2: 28 Acres w/ Mobile Home

28 beautiful acres with 50' of road frontage, 2006 1216SF, 3BR, 2BA Clayton mobile home, fenced pastures, stream, and very nice 2 acre pond.

TRACT 3: 11 Acres

11 acres of beautiful field with 430' of road frontage. Excellent site for a new home.

DIRECTIONS: Rt.460 to Altavista; exit onto Main St; turn on Pittsylvania Ave; 4 miles (road change names several times) to LEFT on Level Run Rd; 7 miles to RIGHT on Straightstone Rd; quarter mile to LEFT on Glade Rd; 2 miles on left.

OPEN HOUSES

- Sunday, March 1 from 1-3 pm
- Sunday, March 8 from 1-3 pm
- Wednesday, March 18 from 4-6 pm
- Or by appointment, call 434-847-7741

TERMS: 10% day of sale by cash or check with ID. Balance at closing on or about 30 days. 5% buyer's premium added to high bid to determine final sales price.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

2508 Langhorne Rd
Lynchburg, VA 24501
info@trfauctions.com

www.trfauctions.com

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



● Byler Corners

TRACTS

□ 'Willis Byler Farm'

'Willis Byler Farm 39.019'

'Willis Byler Farm 7.788'

2006 PHOTO.TIF

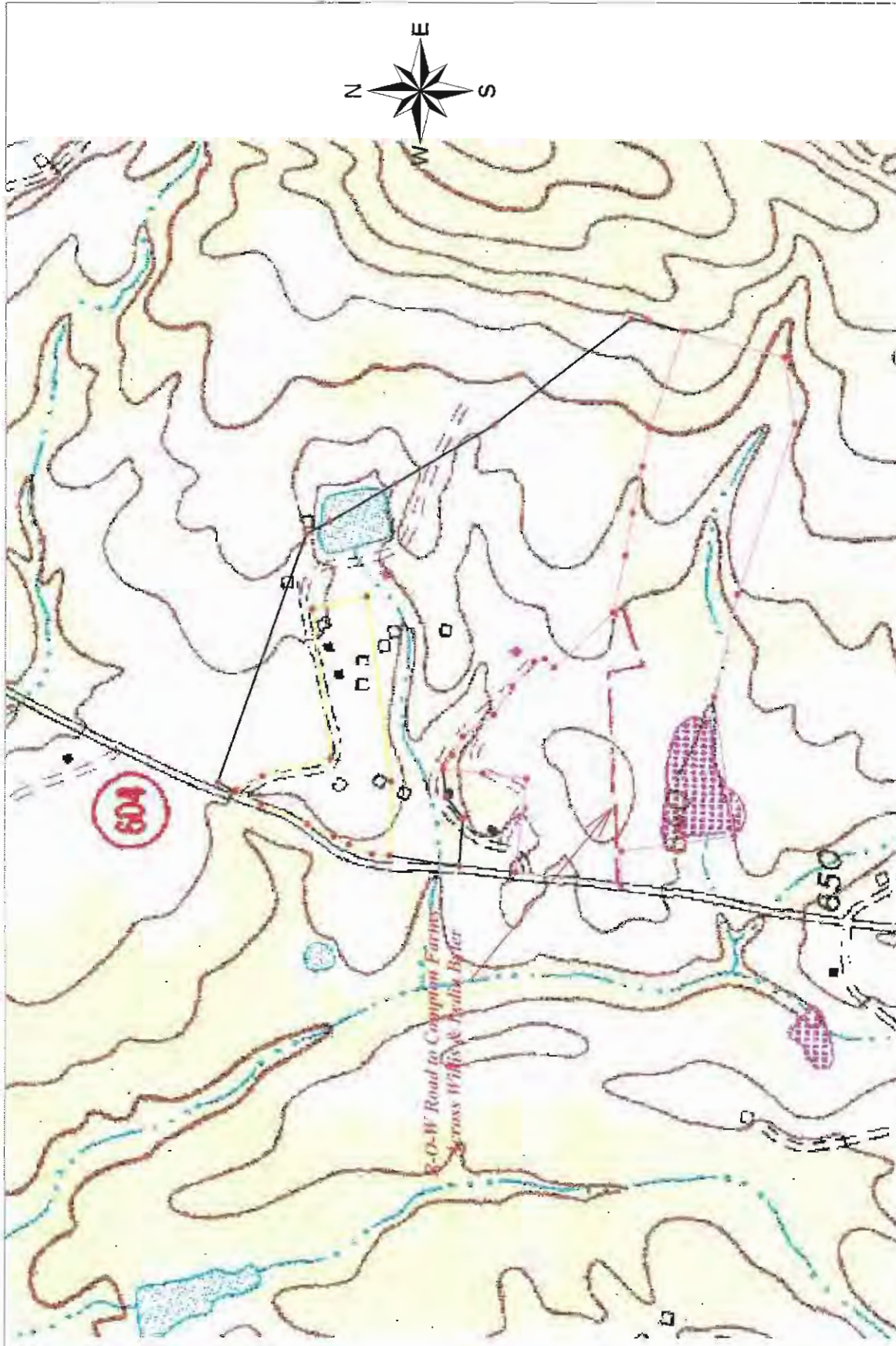
WILLIS N. and LYDIA J. BYLER
Staunton River Magisterial District
Pittsylvania County, VA
93.829 Acres

660 0 660 1320 US Feet

Scale = 1 : 660.00 (In : US Feet)

Map Prepared By:
Kenneth O. Struggs, C.F., R.F.





● Byler Corners

TRACTS

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Map Prepared By:
 Kenneth O. Scruggs, C.F., R.F.

ForLanCo
 Forestry & Land Management
 Company, LLC.

08-18-2008

SECTION 50
ENLARGEMENT 1

400 0 600 1200 1800 2400 1/1/05
200 0 200 400 600 1/1/97, 1/1/98, 1/1/99, 1/1/01, 1/1/03, 1/1/04
1/1/98, 1/1/99, 1/1/01, 1/1/02, 1/1/93, 1/1/94, 1/1/95
Signal & Manned Service, Roanoke, Virginia 1/1/80, 1/1/81, 1/1/83, 1/1/85, 1/1/86, 1/1/88

Byler

n River Magisterial District
inia County

t: October 20th, 2003
at: 1" = 200'

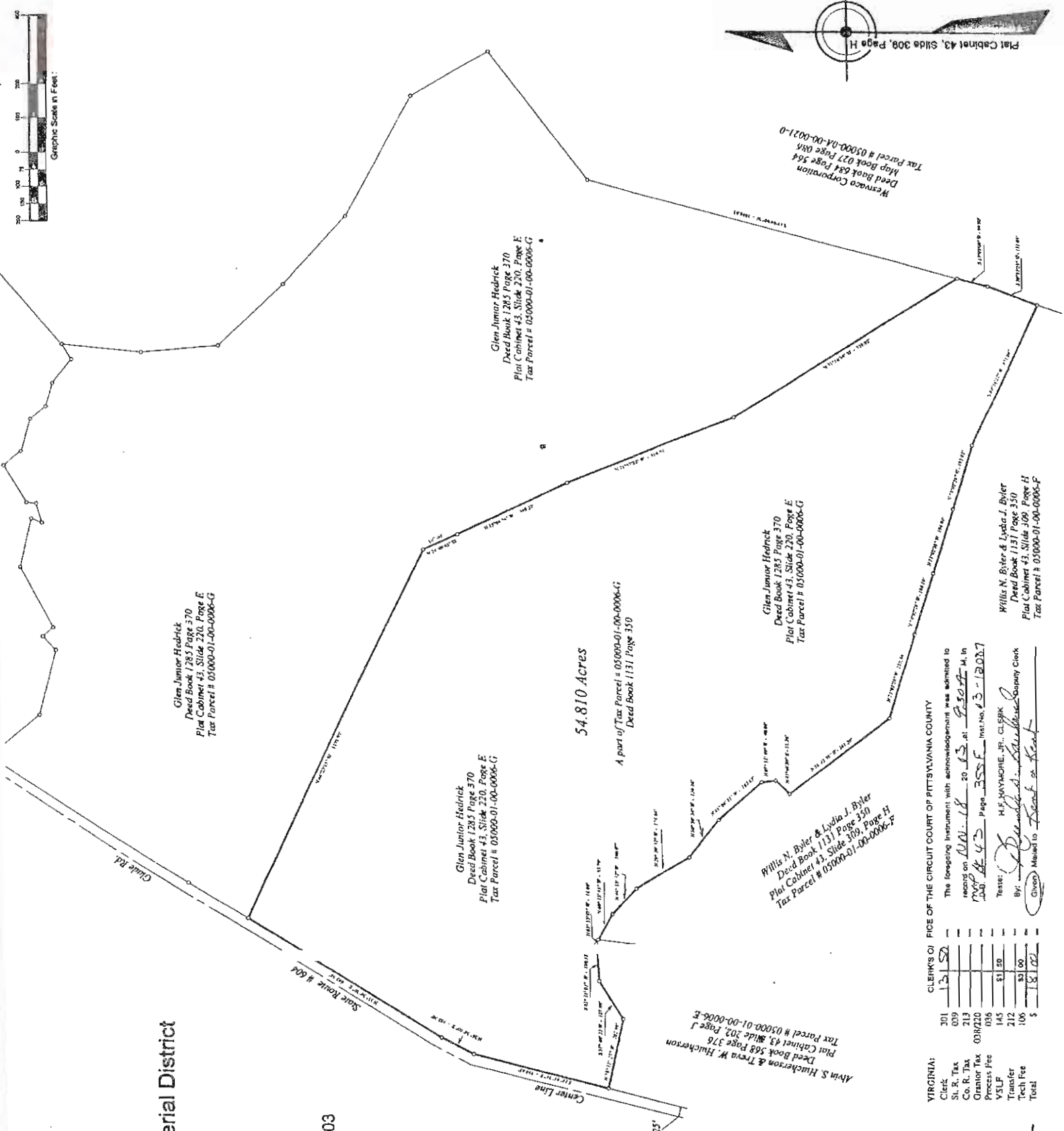
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and Surveying, and
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TH OF VIRGINIA
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CLERK'S OF		FICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY	
301	13	13	13
302	039	213	039
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The foregoing instrument with acknowledgment was admitted to record on 18 20 03 at 9:30 AM in Map 43 Page 350 Inst. No. 13-12037

Witness: M.E. MAYNOR, JR., CLERK

By: [Signature]

Given & Mailed to [Signature]

The platting of the land shown hereon is with free consent and in accordance with the desire of the undersigned owners, proprietors and trustees if any.

Voluntary Public

This plat does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.

Location of utilities are based on a visual inspection of above ground appearances. No certification is made as to the existence of underground utilities.

Prior to the improvement of any lot in the county, the Planning Department shall be contacted concerning, but not limited to, the current zoning, building setback requirements, water of sewer systems, Health Department requirements, erosion and sediment control requirements, and private streets.

SOURCE:
D. B. 1131 PG. 350
(M. B. 43 PG. 309 H)

CO. TAX NO. 2591-39-0403
T. & BESSIE M. GILBERT WARD
D B. 751 PG. 180

CO. TAX NO. 292-20-7579
WILLIS N. & LYDIA J. BYLER
D. B. 1485 PG. 620

CO. TAX NO. 2591-29-2623
RESIDUE ACREAGE:
28.017 Ac. +/-

LYDIA J. & WILLIS N. BYLER

STAUNTON RIVER DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

SURVEYED FOR:
LYDIA J. & WILLIS N. BYLER

SCALE ~ 1" = 100'
COMM. NO: 07005
CO. TAX NO. 2591-29-2623

THIS PROPERTY AS PLATTED
DOES NOT FALL WITHIN THE
F.F.R.M. 100 YEAR FLOOD PLAIN
AS DETERMINED BY P.E.M.A.
ZONE C

**NEIGHBORS LAND SURVEYING
SURVEYORS AND PLANNERS
222 GREENDALE DRIVE
RUSTBURG, VIRGINIA 24588
(434)-821-3446**



Printed:12/04/08
Updated:JMJ
Att:

TFctrLtUp	Adj\$Value	Remarks	Mkt Val L	21,600
2000	0	13,600	Mkt Val B	182,900
8000	0	8,000	Mkt Val T	204,500
	0	0	Def Val	10,600
			Net Val	193,900
			Old Mkt L	21,600
			Old Mkt B	182,900
			Old Def	10,600
			Old Net	193,900

Ayb	CndUnits	Rate	PdFo	RsnBo	RsnIcValue
2001G00	384	12.00		0	4,600
2001G00	1320	14.00		0	18,500
G00	2160	2.00		0	4,300

BYLER, WILLIS N Acct : 185379 Dst: 07 AC:Tx 47.0200 Map #: 2592-20-7579
 BYLER, LYDIA J Date : 03/16/05 Cts: 5 Ap 47.02 Desc : GLADE RD/604
 2572 GLADE ROAD Bk/Pg: DB1485/620 Zon: A-1
 Mb/Lt: B43/355F Nhd: 100 0% Lc : Util:
 GRETN, VA 24557 Cons : 0 Rd : 01 PAVED Topo :

Card 1 of 1
 Printed:12/04/08
 Updated:
 Att:

LOG TOB BARN , 3 MISC FR NCV 2696
 GLADE RD, GRETN

Appr: RG Date:05/26/05
 Info: EYO Time:

BnBmUse	MhCdDes	Rem	Ayb	ChdUnits	Rate	PdFo	RsnBo	RsnIcValue
1FV0317 BARN	FR							0 600
SnLmSeg Type	Ac	Frnt	Dpth	Sf	TfctrLtUp	Adj%Value	Remarks	Mkt Val L 78,000
1A 6000 CROPLAND	15.00					2000 0 30,000		Mkt Val B 600
2A 5000 RURAL UNDEVEL	32.02					1500 0 48,000		Mkt Val T 78,600
3U P PASTURE LAND	47.02					0 0		Def Val 57,500
								Net Val 21,100
								Old Mkt L 78,000
								Old Mkt B 600
								Old Def 57,500
								Old Net 21,100

BYLER, WILLIS N
BYLER, LYDIA J
2572 GLADE ROAD
GRETNA, VA 24557

Acct : 185379 Dst: 07 AC:Tx 39.0200 Map #: 2591-29-2623
Date : 04/16/08 Cls: 5 Ap 39.02 Desc : GLADE RD/604 TRACT A 39.02 AC
Bk/Pg: LR08/02684 Zon: A-1
Mb/Lt: B43/309H Nhd: 100 0% Lc : Util: WELL;SEPTIC
Cons : 125000 Rd : 01 PAVED Topo :

Card 1 of 1
0500001000006F
Printed:12/04/08
Updated:JL
Att:

MH-2572 GLADE RD, GRETNA

Appr: RG Date:05/26/05
Info: EyE Time:

BnBmUse	MhCdDes	Rem	Ayb	CndUnits	Rate	PdFo	RsnEo	RsnIc	Value
1FV0340 MBL HME SWL	HOOKUP FOR MOBILE HOME		2002G00			0		0	4,000
2FV0101 SINGLE FAM	MHP 16 X 76 CLAYTON (GREEN)	WILLIS & LYDIA BYLER	2006G00			0		0	0
3FV0303 STORAGE	FRAME STORAGE		2002					0	1,000
4FV0303 STORAGE	FR		2007					0	2,500

SnLmSeg	Type	Ac	Frnt	Dpth	Sf	TFctrLtUp	Adj*Value	Remarks	Mkt Val L	75,500
1FV2000	HOMESITE	1.00					0	7,000 GOOD FARM LAND	Mkt Val B	7,500
2A	5000 RURAL UNDEVEL	15.00				1500	0	22,500	Mkt Val T	83,000
3A	6000 CROPLAND	23.02				2000	0	46,000	Def Val	0
4U	C CROP LAND	9.00					0	0	Net Val	83,000
5U	P PASTURE LAND	25.00					0	0	Old Mkt L	75,500
6U	F FOREST LAND	4.02					0	0	Old Mkt B	7,500
									Old Def	52,000
									Old Net	31,000