

MULTI-USE LAND AUCTION

SAT, AUGUST 11 • 11 AM

Westmoreland County, VA

Auction Location: The Inn at Montross
21 Polk St, Montross, VA 22520

POTENTIAL USES: AGRICULTURE • RECREATION/HUNTING • TIMBER • RESIDENTIAL/COMMERCIAL DEVELOPMENT

PREVIEWS:
Sat, July 28
& Aug 4
11 AM - 1 PM

125± ACRES
Offered in
5 Lots

2± to 91±
Acre Lots
Buy 1 or All!



AB Cole & Associates
Auction & Realty LLC

A. Barry Cole, VAAF 796

ABCole.com
877-539-9866

MULTI-USE LAND AUCTION

Westmoreland County, VA

Auction Location: The Inn at Montross
21 Polk St, Montross, VA 22520

• SAT, AUGUST 11 • 11 AM

POTENTIAL USES: AGRICULTURE • RECREATION/HUNTING • TIMBER • RESIDENTIAL/COMMERCIAL DEVELOPMENT

FEATURING:

- Beautiful freshwater pond
- Lakefront
- Wooded acreage
- Deeded access
- Percs
- Multiple potential uses

PREVIEWS:
Sat, July 28
& Aug 4
11 AM - 1 PM

PROPERTY 1:

Holly Hills Rd, Montross, VA 22520

- **Lot 1:** 5.615± acres, wooded w/lake
- **Lot 2:** 7.285± acres, wooded w/lake
- **Lot 3:** Sold
- **Lot 4:** 2.469± acres
- **Lot 5:** 91.692± acres, wooded w/lake access

PROPERTY 2:

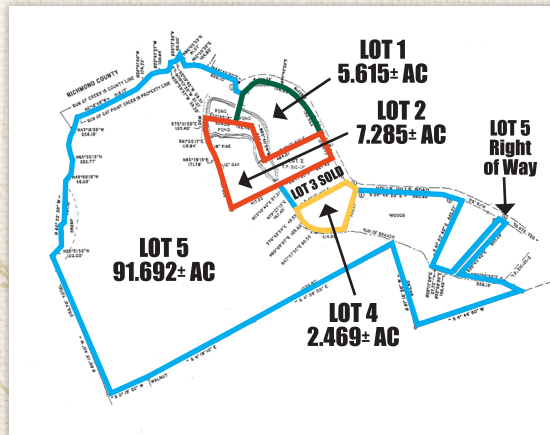
Pear Grove Ln, Montross, VA 22520

- 19.01± acres, partially cleared & wooded
- Visit website for lot map

ABCole.com • 877-539-9866

TERMS: 10% Buyer's Premium. For registration buyers will need a driver's license for positive ID and a \$5,000.00 cashier's check made payable to the bearer. A total deposit of five percent (5%) is required on auction day. Balance due at closing. Closing to be within 30 days. See website for complete terms & conditions. Franchise office is independently owned and operated.

125± Acres Offered in 5 Lots
2± to 91± Acre Lots Buy 1 or All!



**United
Country
Real Estate**
AB Cole & Associates
Auction & Realty LLC
4320 Godwin Blvd
Suffolk, VA 23434