



Area Information

Tax Rate: 52¢ per \$100 of assessed value
Schools: Rustburg High, Rustburg Middle, Yellow Branch Elementary
Water: Campbell County Utilities and Service Authority
(Hook-up fees: \$1,925)
Electric: Dominion Virginia Power
Phone: Verizon
Website: www.co.campbell.va.us

Conveniently Located

20 minutes to Liberty University
17 minutes to Lynchburg Airport
19 minutes to Wards Road shopping area

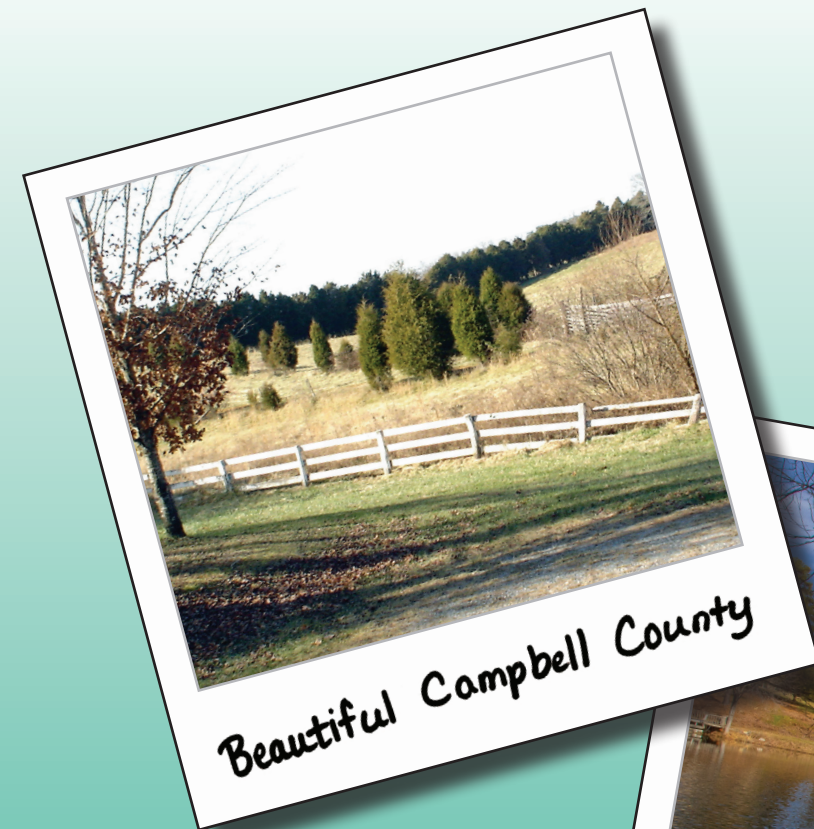


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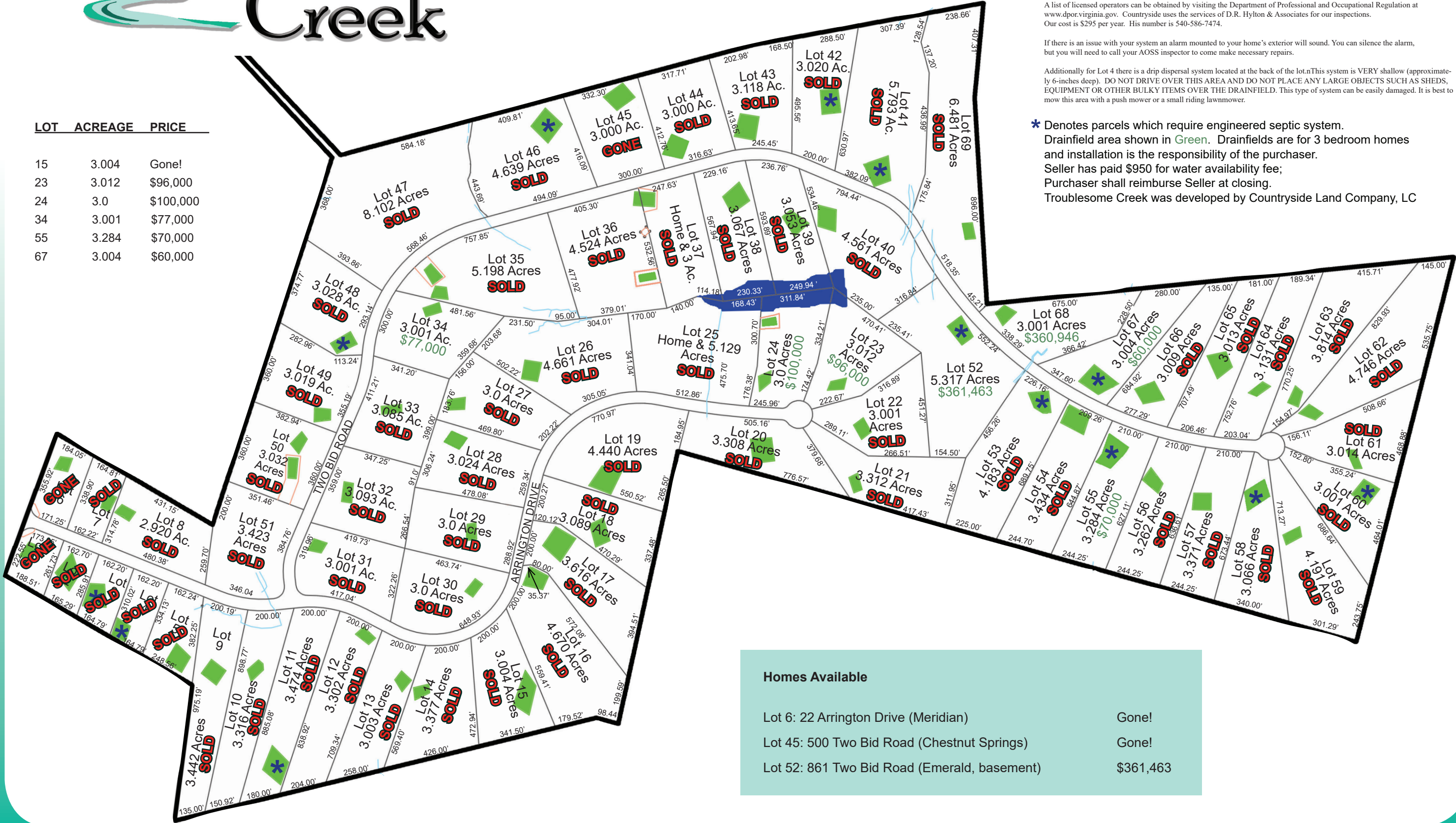
(540) 886-6155
28 Imperial Dr. Staunton, VA

Information contained in this brochure is deemed reliable, but not guaranteed.
Prices subject to change. Revised Jan. 24, 2020



Troublesome Creek

LOT	ACREAGE	PRICE
15	3.004	Gone!
23	3.012	\$96,000
24	3.0	\$100,000
34	3.001	\$77,000
55	3.284	\$70,000
67	3.004	\$60,000



* Lot 4 - This house comes with a septic pre-treatment system. This system removes harmful bacteria from the sewage before discharging it to your drainfield. The formal name for this system is an Alternative Onsite Sewage System (AOSS). As the owner of an AOSS you will need to have a licensed operator inspect the system once a year. During this visit they will note any deficiencies and will do minor maintenance on the system. The cost of this service is approximately \$300 per year.

A list of licensed operators can be obtained by visiting the Department of Professional and Occupational Regulation at www.dpor.virginia.gov. Countryside uses the services of D.R. Hylton & Associates for our inspections. Our cost is \$295 per year. His number is 540-586-7474.

If there is an issue with your system an alarm mounted to your home's exterior will sound. You can silence the alarm, but you will need to call your AOSS inspector to come make necessary repairs.

Additionally for Lot 4 there is a drip dispersal system located at the back of the lot. This system is VERY shallow (approximately 6-inches deep). DO NOT DRIVE OVER THIS AREA AND DO NOT PLACE ANY LARGE OBJECTS SUCH AS SHEDS, EQUIPMENT OR OTHER BULKY ITEMS OVER THE DRAINFIELD. This type of system can be easily damaged. It is best to mow this area with a push mower or a small riding lawnmower.

* Denotes parcels which require engineered septic system. Drainfield area shown in Green. Drainfields are for 3 bedroom homes and installation is the responsibility of the purchaser. Seller has paid \$950 for water availability fee; Purchaser shall reimburse Seller at closing. Troublesome Creek was developed by Countryside Land Company, LC