

Land Auction

Friday, Aug.5, 2022 at 12:30PM
at TBA (check website)

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

Smith Mountain Lake



Bedford County

17 Acres near Smith Mountain Lake Dam

Located on Gobblers Ridge Rd, Huddleston, VA (Bedford Co.)



Looking toward Smith Mountain Dam



View of Dock

- Located in Cedar Key subdivision
- Contains 9 lots but selling as a whole
- Dock in place and registered with AEP
- Just 3 miles from Mitchell's Point Marina
- Zoned AP Agricultural Preserve
- Beautiful level to rolling land with nice access to lake
- Approx. 1.5 acres of open land clear to the lake
- Gravel road through property
- Road frontage on Gobblers Ridge Ln
- Association fee of \$200 per lot per year includes road maintenance
- Adjoins the Bourassa State Forest which is not open to the public providing plenty of additional privacy
- Great for spot for your new home, cabins/VRBO development, weekend getaway, recreation, or equestrian waterfront property.
- RARE find in Smith Mountain Lake

DIRECTIONS TO LAND

Moneta: From Rt.122 in Moneta, take White House Rd for 10mi to RIGHT on SML Pkwy (626). First LEFT on Tolers Ferry Rd (608). 4mi to RIGHT on Cedar Key Ln. 0.3mi to RIGHT on Gobbler Ridge Ln. 300ft to gated drive on RIGHT.

Altavista: From Rt.29 in Altavista, take Rt.43N 2mi to RIGHT on Bishop Creek Rd. 7mi to LEFT on SML Pkwy (626). 6mi to LEFT on Dundee Rd (734). 5mi to LEFT on Tolers Ferry Rd (608). 0.4mi to RIGHT on Cedar Key Ln. 0.3mi to RIGHT on Gobbler Ridge Ln. 300ft to gated drive on RIGHT.

PREVIEWS

- Saturday, July 23 from 1-3pm
- Thursday, July 28 from 4-6PM
- Sunday, July 31 from 1-3pm
- Self-guided tours ok during daylight hours

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms.



www.TRFAuctions.com

434.847.7741



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597



Gobbler Ridge Ln

Smith
Mountain
Lake

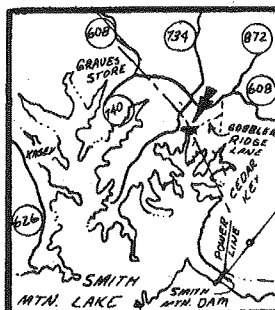
Dock>

17 Acres

Bourassa State Forest
(no public access)

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com



SURVEYOR'S CERTIFICATE: THE PROPERTY AS PLATTED HEREON IS THE SAME PROPERTY AS ACQUIRED BY MICHAEL C. WILSON, EDWIN C. HEINTZELMAN, AND WALTER R. CHANDLER, RECORDED AT D.B. 447 P. 746

AREA IN LOTS - 13.768 ACRES
 AREA IN G.B. - 1.300 ACRES
 AREA IN R/W - 1.711 ACRES
 AREA BELOW 800 CONTOUR - 0.283 ACRES
 TOTAL AREA = 17.062 ACRES

NOTE: REFERENCE PLAT BOOK 20 P. 143 FOR PLAT AND P.B. 20 P. 144 FOR RESTRICTIONS.

LOCATION

R.U.E. - PUBLIC UTILITY EASEMENT
 I.R.F. - IRON PIN FOUND
 I.P.S. - IRON PIN SET, AT ALL LOT CORNERS, P.C.'s AND P.T.'s UNLESS OTHERWISE NOTED.

WATER AND SEWER:
 THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT EITHER A PUBLIC WATER OR SEWER SYSTEM. BEFORE THE CONSTRUCTION OF ANY DWELLING CAN BEGIN THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO ENSURE THE PROPER LOCATION OF THE WATER AND SEWER SYSTEMS IN RELATION TO THE LOCATION OF THE PROPOSED DWELLINGS.

BUILDING LINE:
 THE BUILDING LINE SHALL BE A MINIMUM OF 25 FEET FROM THE STREET LINE AND A MINIMUM OF 15 FEET FROM OTHER ADJUTING PROPERTY LINES.

CURVE DATA -
 LOT - 7
 A = 180°00'00"
 R = 50.0'
 A = 157.08'
 T = 00'
 CHD = 548°00'14"E
 100.00'

STREETS:
 NOTICE IS HEREBY GIVEN THAT THE STREETS IN THIS SUBDIVISION ARE PRIVATE AND NOT INTENDED FOR GENERAL PUBLIC USE, BUT SHALL PROVIDE FREE AND UNOBSTRUCTED ACCESS BY EACH AND EVERY LOT OWNER AND THEIR INVITEES. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE.

OWNER'S STATEMENT:
 THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Michael C. Wilson
 Edwin C. Heintzelman

STATE OF Maryland
 County of Montgomery TO-WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY
 Michael C. Wilson &
 Edwin C. Heintzelman

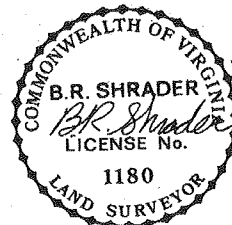
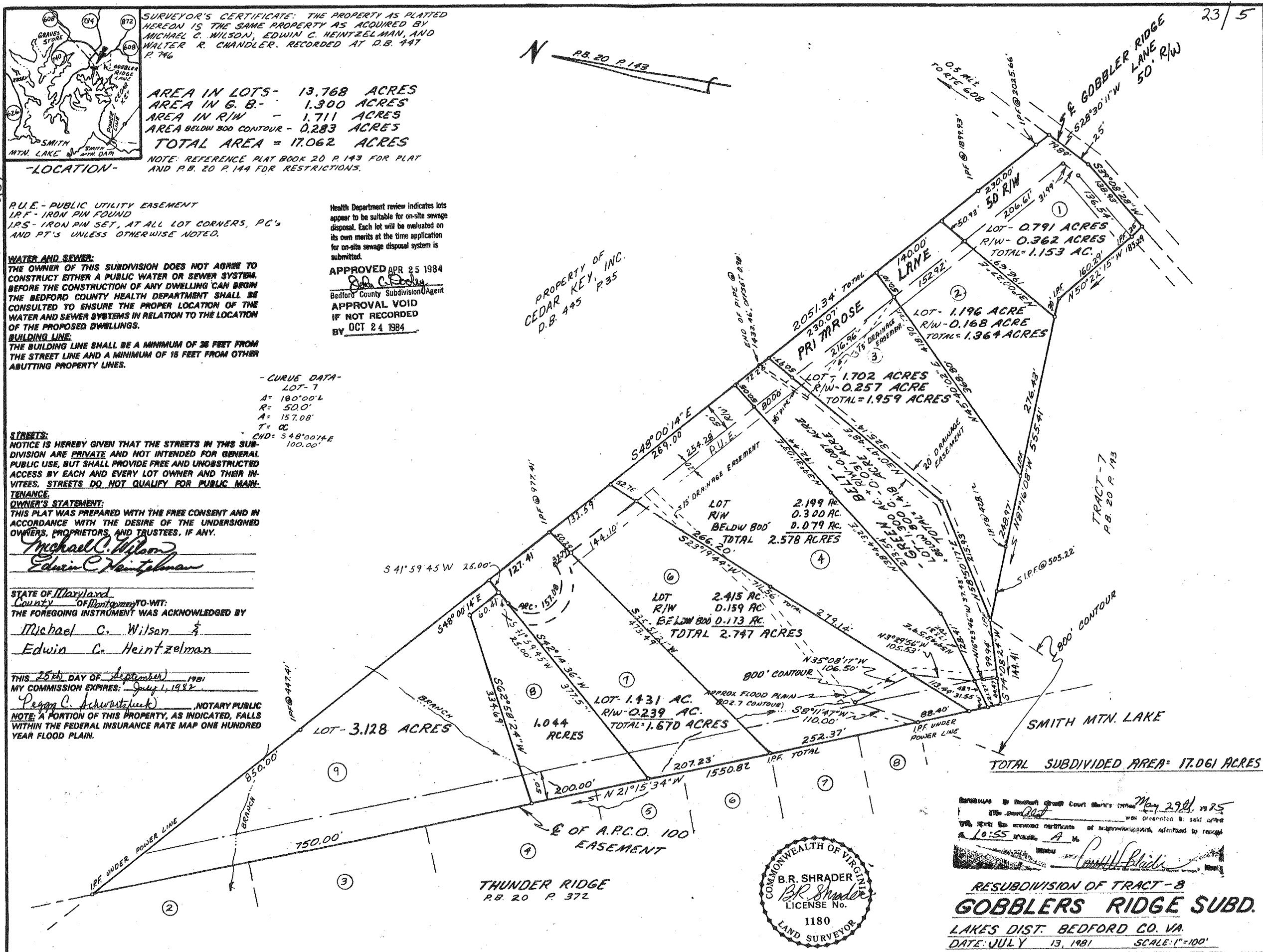
THIS 25th DAY OF September 1981
 MY COMMISSION EXPIRES: July 1, 1982

Peggy C. Schwartzkopf, NOTARY PUBLIC
 NOTE: A PORTION OF THIS PROPERTY, AS INDICATED, FALLS WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.

Health Department review indicates lots appear to be suitable for on-site sewage disposal. Each lot will be evaluated on its own merits at the time application for on-site sewage disposal system is submitted.

APPROVED APR 25 1984
 Bedford County Subdivision Agent
 APPROVAL VOID
 IF NOT RECORDED
 BY OCT 24 1984

PROPERTY OF
 CEDAR KEY, INC.
 D.B. 445 P. 35



RETURNED to Bedford County Court Clerk's Office May 29, 1985
 10:55 AM A
 [Signature]

RESUBDIVISION OF TRACT-8
GOBBLERS RIDGE SUBD.
 LAKES DIST. BEDFORD CO. VA.
 DATE JULY 13, 1981 SCALE: 1"=100'

349-5-114