

Pulaski Land Auction

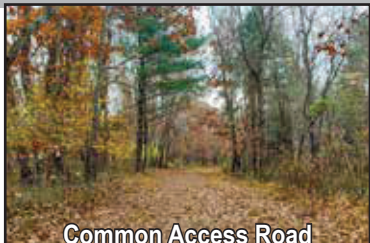
Friday, Dec.16, 2022 at 12:30PM
at Claytor Lake Water's Edge Meeting Facility
6596 Ben H Bolen Dr, Dublin, VA



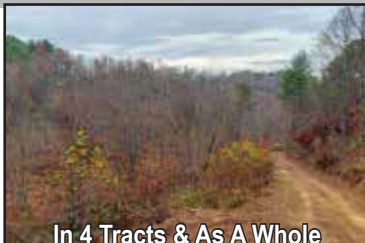
131 ACRES IN 4 TRACTS

Private Retreat near the New River
Residential Building Sites | Hunting & Recreational Getaway

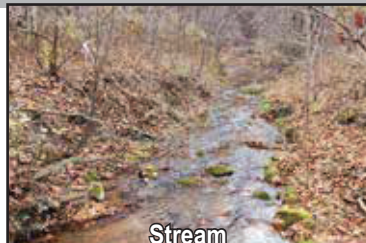
BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com



Common Access Road



In 4 Tracts & As A Whole



Stream



Great Views

- 131 acres near scenic Claytor Lake in Pulaski County and just minutes to the picturesque hamlet of Draper
- Two ridge lines showcase scenic views of the surrounding countryside, while interior and border streams offer plenty of habitat for game and wildlife
- Zoned Agricultural
- 40' common access road
- Partially timbered making it perfect for your ideal homesite, mini-farm, or as recreational or investment tracts
- Offered in 4 tracts ranging from 21 to 49 acres and as a whole

TRACT 1 (Lot 87A)

- 26.15 acres with ridge top views
- Small stream at rear of property
- Partially timbered leaving trees for animal habitat

TRACT 2 (Lot 87B & Private Right of Way)

- 22.29 acres total (including entrance lane)
- Ridge top views
- Small interior stream
- Partially timbered leaving trees for animal habitat



TRACT 3 (Lot 88A-1)

- 33.7 acres with ridge top views
- Small interior stream and bold stream at the rear of property
- Partially timbered leaving trees for animal habitat

TRACT 4 (Lot 88A-2)

- 49.13 acres with ridge top views
- Large, bold stream at the rear of property
- Partially timbered leaving trees for animal habitat

DIRECTIONS

- From Christiansburg, take I-81S 22mi to exit 94 for Pulaski. LEFT at end of ramp. 1/4mi to LEFT on Old Rte 100. 1/4mi to RIGHT on Lowmans Ferry. 3/4mi to RIGHT on Lake Ridge. 1mi to entrance on left (at 3416 Lake Ridge Rd, Pulaski, VA).

AGENT ON SITE

- Thu, Dec.1, 3-5pm
- Sun, Dec.11, 1-3pm
- Wed, Dec.14, 12-2pm
- Self-guided tours ok during daylight

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



50' Private R/W
Proposed PRIVATE
RIGHT of WAY
(00'-60' width)
(1.52 Acres)

Lake Ridge Dr

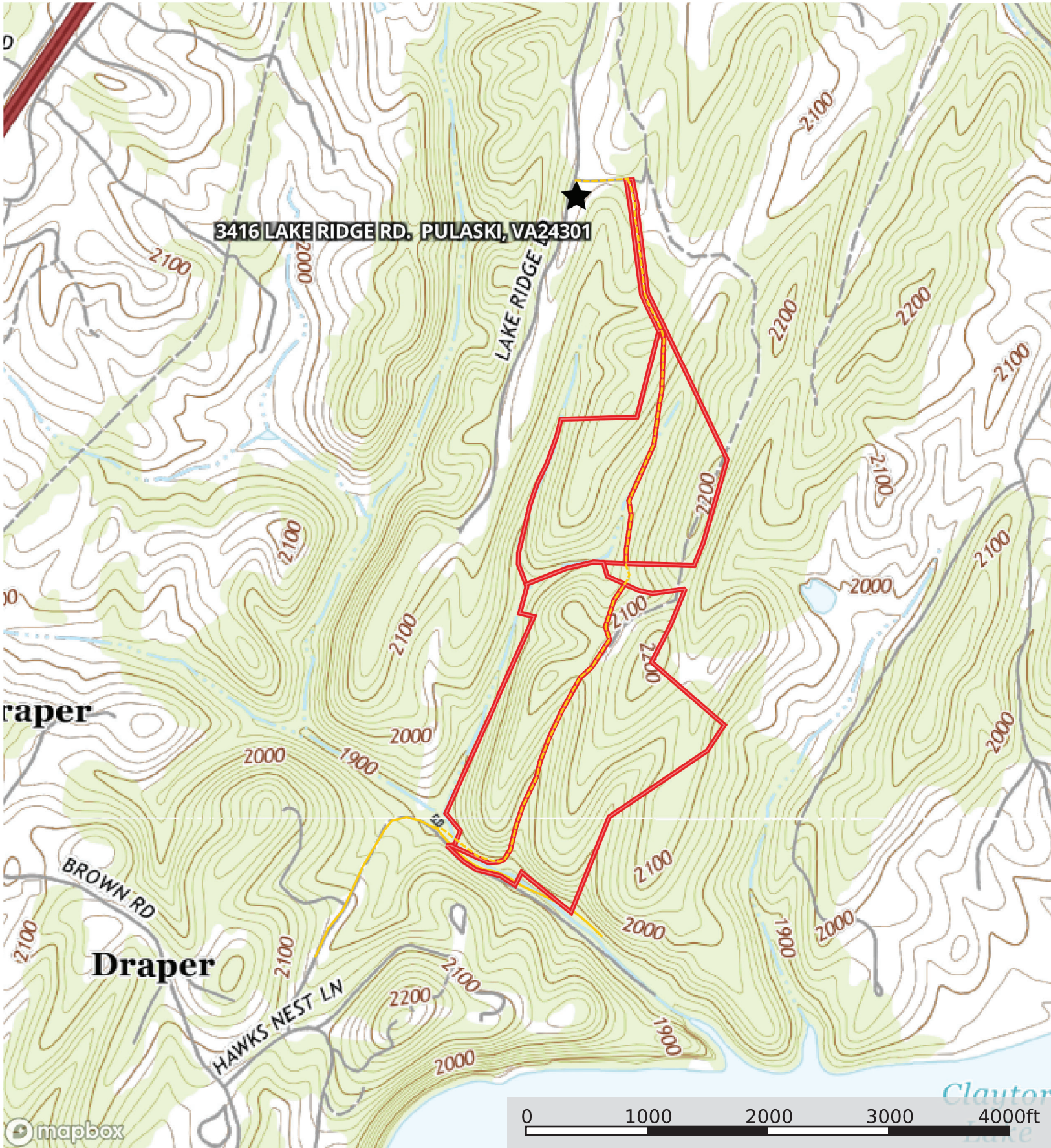
1
Lot 87A
26.15Ac

2
Lot 87B
+R/W
22.29Ac

3
Lot 88A-1
33.70Ac

4
Lot 88A-2
49.13Ac

end state
maintenance
Water Plant Rd
point on steep road cut/bank
Proposed 20' Public
Utility Easement along
existing overhead line



★ Star — Primary Road - - - Road / Trail ▢ Lot 88A - 2 ▢ Lot 88A - 1 ▢ Lot 87B ▢ Lot 87A

Owners Statement

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.

American Woodlands LLC Robert E. Garber
a Notary Public In and for
In The State of

do hereby certify that the owners whose names are signed hereon,
have acknowledged the same before me this day of
My commission expires:

Notary Public

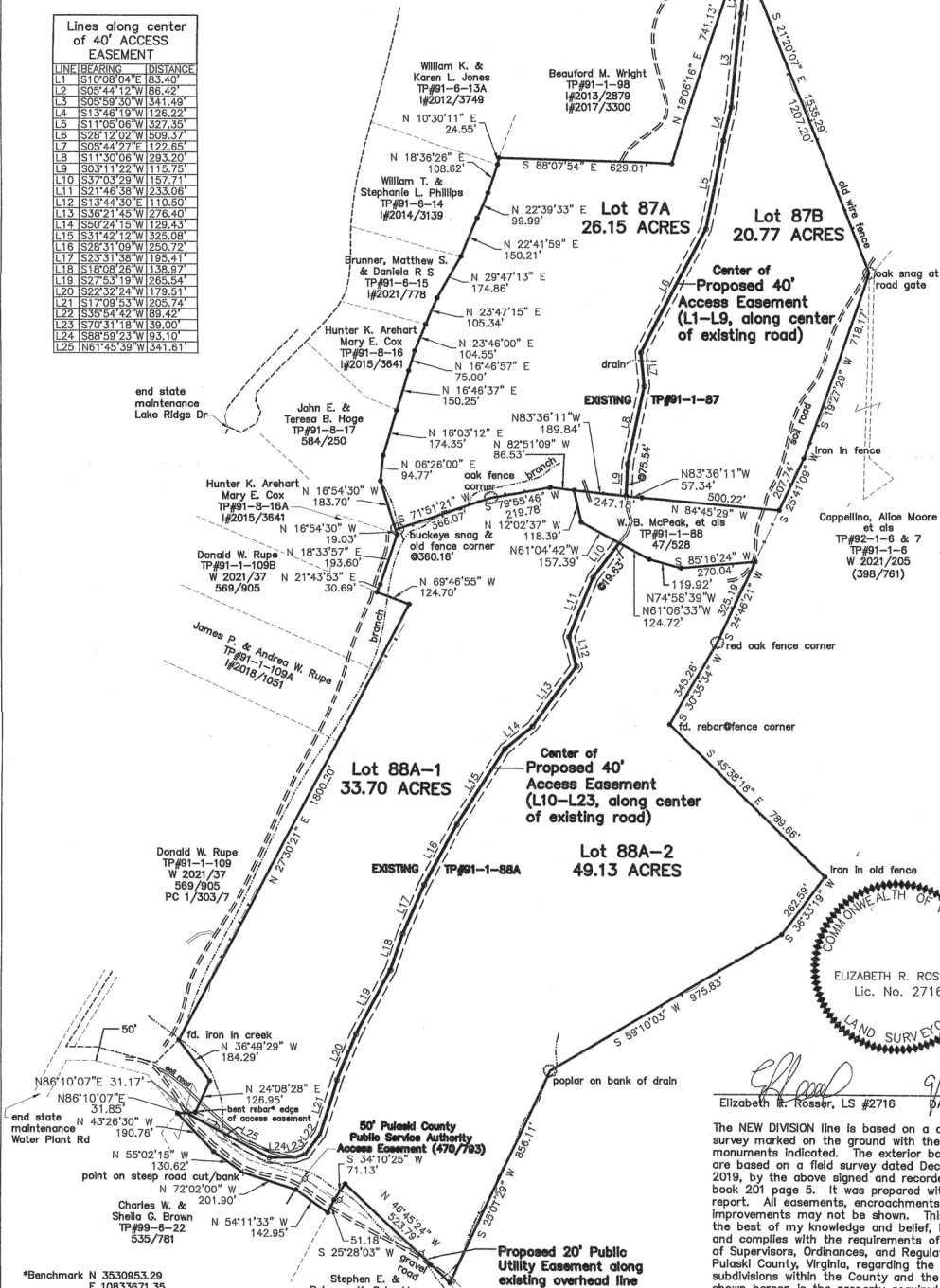
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Notary Public

Lines along center of 40' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	S10°08'04"E	83.40'
L2	S05°44'12"W	86.42'
L3	S05°50'30"W	341.49'
L4	S1°46'19"W	126.22'
L5	S11°05'06"W	327.35'
L6	S28°12'02"W	509.37'
L7	S05°44'22"E	122.65'
L8	S11°30'06"W	283.20'
L9	S03°11'22"W	115.75'
L10	S37°03'29"W	157.71'
L11	S27°46'38"W	233.26'
L12	S1°44'20"E	110.50'
L13	S36°21'45"W	276.40'
L14	S60°24'15"W	129.43'
L15	S31°42'12"W	326.29'
L16	S28°31'09"W	250.72'
L17	S23°31'38"W	195.41'
L18	S18°08'26"W	138.97'
L19	S27°53'19"W	265.54'
L20	S22°32'24"W	179.51'
L21	S17°09'53"W	205.74'
L22	S35°54'42"W	89.42'
L23	S70°31'18"W	38.00'
L24	S88°59'23"W	93.10'
L25	N61°45'39"W	341.61'



Area Summary:

Existing TP# 91-1-87	48.44 Acres
New Private Right of Way	1.52 Acres
New Lot 87A	26.15 Acres
New Lot 87B	20.77 Acres
Existing TP# 91-1-88A	82.83 Acres
New Lot 88A-1	33.70 Acres
New Lot 88A-2	49.13 Acres

SOURCE OF TITLE:
American Woodlands LLC
Robert E. Garber
TP#91-1-87
1/2022/1176
PC 2/31/6
(48.44 ACRES)
TP#91-1-88A
1/2022/1176
PC 2/31/6
(82.83 ACRES)
mailing address:
107 Cold Branch Rd
Forest, VA 24551
Zoned Agricultural

This subdivision/ lot line revision plat meets all of the requirements of the Pulaski County Unified Development Ordinance as of the date this plat was approved and signed.

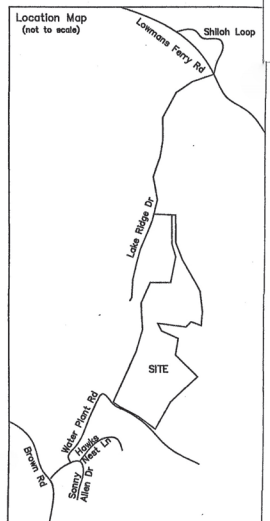
UDO Administrator Date

NOTE:

Lots are not on public water and/or sewer and have not been evaluated to determine feasibility of access to private water or private sewer.

Access to the lot(s) shown on this plat is privately owned and maintained and does not meet the standards necessary for inclusion in the system of state highways, will not be maintained by the Virginia Department of Transportation or Pulaski County, and are not eligible for rural addition funds, as defined in § 33-335, or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board Under no circumstances shall Pulaski County or VDOT be required to make any improvements or be responsible for any maintenance of the roadway. The private owners shall be entirely responsible for all maintenance, repairs, and improvements. Prior to any future request for addition to the state highway system, the road shall be constructed in full compliance with VDOT requirements in effect at that time, with funds other than those appropriated by the Pulaski County Board of Supervisors, General Assembly, or Commonwealth Transportation Board.

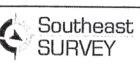
Parcels are in Flood Zone X unshaded based on FEMA Map #51155C0165G with an effective date 9/26/2008.



COMM. OF VIRGINIA
ELIZABETH R. ROSSER
Lic. No. 2716
LAND SURVEYOR
Elizabeth R. Rosser, LS #2716 DATE 9/15/22

The NEW DIVISION line is based on a current field survey marked on the ground with the physical monuments indicated. The exterior boundary lines are based on a field survey dated December 9, 2019, by the above signed and recorded in Plat book 201, page 5. It was prepared without a title report. All easements, encroachments, and improvements may not be shown. This survey, to the best of my knowledge and belief, is correct and complies with the requirements of the Board of Supervisors, Ordinances, and Regulations of Pulaski County, Virginia, regarding the platting of subdivisions within the County and the property shown hereon is the property acquired by American Woodlands LLC & Robert E. Garber by an instrument dated March 22, 2022, and recorded as 1/2022/1176 and recorded in the Clerk's office of the Circuit Court of Pulaski County, Virginia. Said land records being the last instrument in the chain of title to sold property.

Plat Showing
DIVISION of
The Lands Described in
PLAT BOOK 201 PAGE 5
DRAPER DISTRICT
PULASKI COUNTY, VA
September 15, 2022
For American Woodlands LLC



P.O. Box 90
2292 Lynch Hill Rd
Altavista, VA 24517
434-308-1101

*Benchmark N 3530953.29
E 10833671.35
NAD83 benchmark datum was established by
GNSS ties using Leica Smartnet RTK Network

Legend
• found iron ○ set rebar ◊ utility pole