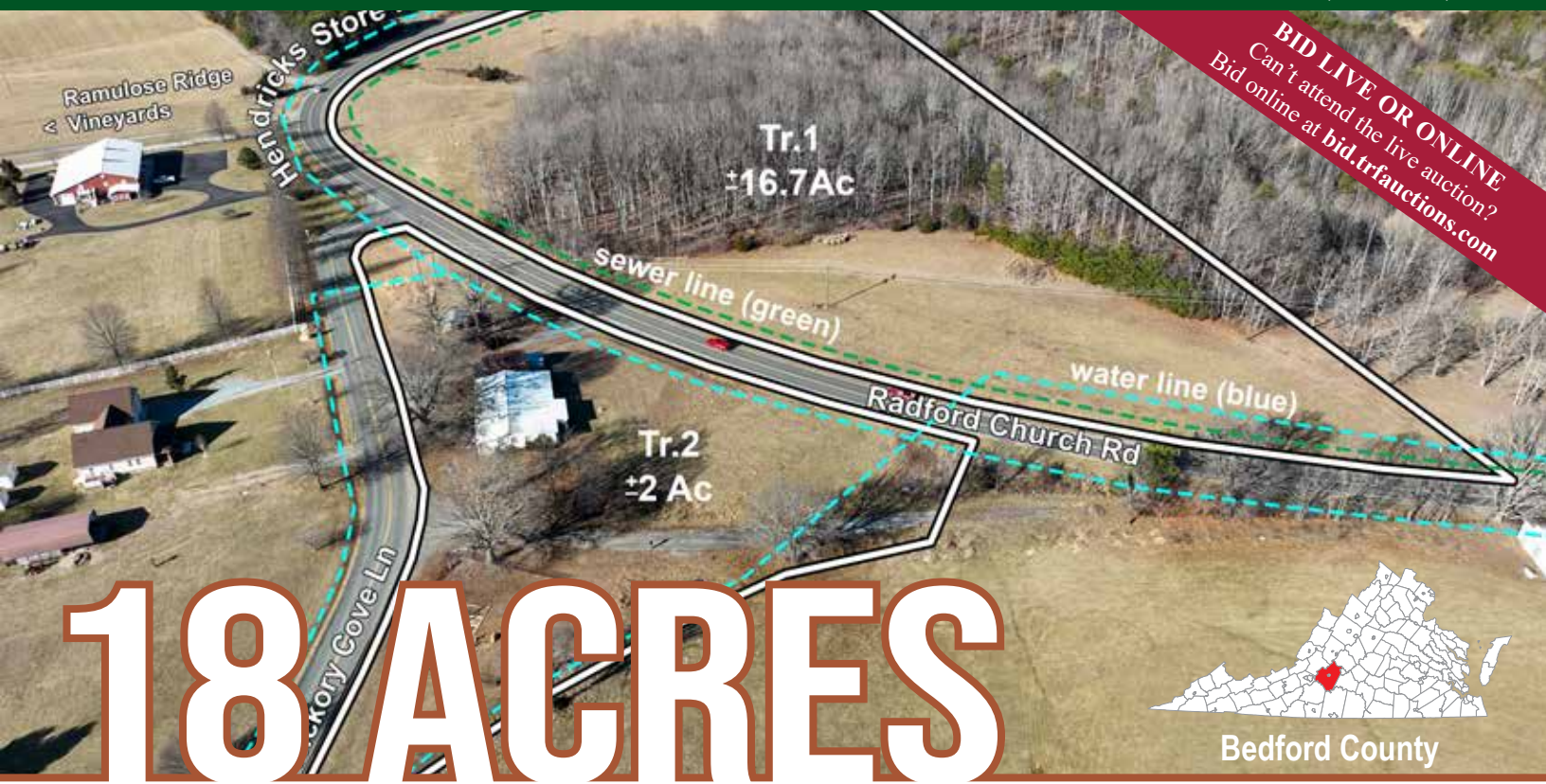


Prime Land Auction

Wednesday, Mar.8, 2023 at 12:30PM
at Ramulose Ridge Vineyards
3061 Hendricks Store Rd, Moneta, VA



18 ACRES



near Smith Mountain Lake • Ideal for Development
1074 Hickory Cove Ln, Moneta, VA 24121 (Bedford County)



Home & Vintage Country Store



Long Frontage, Water, Sewer



Frontage on 3 Roads



8 Acres of Hardwood Forest

- Minutes from Smith Mountain Lake, this wonderful property is perfect for your new home or residential development project
- Over half a mile (2,906') of road frontage with public water and sewer available!
- Road frontage is open, level and easily accessible
- 8 acres of beautiful hardwood forest
- 2,584 sq.ft., 2BR, 1.5BA home plus vintage country store
- **Minutes from Smith Mountain Lake, 2mi to Moneta / Food Lion Shopping Center, 3mi to Hales Ford Public Boat Ramp, and (2) wineries within walking distance!**

TRACT 1: ±16.702 Acre Tract

- This tract boasts plenty of acreage and 1,701' of nice, level road frontage with easy access and 8 acres of beautiful hardwood forest and a small creek.

TRACT 2: ±2.089 Acres with Home

- Formerly Byrd's Store, a 2584 sq.ft., 2 bedroom, 1.5 bath home was added in 1960. Property enjoys beautiful western views and 657' of frontage on Hickory Cove Ln and 548' of frontage on Radford Church Rd.



PROPERTY HIGHLIGHTS

- ★ Beautiful Land w/ Public Water & Sewer!
- ★ Half mile of Road Frontage!
- ★ 3 miles from Public Boat Ramp!
- ★ Two wineries within walking distance!

DIRECTIONS TO PROPERTY

From Hales Ford Bridge, take Rt.122N 2mi to RIGHT on Hendricks Store Rd. 2mi to property on left and right.

AUCTION SITE: Live auction held next door at Ramulose Ridge Vineyards, 3061 Hendricks Store Rd, Moneta, VA

AGENT ON SITE

- Thur, Feb.23 from 3-5pm
- Sun, Feb.26 from 1-3pm
- Mon, Mar.6 from 12-2pm
- 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

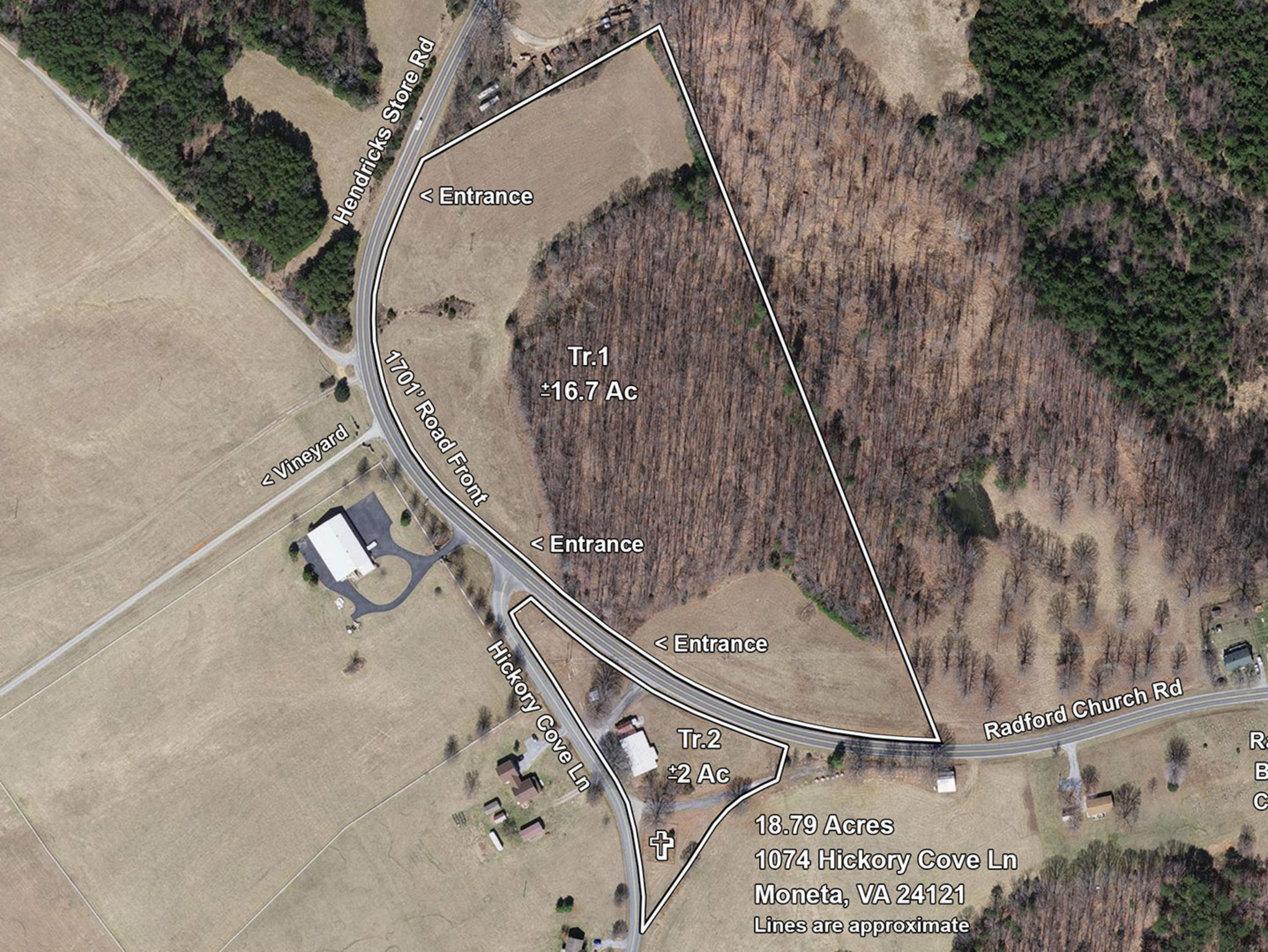
434.847.7741



Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597

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



Hendricks Store Rd

< Entrance

Tr.1
±16.7 Ac

< Vineyard

1701' Road Front

< Entrance

< Entrance

Hickory Cove Ln

Tr.2
±2 Ac

Radford Church Rd



18.79 Acres
1074 Hickory Cove Ln
Moneta, VA 24121
Lines are approximate

Bedford, VA

Legend

E911 Address

Highway

Blue Ridge Parkway

US Primary

Virginia Primary

Roads

Driveway

Parcels - Town

Public School Boundary

Force Main

Waterline



Feet
0 100 200 300 400
1:4,514 / 1"=376 Feet

Title: Public Water & Sewer Map

Date: 2/8/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Bedford County is not responsible for its accuracy or how current it may be.

Bedford County, Virginia

Tax Map #: 233 A 18 **Parcel Number(RPC):** 23301300 **Address:** 1074 HICKORY COVE LANE

Parcel Information

Owner :	BYRD JESSIE LEE	Legal Acreage:	17.6100
Additional Owner:	No Data	PCDesc:	2 Single Family Res(1-19.99ac)
Owner Address:	1074 HICKORY COVE LN MONETA VA 24121	Legal Description:	GRUBBS MILL CR
		Document Number:	220012907

Valuation Information

Map :	233 A 18	Deed Book/Page	No Data
Acreage:	17.6100		

Year	Land Value	Improvement Value	Total Value
2019 Reass	\$139,700.00	\$58,400.00	\$198,100.00
2015 Reass	\$139,700.00	\$64,500.00	\$204,200.00
2011 Reass	\$172,900.00	\$64,500.00	\$237,400.00
2007 Reass	\$172,900.00	\$105,400.00	\$278,300.00
2003 Reass	\$48,200.00	\$81,800.00	\$130,000.00

Improvement

Exterior Information	Interior Information
Structure use: Single family	Rooms Total: 4
Building Type: 112 Conventional	Bedrooms: 2
Frame Material: Brick	Full Bathroom: 1
Exterior Cover : Vinyl siding	Half Bathroom: 1
Exterior Cover: No Data	Attic: None
Year Built: 1960	Heating: Electric baseboard
Stories : 1.0	Cooling : N
Foundation: Full Crawl	Masonry Fireplace : N
Roof: Gable	Condition: F
Roof Material: Metal	Finish Size Sq Ft: 2584
Garage Sq Ft: No Data	Basement Sq Ft: 0
Detached Garage Sq Ft: No Data	
DeckSq Ft: 0	

Current Owner

Current Owner: BYRD JESSIE LEE
Purchase Date: 12/05/2022
Purchase Price: \$150,000.00

Past Owner

Name: BYRD GLENN ALLEN	Name: BYRD MARY FRANCES
Purchase Date: 06/24/2004	Purchase Date: 01/01/1995
Purchase Price: \$.00	Purchase Price: \$.00