

Prime Land Auction

Friday, June 23, 2023 at 12:30PM
on site at 0 Moneta Rd, Moneta, VA
(next to Post Office @ 14211 Moneta Rd)

Near Smith Mountain Lake!



Bedford County

Premier Private Estate or Residential / Mixed Use Development

129 SCENIC ACRES

0 Moneta Rd, Moneta, VA (Bedford County)

Beautiful tract near Smith Mountain Lake ideal for your private estate or residential / mixed use development!

- 129.2 acres with \pm 1,400' of road frontage on Moneta Rd / Rt.122
- Located near Downtown Moneta between the Moneta SML Library and Moneta Post Office
- Just 3mi from Smith Mountain Lake / Hales Ford Bridge / Bridgewater Plaza & Marina
- Approx. 55 acres of beautiful open land with creek and views of the Blue Ridge Mountains
- Balance is beautifully wooded natural hardwood forest
- Public water on property (20" main)
- Public sewer is just over 2,000' in either direction
- Consists of (2) Bedford County Tax Parcels: Map# 222-A-1B (99ac) zoned RPD Residential Planned Development and Map# 221-A-71 (30ac) zoned R1 Residential

Details at [TRFAuctions.com](https://www.trfauctions.com)



DIRECTIONS TO PROPERTY

From Roanoke: Rt.24E 14mi to RIGHT at Staunton River High School onto Stony Fork Rd (801). 3mi to RIGHT on Rt.122S. 3.6mi to property on right.

From Lynchburg/Bedford: US-460W to Bedford. Take exit for Rt.122S. At end of ramp, LEFT on Rt.122S. 13.6mi to property on right.

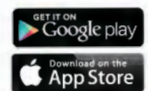
AGENT ON SITE

- Thur, June 8, Noon-2PM
- Sun, June 11, 1-3PM
- Sat, June 17, Noon-2PM
- Wed, June 21, Noon-2PM
- Other days available by appointment
- Self-guided previews ok anytime during daylight hours

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms online.



Online Bidding Options
Download our app.



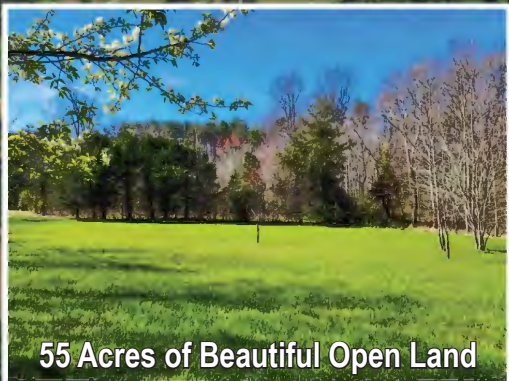
[www.TRFAuctions.com](https://www.trfauctions.com)

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



55 Acres of Beautiful Open Land



1400' of Road Frontage on Rt.122



Just 3mi from Smith Mountain Lake

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

129 Acres Near Smith Mountain Lake














Bedford County, Virginia, 129.2 AC +/-

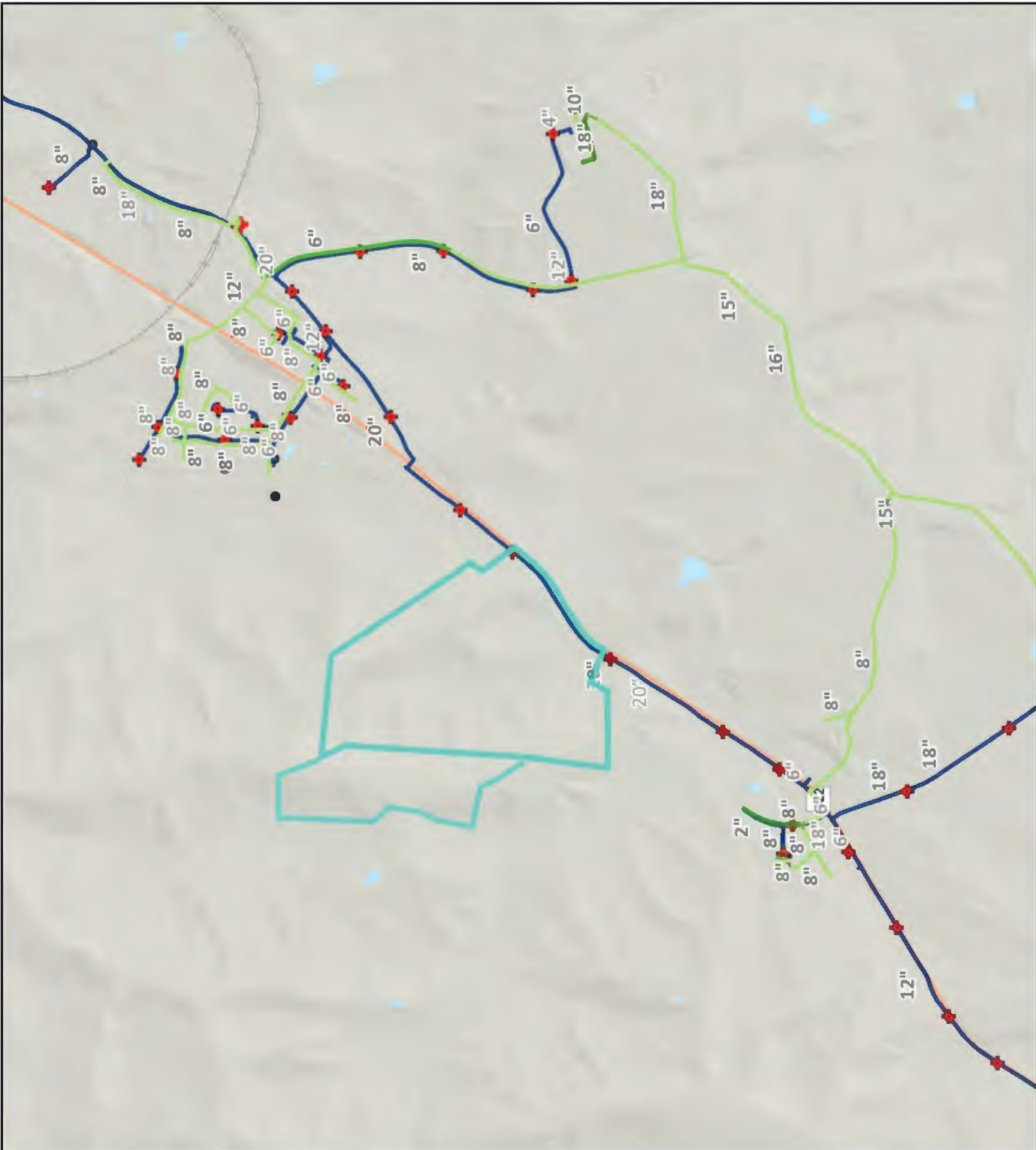
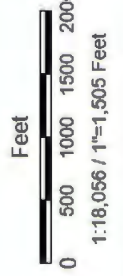


- Distance
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Bedford, VA

Legend

-  Parcels - County
-  Gravity Main
-  Force Main
-  Fire Hydrant
-  Fire Hydrant
-  Yard Hydrant
-  <Null>
-  Black
-  Blue
-  Green
-  Orange
-  Red
-  Waterline



Title: Water & Sewer Map

Date: 5/17/2023

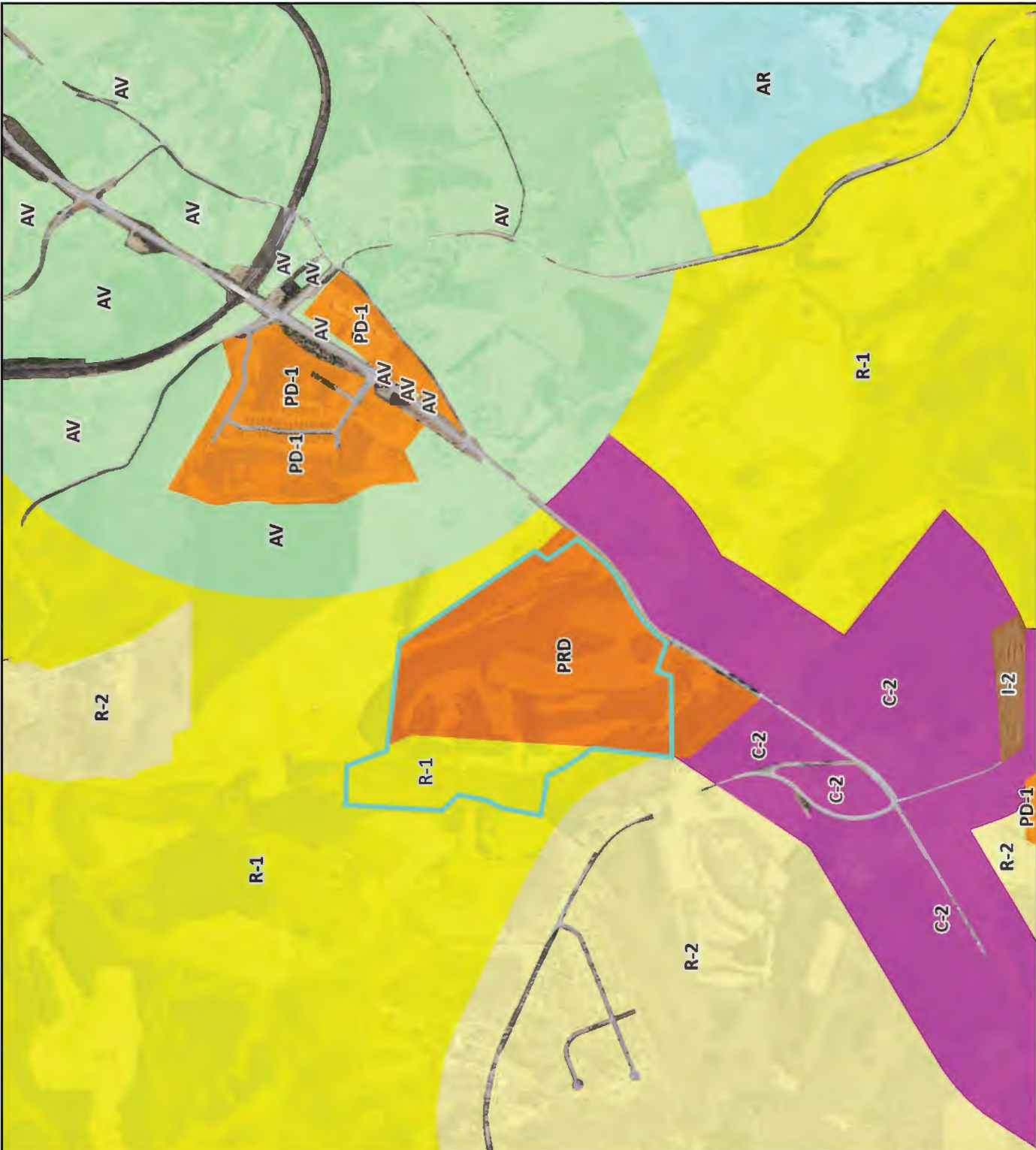
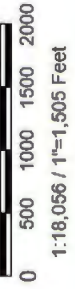
DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Bedford County is not responsible for its accuracy or how current it may be.

Bedford, VA

Legend

- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Parcels - County
- Zoning Labels - County
- Zoning - County
- AP - AGRICULTURAL/RURAL PRESERVE DISTRICT
- AR - AGRICULTURAL/RESIDENTIAL DISTRICT
- AV - AGRICULTURAL VILLAGE CENTER DISTRICT
- C-1 - OFFICE DISTRICT
- C-2 - GENERAL COMMERCIAL DISTRICT
- TOWN
- EP - EXPLORE PARK DISTRICT
- I-1 - LOW-INTENSITY INDUSTRIAL DISTRICT
- I-2 - HIGHER-INTENSITY INDUSTRIAL DISTRICT
- NC - NEIGHBORHOOD COMMERCIAL DISTRICT
- PCD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT
- PD-1 - PLANNED DEVELOPMENT DISTRICT
- PID - PLANNED INDUSTRIAL DEVELOPMENT DISTRICT
- PRD - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
- R-1 - LOW DENSITY RESIDENTIAL DISTRICT
- R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3 - MEDIUM DENSITY MEDIUM DENSITY DISTRICT

Feet



Title: Zoning Map

Date: 5/17/2023

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 #: 222 A 1B **Parcel Number(RPC):** 22200002 **Address:**

Parcel Information

Owner : ANKERS DEL & FREIRE MARIA ELIZABETH **Legal Acreage:** 99.2000
Additional Owner: No Data **PCDesc:** 5 Agricultural/Undevl(20-99ac)
Owner Address: PO BOX 933 GREAT FALLS VA 22066 **Legal Description:** TROUGH RUN
Document Number: 030012600

Valuation Information

Map : 222 A 1B **Deed Book/Page** No Data
Acreage: 99.2000

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$595,200.00	\$0.00	\$595,200.00
2019 Reass	\$595,200.00	\$0.00	\$595,200.00
2015 Reass	\$595,200.00	\$0.00	\$595,200.00
2011 Reass	\$595,200.00	\$0.00	\$595,200.00
2007 Reass	\$595,200.00	\$0.00	\$595,200.00

Improvement

Current Owner

Current Owner: ANKERS DEL & FREIRE MARIA ELIZABETH
Purchase Date: 06/24/2003
Purchase Price: \$.00

Past Owner

Name: ANKERS DEL	Name: ANKERS DEL
Purchase Date: 06/10/1996	Purchase Date: 06/10/1996
Purchase Price: \$195,000.00	Purchase Price: \$195,000.00

The County of Bedford, VA

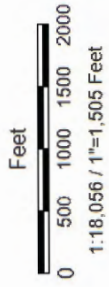
Legend

- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Parcels - County
- Parcels - Town
- Public School Boundary



Title: Parcels - County

Date: 5/17/2023



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 #: 221 A 71 **Parcel Number(RPC):** 22109100 **Address:**

Parcel Information

Owner : ANKERS DEL & FREIRE MARIA ELIZABETH **Legal Acreage:** 30.0000
Additional Owner: No Data **PCDesc:** 5 Agricultural/Undevl(20-99ac)
Owner Address: PO BOX 933 GREAT FALLS VA 22066 **Legal Description:** ROCKY MT PIKE
Document Number: 30012571

Valuation Information

Map : 221 A 71 **Deed Book/Page** No Data
Acreage: 30.0000

Year	Land Value	Improvement Value	Total Value
2023 Reass	\$150,000.00	\$0.00	\$150,000.00
2019 Reass	\$150,000.00	\$0.00	\$150,000.00
2015 Reass	\$150,000.00	\$0.00	\$150,000.00
2011 Reass	\$150,000.00	\$0.00	\$150,000.00
2007 Reass	\$150,000.00	\$0.00	\$150,000.00

Improvement

Current Owner

Current Owner: ANKERS DEL & FREIRE MARIA ELIZABETH
Purchase Date: 06/24/2003
Purchase Price: \$.00

Past Owner

Name: ANKERS DEL	Name: ANKERS DEL
Purchase Date: 06/10/1996	Purchase Date: 06/10/1996
Purchase Price: \$195,000.00	Purchase Price: \$195,000.00

The County of Bedford, VA

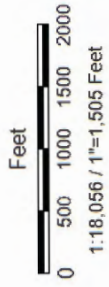
Legend

- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Parcels - County
- Parcels - Town
- Public School Boundary



Title: Parcels - County

Date: 5/17/2023



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.