

COURT ORDERED TO SETTLE THE ESTATE OF
RUBY WELLS DOOLEY
BEDFORD VA

Real Estate Auction

JUNE 24 @ 10AM

OFF-SITE AUCTION LOCATION
1059 TURNING POINT RD (FALLING CREEK RD)
BEDFORD, VA 24523

**PREVIEW SCHEDULE: 10AM TO 2PM ON
JUNE 3, JUNE 9, JUNE 17**

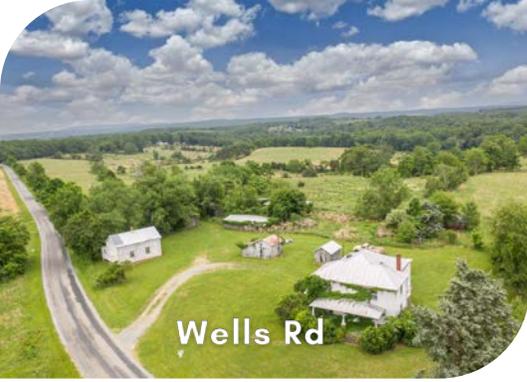


RICK MANLEY
540-874-5965



COUNTSAUCTION.COM

828 MAIN ST | LYNCHBURG VA 24504 434-525-2991



Wells Rd



McDaniel Rd



Wheatland

Real Estate Auction

COURT ORDERED TO SETTLE THE ESTATE OF
RUBY WELLS DOOLEY
3 FARMS & 2 COMMERCIAL TRACTS

JUNE
24th
10:00 AM

Auction Off-site
Location

Bedford County Gym
 1059 Turning Point Rd
 (Falling Creek Rd)
 Bedford VA

Preview Schedule
June 3rd & June 9th
10AM - 2PM

2 COMMERCIAL TRACTS - RT 460

Little Apple Market + Undeveloped Lot

FARM 1: WELLS RD

117 Acres, Offered in 10 Tracts

FARM 2: MCDANIEL RD

89.5 Acres, Offered in 5 Tracts

FARM 3: WHEATLAND RD

287 Acres, Offered in 3 Tracts



2 COMMERCIAL TRACTS - RT 460

Rt.460 West Thaxton Va. 1.15 Ac.

This 1.15-acre property is located on Rt. 460 West in Thaxton, VA. It has two buildings and long road frontage. The property is zoned AV, which allows for a variety of commercial uses. This is a great opportunity to own a commercial property in a prime location.

Rt.460 West 1.44 Ac. Building Tract

This 1.44-acre property is located in Bedford County, VA. It has long road frontage and is zoned C2, allowing for various commercial uses. A great opportunity to own a commercial property in a prime location. 10 Minutes to Bedford 25 Minutes to Roanoke

WELLS RD - FARM 1

1443 Wells Rd Bedford VA

This beautiful 117-acre farm in Bedford County is being offered in 10 tracts, ranging from 1.5 to 78 acres, and in various combinations. The property boasts breathtaking views of the Blue Ridge Mountains and features a large, circa 1927 two-story farmhouse with a living room, dining room, country kitchen, walk-in pantry, four bedrooms, two baths, and a screened porch. Additionally, there is an original 1920s three-room schoolhouse where Ruby Wells Dooley's mother once taught.

Once a thriving turkey farm, the property is fenced and cross-fenced and features a lovely pond suitable for agricultural use. It offers road frontage on both sides of Wells Road and long frontage on Five Forks Road.

County water is available to all 10 tracts, making this a truly unique property that checks all the boxes. Each of the 10 tracts boasts stunning views and is just minutes away from Bedford.

**Off-site Auction
Location:**

**Bedford County Gym
1059 Turning Point Rd
(Falling Creek Rd)
Bedford, VA 24523**

Previews:

**June 3rd & June 9th
10AM - 2PM**

**117
ACRES
OFFERED IN
10 TRACTS**

boundary lines are approximate

Tract 10
78.410 Acres

Tract 1
20.355 Acres

Tract 2

Tract 3

Tract 4

Tract 5

Tract 6

Tract 7

Tract 8

**THE
COUNTS**

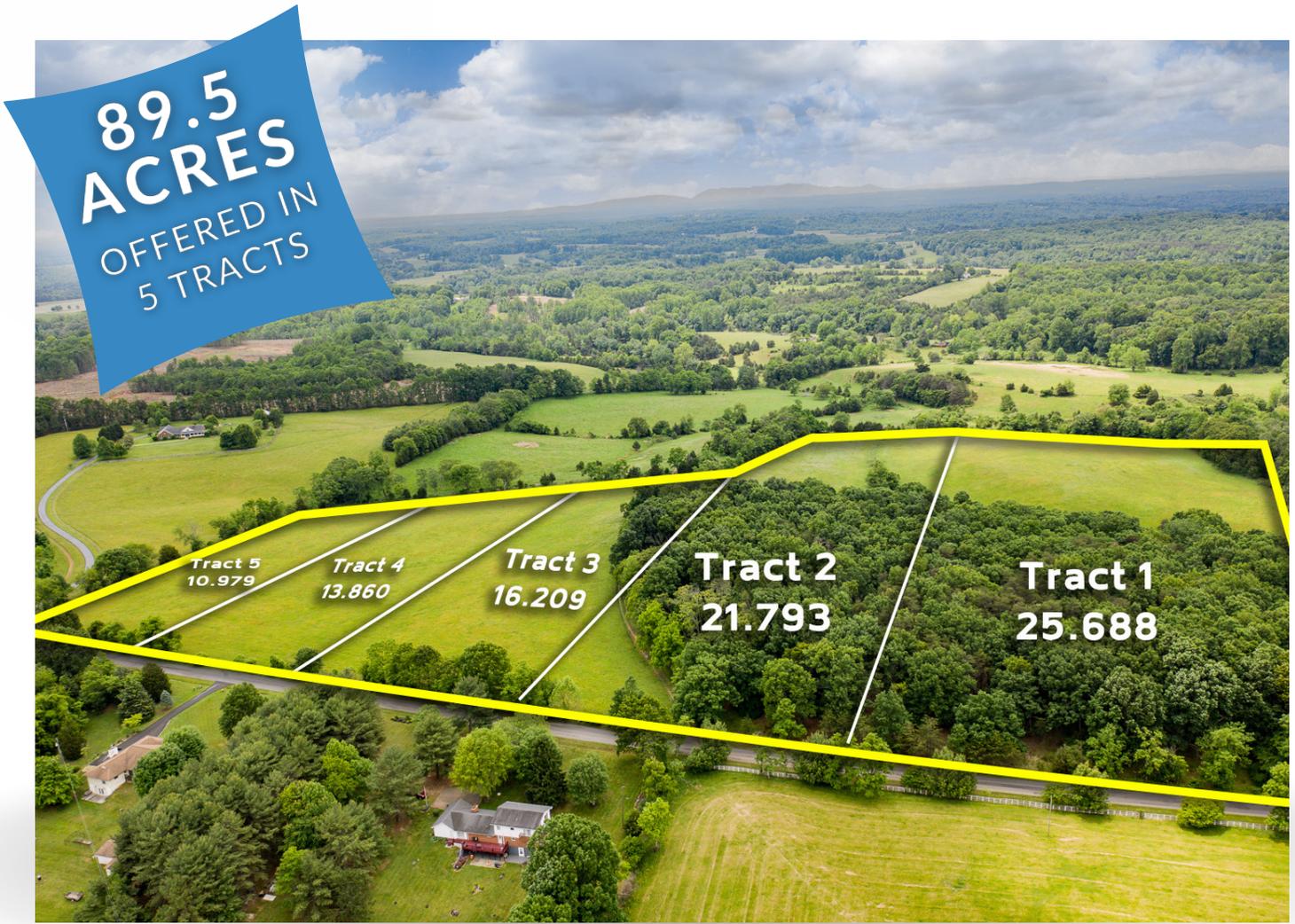
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MCDANIEL RD - FARM 2

McDaniel Rd Bedford VA



This stunning 89.5-acre farm in Bedford County boasts long road frontage, beautiful open pastures, wooded tracts, and two bold creeks, offering picturesque views from every tract of this premium farm.

The property is offered in five tracts, ranging from 13 to 26 acres, and in various combinations. These Tracts offer privacy and seclusion yet are conveniently located just 10 minutes from Bedford or Smith Mountain Lake.

The property is zoned AR and AV, surrounded by beautiful homes and similar properties, making it an ideal location for those seeking a peaceful and serene country living experience.

**REAL ESTATE AUCTION
COURT ORDERED TO SETTLE THE ESTATE OF
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**Off-site Auction
Location:
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1059 Turning Point Rd
(Falling Creek Rd)
Bedford, VA 24523**

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WHEATLAND RD - FARM 3

2537 Wheatland Rd Bedford VA

This stunning 287-acre farm located in Bedford County boasts a charming circa 1911 two-story farmhouse with a grand entry foyer, a beautiful oak staircase, formal living and dining rooms, a large country kitchen, a cozy family room, four bedrooms, and two baths.

The property retains many of its original barns and outbuildings and features open pastures, fenced areas, some wooded sections, and the picturesque Wolf Creek running along the back of the property, making it ideal for cattle or horses. Despite its rural, peaceful, and serene setting, the property is conveniently located just **10 minutes from Bedford and 30 minutes from Roanoke and Lynchburg via Highway 460**. Additionally, the property is zoned AR and AP.

This exceptional property is offered in three tracts, Tract 1; 31 Acs, Tract 2; 185 Acs, Tract 3; 63 Acs , and combinations. In short, this farm has everything you could want and more.

**Off-site Auction
Location:**

**Bedford County Gym
1059 Turning Point Rd
(Falling Creek Rd)
Bedford, VA 24523**

Previews:

**June 3rd & June 9th
10AM - 2PM**

**287
ACRES
OFFERED IN
3 TRACTS**



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Real Estate Auction

3 FARMS & 2 COMMERCIAL TRACTS

**JUNE
24th
10:00 AM**



OLD SCHOOL HOUSE



828 MAIN ST, FLOOR 15
LYNCHBURG VA 24504
434-525-2991

RICK MANLEY
540-874-5965

Secure your chance to own one of these exceptional properties. Join us at the auction June 24th!

Terms & Conditions: Bids will be accepted from registered bidders only. Registration begins at 9am, at Bedford County Gym. Please bring a valid driver's license for identification. 10% Buyer's Premium will be added to the high bid to determine the contract sale price and after Court Approval. 10% deposit is due on the day of the auction, and the balance is due at closing within 30 days after court approval. The properties will be conveyed by Special Warranty Deed. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the Auction Company and/or seller. All information provided by the Auction Company and /or seller is deemed reliable but not warranted. All property is being sold "as-is" "where-is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior verbal and written releases concerning this sale. The Auction Company and its representatives represent the seller. Broker participation of 2% will be offered to brokers meeting the Auction Company's guidelines for brokers. participation.