

Stoneridge at Bent Mountain Community • Bent Mountain, Virginia

Real Estate Auction

12 Lots – 2 LOTS SELL ABSOLUTE

Ranging in Size From 1± to 4± Acres

2 Large Acreage Tracts

Ranging in Size From 10± to 26± Acres

Wednesday, June 25 at 3:00 PM

Held at Bent Mountain Community Center
10148 Tinsley Ln, Bent Mountain, VA 24059

Bid Live or Online

Your Perfect Mountain Retreat Awaits

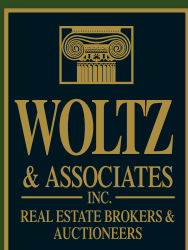
Discover the tranquility and beauty of Stoneridge at Bent Mountain, a charming residential subdivision nestled on the scenic Bent Mountain in Virginia. This serene community boasts breathtaking mountain views, offering the perfect balance of privacy and access to modern conveniences.



Key Features:

- 12 Total remaining residential lots and 2 large acreage being auctioned
- Last remaining lot located on pond available
- Lot sizes range from 1± acre to 26± acres, offering ample space for your dream home or getaway
- Horses permitted on your property—perfect for equestrian enthusiasts
- A variety of lot types, including wooded and open spaces for a personalized living experience

**Don't miss out—secure your future home or retreat
in this stunning, peaceful community today!**



VA #321

David Boush
540.871-5810

Broker Participation Offered
See woltz.com for details

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Preview Anytime
5% Buyer's Premium

Licensed in AL, CO, FL, GA, IL, IN, KY, LA, MS, NC, OH, OK, PA, SC, TN, VA, WV



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Prime Location:

- Only 3 miles from the Blue Ridge Parkway for scenic drives and outdoor adventures
- 15 minutes to Bottom Creek Gorge Preserve and hiking trails
- 11 miles to the nearest grocery store
- 30 minutes to Carilion Roanoke Memorial Hospital
- 27 minutes to LewisGale Medical Center



Directions:

Directions to Auction Tracts 1-12 Bent Mountain, Virginia:

Roanoke-Take US221 appx. 10 miles to right onto Mill Creek Rd. Go .5 mile to left on Cobble Lane to preview Auction Tracts 1-12.

Directions to Auction Tracts 13 & 14 Bent Mountain, Virginia:

Take US221 appx. 11 miles. As soon as you pass Old Shilling Rd. on the left you will turn right at Auction Sign to enter the property for tracts 13 and 14 (Park at the sign area and walk over to the driveway just past the sign and follow the auction signs onto the property). **Small cabin at the driveway entrance and lot behind it is not part of the property we are selling.**

Auction Site Address: Bent Mountain Community Center
10148 Tinsley Lane Bent Mountain Virginia 24059

Exciting Auction Opportunity:

Join us for the live auction of 14 remaining residential lots and larger tracts of land. With properties ranging from private wooded retreats to open acres, there's something for everyone.

- **Auction Date:** Wednesday, June 25 at 3:00 PM
- **Auction Site Location:** Bent Mountain Community Center
- **Bid Live or Online:** Participate in person or from the comfort of your home

All properties in Stoneridge to be served by installed well & septic systems, buyer's responsibility.

Preview the properties anytime and feel free to call for more information. This is your chance to own a piece of beautiful Bent Mountain at an incredible value. **Additional information including covenants and restrictions, bylaws, soils reports, etc. woltz.com**

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VISIT WOLTZ.COM FOR MORE INFORMATION AND TERMS & CONDITIONS OF THE AUCTION.

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VA #321 A1042

David Boush (VA #3941)

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Roanoke, VA 24011
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