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Recreational Retreat

268.75 Riverfront Acres Offered in 3 Tracts

Little River Road (Rt 601)
Bells Valley, VA 24439

Sportsman's Paradise

268.75 Riverfront Acres Offered in 3 Tracts

ABSOLUTE AUCTION: Saturday, October 27, 10am

Little River Road (Rt 601)
Bells Valley, VA 24439



800-780-2991 828 Main Street, 15th Floor
www.countsauction.com Lynchburg, VA 24504



Rockbridge County

ABSOLUTE AUCTION: Saturday, October 27, 10am

Truly a wonderful opportunity to purchase beautiful land tracts offering quiet privacy!



Realty & Auction Group

www.countsauction.com

800-780-2991

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Offices in Lynchburg,
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Private, Scenic Serenity

268.75 Riverfront Acres Offered in 3 Tracts

ABSOLUTE AUCTION: October 27, 2007 10am



Thousands of feet fronting on both sides of Little Calfpasture River, good topography, established roads & trails.

Wooded with 8 acres of open land on Tract 2. Two open home sites on Tract 1.

Beautiful wildlife sanctuary!

Natural habitat for deer, bear, and turkey

Great fishing: trout, bass, sunfish, and carp

Great views from elevated points on the property

Convenient to Virginia Horse Center, Homestead Resort, VMI, and Washington & Lee in Lexington

Nice building sites on all three tracts

Tract 1: 74.82 acres with 1992' river frontage
Tract 2: 80.97 acres with 2703' river frontage
Tract 3: 112.96 acres with 3706' river frontage

Between Goshen and Craigsville (both 10 minutes away) with deeded access from Rt 601 (Little River Road). Elevations are 1400' at the river up to 2100'. I-64 is 20 minutes from the property. I-81/Staunton/Lexington and The Homestead resort are 35 and 45 minutes drive, respectively. Tract has great topography for this part of the country. 10± acres of open pasture at the riverfront and several 1/2 acre fields that were very old home sites. Tract has great road system and miles of ATV/horse trails. Castaline Trout Farm is 3 miles away and will deliver to the river on the property. This property offers a great retreat for hunting & fishing!

Preview: Sunday, October 21, 2-4pm

Terms: 5% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Auction day announcements take precedence over all other print or published media of any nature. All information is deemed reliable but is not warranted.

From Lexington: Take 39 West along the Maury River until you reach Rt 42 at Goshen, 18± miles. Take a right on Rt 42 towards Craigsville; go 3.5 miles, then turn right onto Rt 614 at Bells Valley. Go 3.5 miles and property is on the left with brick columns and iron fencing. Property entrance is on Rt 601 (Rt 614 turns into Rt 601).

Sale Managers:
Bill Bryant, CAI, AARE & Greg Lester



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