

471 ± Acres

Rocky Mountain Road
Forest, VA
Bedford County

Conveniently
located between
Boonsboro
& Forest



Buy from 12± acres
to entire 471± acre
boundary

Excellent timber stand valued at \$371,000±

Absolute Auction
Fri, September 25th at 12 noon

Auction on Site at Tract 2

THE
COUNTS
Realty & Auction Group
www.countsauction.com
800-780-2991

471 ± Acres

10 Tracts
From 12± to 138± Acres

*Abundant wildlife, white tail deer,
black bear, wild turkey, grouse & fox*

Beautiful mountain streams, head waters of Ivy Creek

Rocky Mountain Road
Forest, VA
Bedford County

Auction on Site at Tract 2

Absolute Auction
Fri, September 25th at 12 noon

THE
COUNTS
Realty & Auction Group

800-780-2991

www.countsauction.com

828 Main Street, 15th Floor, Lynchburg, VA 24504

Offices in Lynchburg, Madison Heights, Richmond, Roanoke,
Forest, Christiansburg, Appomattox, Abingdon & Marion, VA

Online Bidding Via
proxibid

VAAF93



Broker Participation Encouraged

471 ± Acres

Rocky Mountain Road
Forest, VA
Bedford County

Excellent timber stand valued at \$371,000±

Previews: Sun, September 13th (12-2pm)
Wed, September 16th (12-2pm)

Sale Managers: Greg Lester 942-7000
Bill Bryant 525-2991

Absolute Auction Fri, September 25th at 12 noon

Online Bidding
Powered By **proxibid**
proxibid.com/countsrealtylynchburg

From Boonsboro: take Coffee Road to a right onto Rocky Mountain Road (SR 657) to property on the left.

From Bedford/Lynchburg: US-221 to Forest. Turn right on Perrowville Road to right onto Coffee Road to left onto Rocky Mountain Road (SR 657).

Topos & surveys available online

Excellent time to invest in land!



- Tract 1**
Stream, nice building site, access to state road, open level field, merchantable timber
- Tract 2**
Sale location, spring & 2 streams, excellent building site, gently to rolling topography, great horse pasture, merchantable timber
- Tract 3**
Beautiful views, excellent access, great cabin sites, merchantable timber
- Tract 4**
Access to road of record, stream on tract, great tract for hunting, merchantable timber
- Tracts 5-10**
Great for weekend getaways, hunters cabins, mountaintop views, all have state road frontage on Rocky Mount Road and access by interior road of record



Realty & Auction Group
www.countsauction.com
800-780-2991

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. 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" 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 releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller. Aerial: ©2009 Digital Globe.