

# 202.9± Acres in 2 Tracts

Beautiful views of Wintergreen Mountain and the Nellysford Valley

Adial Road (Rt 634)  
**Nellysford, VA**  
Nelson County

Auction at Lake Monocan Park & Clubhouse

**Timber Land Auction**  
**Friday, October 30<sup>th</sup> at 2pm**



Realty & Auction Group

[www.countsauction.com](http://www.countsauction.com)

800-780-2991

# 224.2± Acres in 4 Tracts

Excellent Homes Sites & Beautiful Views of the City of Lynchburg  
Mature Timber Stands, Deer & Turkey Hunting, Park-like Feel

Walnut Hollow Road  
**Lynchburg, VA**  
Bedford County

Auction at the Boonsboro Fire Department



Realty & Auction Group

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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

**Prime Land Auction**  
**Friday, October 30<sup>th</sup> at 10am**



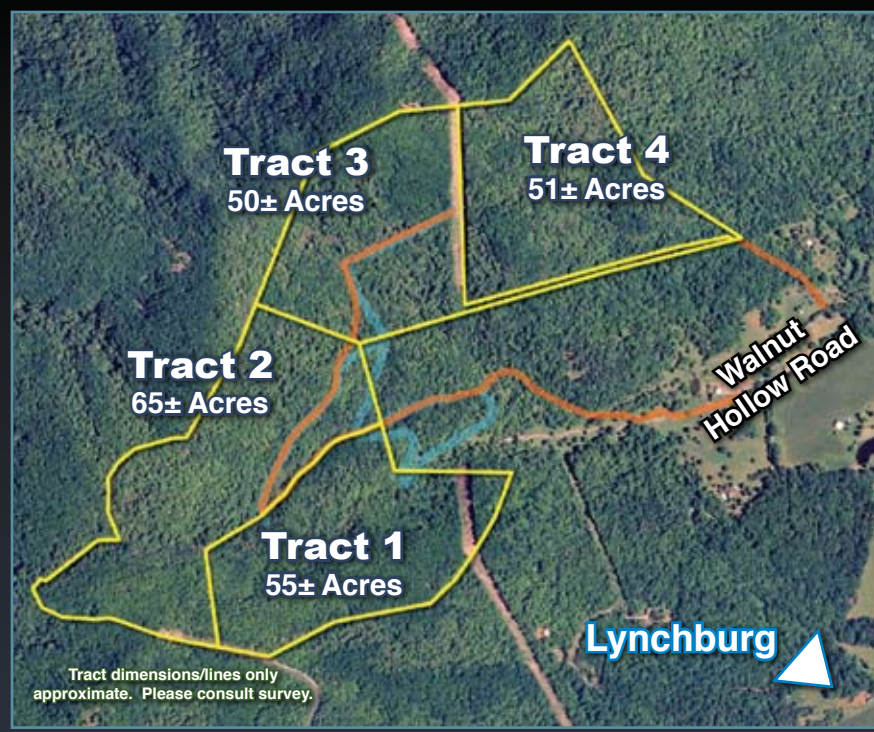
Broker Participation Encouraged

# 224.2± Acres in 4 Tracts

Walnut Hollow Road  
**Lynchburg, VA**  
Bedford County

### Previews:

Wednesday, October 21<sup>st</sup> (12-1pm)  
Sunday, October 25<sup>th</sup> (12-1pm)  
Self-guided inspections welcomed during daylight hours



This tract is comprised of 4 parcels, all having deeded right of way to Walnut Hollow Road (SR 658). Each of the 4 parcels has excellent homes sites and beautiful views of the city of Lynchburg. Mature timber stands enhance the park-like feel of this property and has a timber cruise value of \$199,000 or \$889/acre. Enjoy a great hunting site with wild turkey & deer-only minutes from Lynchburg.

**Directions to Property:** From Lynchburg, take US-501 north to left on Coffee Road (SR 644) near Boonsboro Country Club. Proceed 0.5 miles to right onto Walnut Hollow Rd (SR 658). Go 2± miles to the end of SR 658. Look for auction signs!

### Auction Site:

**Boonsboro Fire & Rescue**  
1065 Lee Jackson Hwy  
Lynchburg, VA 24503

Online Bidding  
Powered By **proxibid**  
[proxibid.com/countsrealtlynchburg](http://proxibid.com/countsrealtlynchburg)

**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 TerraServer.com

# Auction

## Friday, October 30<sup>th</sup> at 10am

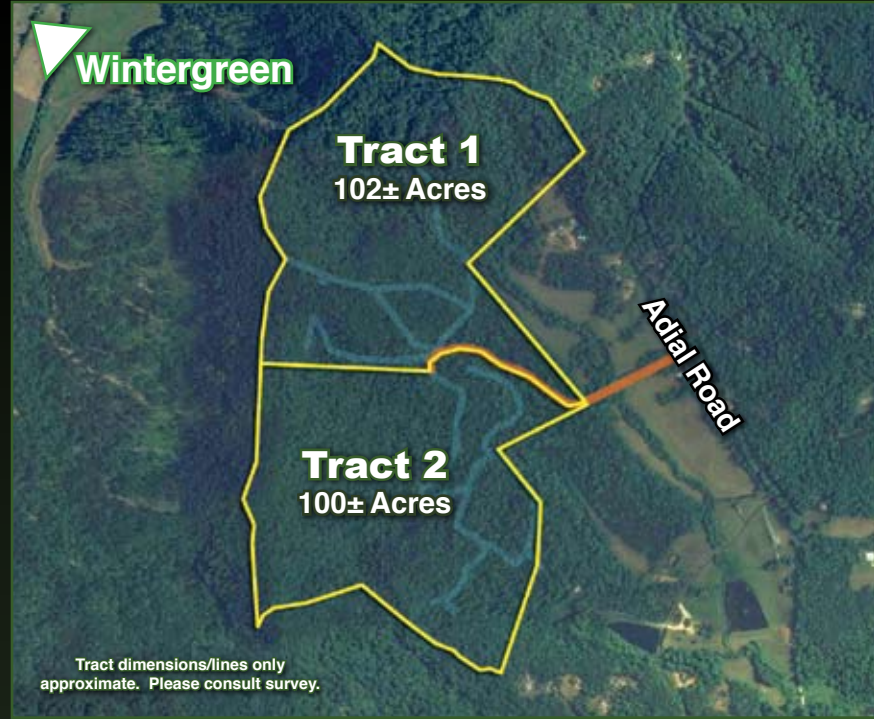


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**Nellysford, VA**  
Nelson County

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Timber, timber, timber! This tract is loaded with mature poplar and oak. Come put your own value on it, as no cruise is currently available. Beautiful views of Wintergreen Mountain and the Nellysford Valley from the top-ideal location for a mountaintop cabin. ATV trails run throughout this tract, making it excellent for hunting and outdoor recreation. Bold stream on property, as well.

**Directions to Property:** From Lynchburg take US 29N (from Charlottesville take US-29S) to north on VA-6 to south (left) on VA-151 to Nellysford to left on Adial Rd (SR 634). Travel 1 mile to property on the right.

### Directions to Auction Site:

**Lake Monocan Park & Clubhouse**  
Take Rt. 151 to Monocan Drive (Rt. 634) at the entrance to Stoney Creek, a half mile north of Nellysford. Go 1.9 miles to a right onto Camping Ridge. Sign reads "Lake Monocan Park." Go .2 miles to the Clubhouse.

# Auction

## Friday, October 30<sup>th</sup> at 2pm



**Sale Managers:**  
Greg Lester  
(434) 942-7000  
Bill Bryant, CAI, AARE

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