

RIVERFRONT LAND AUCTION

FRIDAY NOVEMBER 20th @ 12PM

Hunting & Fishing
SPORTSMAN DREAM!

Weekend Retreat, Homesites
Rockbridge County

193± Riverfront Acres in 2 Tracts

Tract 1: 80.97± Acres w/ 2703' river frontage

Tract 2: 112.96± Acres w/ 3706' river frontage

Thousands of feet fronting (both sides) of Little Calpasture River.

Established trails & roads. Great Fishing : Trout, Bass, Sunfish.

Great Hunting: Deer, Bear, Turkey.



**LITTLE
CALPASTURE
RIVER
FRONTAGE**



PROPERTY LOCATION: Little River Rd (Rt 601) Bells Valley VA 24439

AUCTION LOCATION: Craigsville Fire Station, 120 E First St Craigsville VA 24430

PREVIEWS: 12 PM - 2 PM FRIDAY 10/30 & SATURDAY 11/7



Realty & Auction Group
434-525-2991

Sales Manager:
Rick Manley (540) 874-5965

10% BP, 10% Deposit on Day of Auction,
Balance due w/in 30 days



www.countsauction.com

Visit our website for full terms, details and information

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Property Location:

Little River Rd (Rt 601) Bells Valley VA 24439

AUCTION LOCATION
CRAIGSVILLE FIRE STATION
120 E.FIRST ST
CRAIGSVILLE
VA 24430



A TRUE SPORTSMAN'S DREAM!

- Thousands of feet fronting Little Calfpasture River, good topography, established roads & trails.
- Beautiful wildlife sanctuary, natural habitat for deer, bear, and turkey. Ideal hunting property.
- Great fishing: trout, bass, sunfish.
- 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 both tracts

Additional Information: 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 & 45 minutes drive. 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. This property offers a great retreat for hunting & fishing!



828 Main St, 15th Floor, Lynchburg VA 24504 | (434) 525-2991 | counts@countsauktion.com

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Terms: 10% 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 and published media of any nature. All information deemed reliable but is not warranted.

Directions: From Lexington: Take ramp for I-64 West/US-60 West toward Covington. At exit 43, take ramp right for VA-780 toward Goshen. Turn right onto Scenic Dr / VA-780 toward Goshen. Turn left onto W. Midland Trail. Turn right onto Brattons Run / VA-780. Keep right to stay on Brattons Run/VA-780. Turn left onto VA-39/Maury River Road. Turn right onto VA-42/Virginia Ave. Arrive at VA-42/W. Craig Street.

From Staunton: Head southwest on US-11 S Bus/N. Augusta St. Keep straight onto VA-252/S. Augusta St. Take ramp right and follow signs for VA-262. Keep straight onto VA-262 W. Take ramp right and follow signs for VA-254. Turn left onto VA-254/Parkersburg Tpke. Keep straight onto VA-42/Parkersburg Tpke. Arrive at VA-42/W. Craig Street. **From Goshen** Rt.42 toward Craigsville travel 3.5 miles to Right on Rt.614 property 3.5 miles on left.

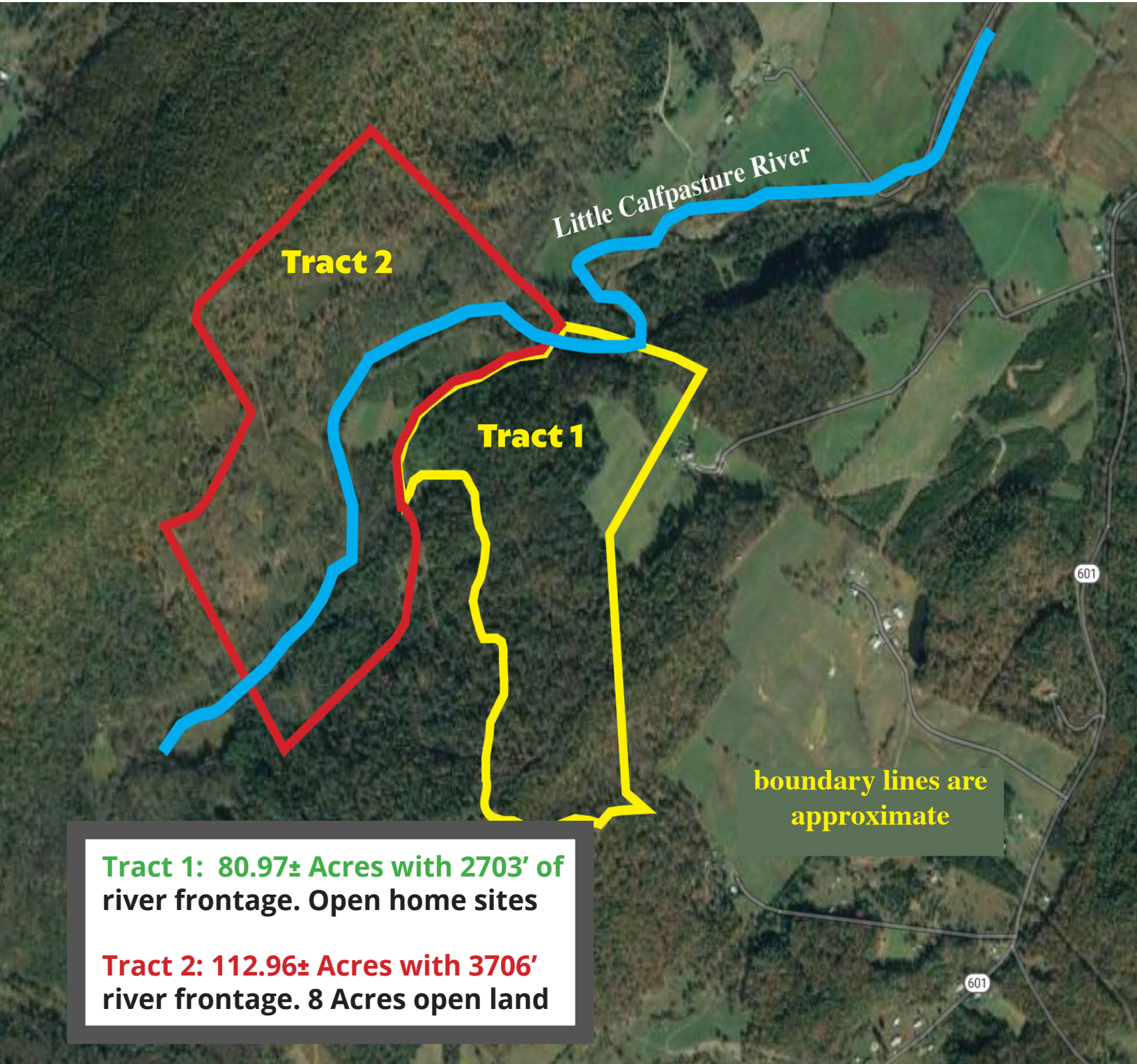
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Tract 1: 80.97± Acres with 2703' of river frontage. Open home sites

Tract 2: 112.96± Acres with 3706' river frontage. 8 Acres open land

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