

ABSOLUTE LAND AUCTION

Wed, July 8, 2020 at 12:30 PM

ONLINE BIDDING
Can't attend the live auction?
Bid online at our website.

102 Wooded Acres near Smith Mtn Lake



Prime hunting along powerline



Hunting Cabin



Stream



Nicely Wooded

SALE SITE: SAUNDERS FIRE DEPT., 12253 SMITH MTN LAKE PKWY, HUDDLESTON, VA

- Selling for the Charles S. Payne, Sr. Estate
- 101.948 acres on Ayers Rd in Moneta (Bedford Co. Tax Parcel 234-A-32)
- Ideal for private estate, weekend retreat, hunting tract, or timber investment
- Great location just 5 miles from Smith Mountain Lake State Park and 7 miles from Hales Ford Bridge
- Nicely wooded! Timber cruise available showing 963,000 board feet of timber and 3,930 tons of pulpwood. About 17% is pine with balance in poplar, white oak, red oak, chestnut oak, maple, hickory, ash, scarlet oak, and sycamore.
- Great for hunters! Hunting camp with rustic hunting cabin, basic amenities, fire pit, outhouse, generator hook up and several hunting stands.
- Nice creek flows through the property plus several roads and trails
- Tax assessed at \$392,300

OFFERED IN 2 TRACTS & AS A WHOLE

- Tract 1: 11.983 acres on the north side of Ayers Rd incl. old home site
- Tract 2: 89.965 acres on the south side of Ayers Rd incl. hunting cabin

AGENT ON SITE: Wed, June 24 from 4-6pm; Wed, July 1 from 4-6pm; Mon, July 6 from 12-2pm; Self-guided preview ok anytime

DIRECTIONS TO PROPERTY: From Hales Ford Bridge in Moneta, 122N 4mi to RIGHT on Whitehouse Rd (608). 3.5mi to LEFT on Ayers Rd (737). 0.2mi to Tr.1 on left and Tr.2 on right.

TERMS: 10% deposit day of sale by cash or check. Balance on or about 30 days. 5% buyer's premium. Full terms online.



Property Location
Ayers Rd, Moneta, VA
Bedford County

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

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Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
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