

3713 & 3735 Ridge Rd, Heathsville VA 22473

# REAL ESTATE AUCTION

Thursday, August 12th @ 12PM

**ALL PROPERTY & BUILDINGS SOLD AS ONE LOT**

- 8± Acres
- Residential Home
- Commercial Building (prior use as a funeral home)
- Outbuildings

3713 Ridge Rd

boundary lines are approximate

High Bid Over  
**\$75,000**  
will be accepted

THE  
**COUNTS**

Realty & Auction Group  
828 Main St, 15th Floor  
Lynchburg VA 24504

Preview Dates: Thurs 7/29 & Thurs 8/5  
12PM - 2PM  
Other times by appointment

Sale Manager  
**Pete Ramsey**  
434-258-6611

**WWW.COUNTSAUCTION.COM**

**Residential , Commercial & More!**  
**REAL ESTATE AUCTION**  
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Property served by an on-site well and septic system  
Zoned A-1, allows for low density residential, industry or small commercial businesses  
Tax assessed : \$ 311,700

Property has approximately 443' of road frontage on Ridge Rd (Rt 600) plus an easement to the 3.219 acre field



**RESIDENTIAL PROPERTY**

- Single family home: 2 stories, 2,146± sq ft, 4 bedrooms, 2 baths
- Nice open front porch across the front
- Potential for either being owner occupied or producing rental income

**COMMERCIAL PROPERTY**

- Building has 8,827± sq ft on 3 floors
- Terrace level: built-in garage plus a large storage area
- 2nd floor : 2 restrooms, several large rooms suitable for open work areas
- 3rd floor : 2 offices, storage area & large business work area
- Suited for office space



- Could be used for multiple purposes; it has easy access from the parking lot
- Is approximately 52' x 30'
- 2 roll up doors, 9' wide x 12' high



- Designed for parking 8 vehicles w/ 5 bay doors
- Is approximately 70' x 30'



VAAF93

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**Terms:** 10% Buyers Premium, \$10,000 deposit in certified funds due on sale day with balance due in 30 days. Sold As Is Where Is.  
Sale day announcements supersede any written announcements prior to sale.