

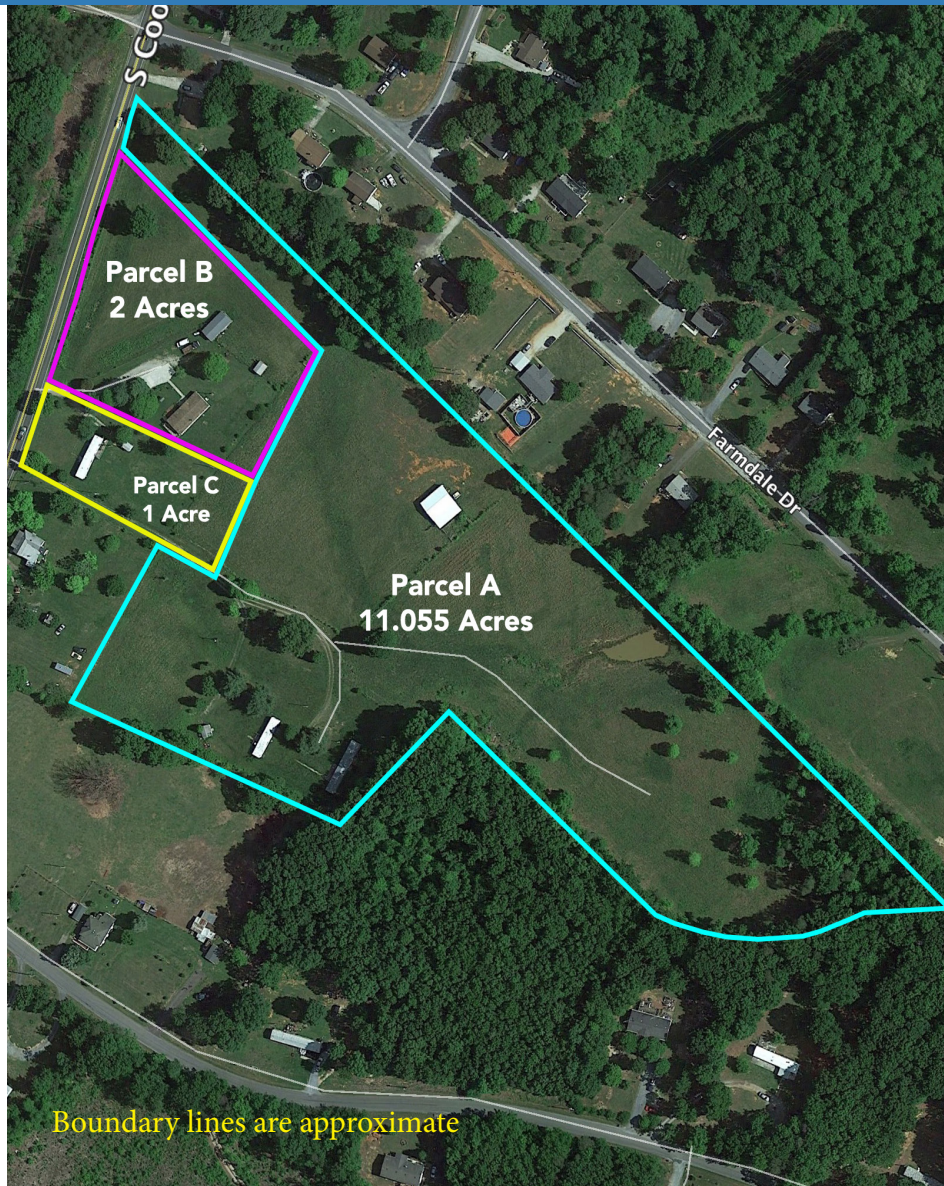
# ABSOLUTE AUCTION

**Saturday, December 8<sup>TH</sup>  
@ 10AM**

**1081 S Coolwell Rd  
Madison Heights, VA**

**INSPECTION DATES:  
Sun 11/25, Wed 11/28 & Sun 12/2  
1PM to 3PM**

**Real Estate, Vehicles, Farm Machinery & Personal Property**



## **3 Parcels of Land**

- A)** 11.055 acres, mostly grass, 1 ac. wooded w/ small pond, 2 mobile homes, nice metal equipment building w/ attached shed & cattle chute
- B)** 2 Acres w/ 1580 sq ft manufactured home, 2 car garage w/ storage
- C)** 1 acre w/ mobile home and storage shed.

**NOTE:** All four homes share one well, additional information available on website.

## **Personal Property**

Cars, Trucks, Case International Tractor, Haying Equipment, Round Baler, Wheel Rake, Krone Mowing Machine, J.D. Riding Mower, Cattle Head Catch, Bush Hog, Bale Spear, 3Pt PTO Drive 6' Tiller. See website for additional photos and information.



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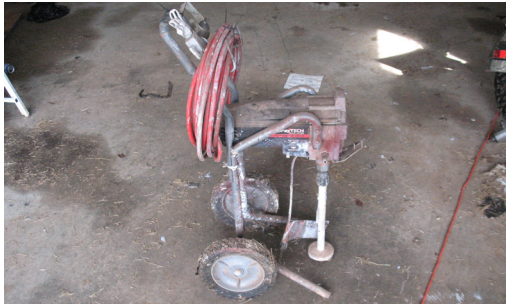
*Sale Manager: **Greg Lester 434.942.7000**  
or **Bill Bryant 434.841.3812***

**www.countsauction.com**  
**800-780-2991**





## 1081 S COOLWELL RD., MADISON HEIGHTS, VA



**TERMS:** 10% deposit on Real Estate, balance due at closing within 30 days Possession at closing. Personal property settles in full and pick up day of the auction. 10% Buyer's Premium on Real Estate added to the high bids to determine final contract sales price. 10% Buyer's Premium (12% w/ credit card) added to all personal property items.

**DIRECTIONS:** From Lynchburg 29N Business, 1.5 miles N of 130, take R on S. Coolwell Rd, 2 miles to property on R @ 1081 S. Coolwell Rd. Look for signs and equipment.



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