

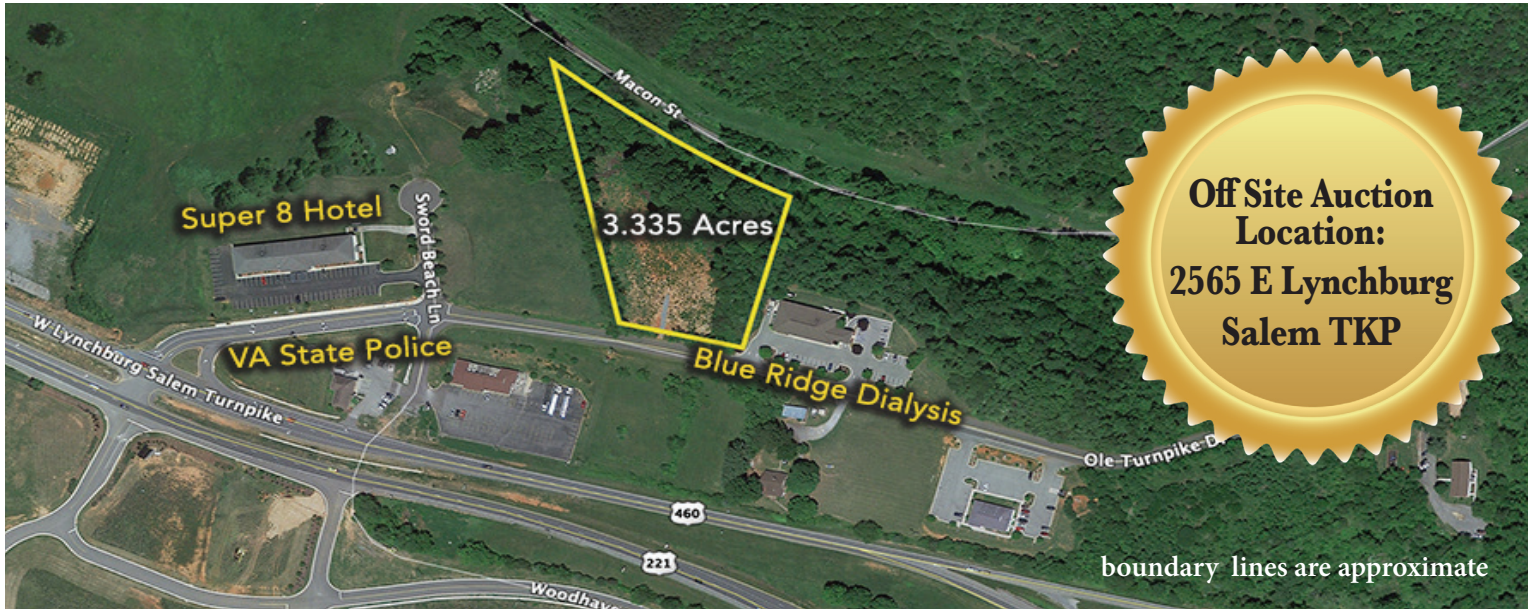
REAL ESTATE AUCTION

**SATURDAY
APRIL 27TH @ 10AM**

AUCTION LOCATION:
2565 E Lynchburg Salem TKP
Bedford, VA 24523

INSPECTION DATES:
Sat 4/13 & Sat 4/20
INSPECTION TIME: 10AM to 11AM

3± ACRES VACANT LOT - OLE TURNPIKE DR



Tax Map#190-A-5T: 3.36 Acres

Commercial acreage that is located near the VA State Police Headquarters, Super 8 Hotel, and Blue Ridge Dialysis Center in Bedford.

Beautiful views of the Blue Ridge Mountains!

There is 230' road frontage on Ole TKP Dr and 520' road frontage on Macon Street. Water and sewer available at this site.

A GREAT PLACE TO LOCATE YOUR BUSINESS!



OFF SITE AUCTION LOCATION: The auction for this property will be conducted from 2565 E Lynchburg Salem TKP. **Directions to the off site auction location;** from Bedford take Rt.460 East 1 mile past Lowes to the property on the right.



Sale Managers: George McDaniel 434-546-9235
or Bill Bryant 434-552-2991

www.countsauction.com
434-525-2991

VAAF93



REAL ESTATE AUCTION

**SATURDAY
APRIL 27TH @ 10AM**

AUCTION LOCATION:
2565 E Lynchburg Salem TKP
Bedford, VA 24523

INSPECTION DATES:
Sat 4/13 & Sat 4/20
INSPECTION TIME: 11AM to 12PM

2565 E LYNCHBURG SALEM TURNPIKE

Parcel A: 9+/- vacant acres

300' road frontage on Rt 460

Tax Map# 148-A-32A

Parcel B: 9+/- vacant acres

250' road frontage on Rt 460 &
access from Old Oak Lane.

Tax Map# 148-A-32B

Parcel C: 3+/- acres

Vacant 2,506 sq ft house (in need
of restoration); 440' road frontage
on Rt 460.

Tax Map#148-A-32



Additional information available @ www.countsauction.com



TERMS: 10% deposit on due on the day
of the auction, balance due at closing
within 30 days. Possession at closing. 5%
Buyer's Premium added to the high bids to
determine final contract sales price.

DIRECTIONS: From Bedford take Rt. 460 East 1 mile
past Lowes to the property on the right.

Auction Date: Saturday April 27th @ 10AM

Previews 11AM to 12PM, Saturday 4/13 & Saturday 4/20

Property: 2565 E Lynchburg Salem Turnpike, Bedford VA

Auction Location: 2565 E Lynchburg Salem Turnpike, Bedford VA

NOTES:

- Prior to the improvement of any lot in the county the Planning Department shall be contacted concerning, but not limited to, the current zoning building setback requirements, water and sewer systems, Health Department requirements, erosion and sediment control requirements, and private streets.
- The owner of this subdivision does not agree to construct a public water or sewer system. Before the construction of any dwelling can begin the Health Department shall be consulted to ensure the proper location of the private well and septic systems in relation to the location of the proposed dwellings.
- Bedford County intends to support the prosecution of those unlawfully disturbing any grave or grave marker. Accordingly, any grave, or object or structure marking a place of burial identified during a survey, property research or plat preparation has been denoted on this plat.
- The maintenance, repair, and operation of any stormwater management improvements and conveyance systems of this subdivision are the private responsibility of the current and future owners of the property shown hereon and shall not become a public responsibility unless formally dedicated to, and expressly accepted by, Bedford County, Virginia or other public agency.
- This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
- Exact location of underground utilities and improvements unknown.
- This property does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.
- This property as platted falls with Flood Zone Unshaded "X" of the Federal Rate Map One Hundred Year Flood Plain.
FIRM Panel 51019C0328D Dated: SEPT. 29, 2010
FIRM Panel 51019C0340D Dated: SEPT. 29, 2010

Subdivision approval by the health department is based upon a proposed/future drainfield location in relation to the existing well currently serving the residence at 2565 E. Lynchburg-Salem Turnpike. A preliminary review indicates that the existing septic system and well serving this residence may not meet the minimum setback distances as required by the regulations. Any permits (building, well, septic) sought in the future will require further evaluation by the health department in regards to this matter.

The platting or dedication of the following described land,
PARCEL "A" - 9.730 ACRES
PARCEL "B" - 9.730 ACRES

is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any.

KRW, LLC *Representative*
KRW, LLC - Representative

I, Patricia M. Robinson, a Notary Public in and for the State of Virginia at large aforesaid, hereby certify that the owners name as signed hereon has acknowledged to the same before me this 23rd day of MAY, 2017.

My commission expires 04-30-20
Patricia M. Robinson
Notary Public

The subdivision known as (see plat title block) is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record"

Date 5/12/2017 Highway Engineer [Signature]
Date 5/23/17 Health Officer [Signature]
Date 5/23/17 Agent, Bedford County Board of Supervisors [Signature]
Date _____ Agent, Bedford Regional Water Authority
Bedford County does not approve or enforce restrictive covenants.
Date 5/23/17 Agent, Bedford County Board of Supervisors [Signature]

PLAT SHOWING SURVEY OF PROPERTY BEING OWNED BY: KRW, LLC
SOURCE: INSTR. NO. 160012142

RESIDUAL PARCEL
TAX MAP #148-A-32
22.461 ACRES
NEW AREA 3.001 ACRES

NEW PARCEL "A"
9.730 ACRES

NEW PARCEL "B"
9.730 ACRES

CURRENT OWNERS ADDRESS
P.O. BOX 628
BEDFORD, VA 24523

CENTER DISTRICT
BEDFORD COUNTY
VIRGINIA

Scale: 0' 200' 400' 600'

LINE	BEARING	DISTANCE
L1	S 68°38'13" E	12.28'
L2	S 69°22'14" E	221.99'
L3	S 66°29'58" E	52.34'
L4	S 68°44'16" E	60.46'
L5	S 63°47'55" E	30.11'
L6	S 63°47'55" E	30.11'
L7	S 63°47'55" E	84.50'
L8	S 64°15'22" E	67.93'
L9	S 77°03'08" E	206.34'
L10	S 78°30'06" E	243.68'
L11	S 67°04'56" E	256.32'
L12	S 36°34'22" W	250.16'
L13	S 32°40'51" W	132.08'
L14	S 30°45'24" W	314.30'
L15	S 40°48'00" E	111.16'
L16	S 39°39'16" E	68.64'
L17	S 48°01'22" W	28.52'

COMM. NO. 14460A
DATE: 03-02-17
REVISED:
SCALE: 1" = 200'
TAX MAP: 148-A-32
ZONING: AP & AR
PRECISION: 1:20,000+
DRAWN BY: R.J.B.
CHECK'D BY: R.F.P.

THE OFFICE OF
SLUSHER SURVEYING Inc.
LAND SURVEYING AND PLANNING
P.O. BOX 646
BEDFORD VIRGINIA 24523
PH. 540-586-9157
slushersurvey@verizon.net

GET IN TOUCH

George McDaniel
Bill Bryant

M : 434.546.9235
O : 434525.2991

E : GMcDaniel@countsaction.com
E : counts@countsaction.com

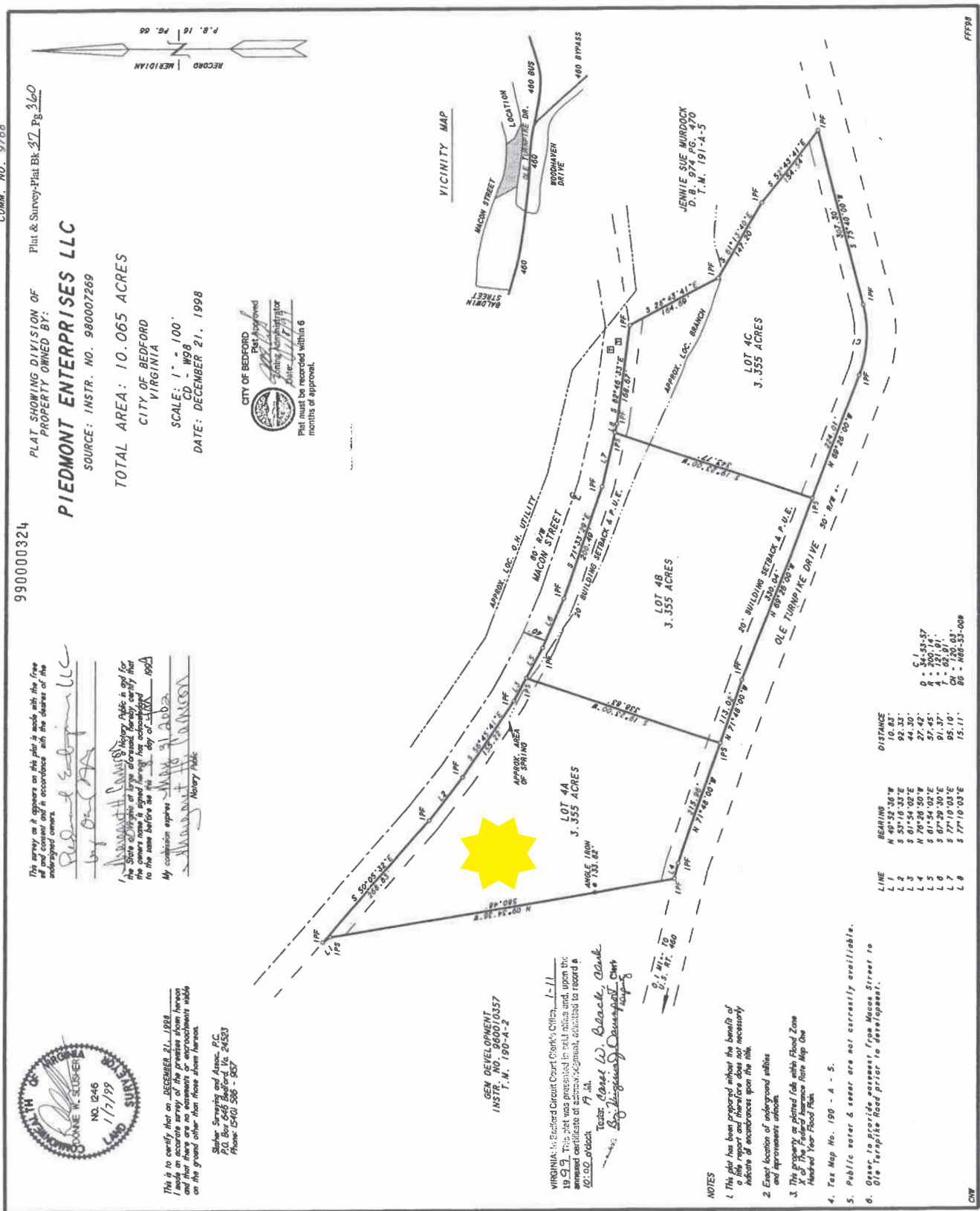
www.countsauction.com

Auction Date: Saturday April 27th @ 10AM

Previews 10AM to 11AM, Saturday 4/13 & Saturday 4/20

Property Location: Ole Turnpike Dr, Bedford VA

Auction Location: 2565 E Lynchburg Salem Turnpike, Bedford VA



GET IN TOUCH

George McDaniel
Bill Bryant

M : 434.546.9235
O : 434525.2991

E : GcDaniel@countsaction.com
E : counts@countsaction.com

www.countsaction.com