

Commercial Property Opportunity

REAL ESTATE AUCTION

FRIDAY, JULY 23 @ 12PM

9058 Big Island Highway, Bedford VA



AKA The Old Millstone Tea Room

**Preview Dates: June 29th 12PM to 2PM and
July 9th 12PM to 2PM**

THE
COUNTS

Realty & Auction Group

828 Main St, 15th Floor | Lynchburg VA 24504

Sale Manager

Danny Cash 561-262-7180

WWW.COUNTSAUCTION.COM

REAL ESTATE AUCTION

Friday, July 23rd @ 12PM

9058 Big Island Highway, Bedford VA

PROPERTY OFFERED IN 2 PARCELS

Property borders a bold trout stream, 2 miles from Bedford Lake

Parcel 1:

- 0.57 acre
- Zoned A/V
- Map # 40 2 2A
- Remodeled in the last 3 years(new wiring, plumbing, heat pump, roofs, new appliances, windows, paint, decks, parking lot)
- 20'x40' covered deck
- Store or restaurant approved
- Horse shoe pit
- Parking lot

Parcel 1 continued:

- 1.65 acres
- Zoned A/V
- Map # 40 2 2

- Rented apartment
- Rental space / storage; ground level
- Parking area
- Great business opportunity

Parcel 2:

- 1.73 acres
- Zoned A/V
- Map # 39 A 31
- Great Business opportunity / Rental property
- Metal building approximately 40' x 80' (3200 sq ft)
- Electric, great shop / business location
- Possible additional rental income
- Great area for a weekend campground
- Lower level possible rental or storage space
- Upper level rented apartment



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

WWW.COUNTSAUKTION.COM

VAAF93

Terms: 10% Buyers Premium, 10% deposit day of the sale, close in 30 days, As Is Where Is.
Sale day announcements superseded any written announcements prior to sale.

REAL ESTATE AUCTION

Friday, July 23rd @ 12PM

9058 Big Island Highway, Bedford VA



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Directions: (From Forest VA) US-221 S / Forest Rd 9.2 miles, Turn SR671 2.3 miles, Continue onto SR644 0.4 miles, turn Right onto VA-122N, destination will be on the left approx. 6.7 miles.

Bedford County, Virginia

Tax Map #: 40 2 2A

Link: 40 2 2A

Parcel
Number(RP
C): 4003500Address: 9058 BIG ISLAND
HIGHWAY

Parcel Information

Owner : SLOPER ROBERT J & SLOPER JANN
M
Additional Owner: No Data
Owner Address: 1770 PEPPERTREE RD BEDFORD VA
24523

Legal Acreage: 0.5700
PCDesc: 4 Commercial/Industrial
Legal Description: NFO CR
Document Number: 200003463

Valuation Information

Map : 40 2 2A
Name: SLOPER ROBERT J & SLOPER JANN
M
Acreage: 0.57

Deedbook No Data
Deedpage: No Data

Year	Land Value	Improvement Value	Total Value
2021	\$40,000.00	\$118,100.00	\$158,100.00
2020	\$40,000.00	\$118,100.00	\$158,100.00
2019	\$40,000.00	\$118,100.00	\$158,100.00
2018	\$40,000.00	\$117,300.00	\$157,300.00
2017	\$40,000.00	\$117,300.00	\$157,300.00
2016	\$40,000.00	\$117,300.00	\$157,300.00
2015	\$40,000.00	\$117,300.00	\$157,300.00
2014	\$40,000.00	\$117,300.00	\$157,300.00
2013	\$40,000.00	\$117,300.00	\$157,300.00
2012	\$40,000.00	\$117,300.00	\$157,300.00
2011	\$40,000.00	\$117,300.00	\$157,300.00
2010	\$40,000.00	\$95,700.00	\$135,700.00
2009	\$40,000.00	\$95,700.00	\$135,700.00
2008	\$40,000.00	\$95,700.00	\$135,700.00
2007	\$40,000.00	\$95,700.00	\$135,700.00
2006	\$20,000.00	\$67,400.00	\$87,400.00
2005	\$20,000.00	\$67,400.00	\$87,400.00
2004	\$20,000.00	\$67,400.00	\$87,400.00
2003	\$20,000.00	\$67,400.00	\$87,400.00
2002	\$15,000.00	\$60,100.00	\$75,100.00
2001	\$15,000.00	\$47,500.00	\$62,500.00
2001	\$15,000.00	\$60,100.00	\$75,100.00
2000	\$15,000.00	\$47,500.00	\$62,500.00
1999	\$15,000.00	\$47,500.00	\$62,500.00
1998	\$10,000.00	\$47,500.00	\$57,500.00

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof. as Bedford County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

The County of Bedford, VA

Legend

- E911 Address
- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Driveway
- Parcels - County
- Parcels - Town
- Public School Boundary



Title: Parcels - County

Date: 6/28/2021

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Bedford County, Virginia

Tax Map #: 39 A 31

Link: 39 A 31

Parcel Number(RP C): 3903700

Address:

Parcel Information

Owner : SLOPER ROBERT J & SLOPER JANN M
Additional Owner: No Data
Owner Address: 1770 PEPPERTREE RD BEDFORD VA 24523

Legal Acreage: 1.7300
PCDesc: 2 Single Family Res(1-19.99ac)
Legal Description: LOT N F O CR PB 49/488
Document Number: 200003463

Valuation Information

Map : 39 A 31
Name: SLOPER ROBERT J & SLOPER JANN M
Acreage: 1.73

Deedbook: No Data
Deedpage: No Data

Year	Land Value	Improvement Value	Total Value
2021	\$40,000.00	\$34,700.00	\$74,700.00
2020	\$40,000.00	\$34,700.00	\$74,700.00
2019	\$40,000.00	\$34,700.00	\$74,700.00
2018	\$40,000.00	\$39,500.00	\$79,500.00
2017	\$40,000.00	\$39,500.00	\$79,500.00
2016	\$40,000.00	\$39,500.00	\$79,500.00
2015	\$40,000.00	\$39,500.00	\$79,500.00
2014	\$40,000.00	\$40,200.00	\$80,200.00
2013	\$40,000.00	\$40,200.00	\$80,200.00
2012	\$40,000.00	\$40,200.00	\$80,200.00
2011	\$40,000.00	\$40,200.00	\$80,200.00
2010	\$35,800.00	\$32,900.00	\$68,700.00
2009	\$35,800.00	\$32,900.00	\$68,700.00
2008	\$35,800.00	\$32,900.00	\$68,700.00
2007	\$35,800.00	\$32,900.00	\$68,700.00
2006	\$17,200.00	\$27,500.00	\$44,700.00
2005	\$17,200.00	\$27,500.00	\$44,700.00
2004	\$17,200.00	\$27,500.00	\$44,700.00
2003	\$17,200.00	\$27,500.00	\$44,700.00
2002	\$11,500.00	\$27,200.00	\$38,700.00
2001	\$11,500.00	\$27,200.00	\$38,700.00
2000	\$11,500.00	\$27,200.00	\$38,700.00
1999	\$11,500.00	\$27,200.00	\$38,700.00
1998	\$8,000.00	\$26,200.00	\$34,200.00

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The County of Bedford, VA

Legend

- E911 Address
- Highway
- Blue Ridge Parkway
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- Roads
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- Parcels - County
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Title: Parcels - County

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Bedford County, Virginia

Tax Map #: 40 2 2

Link: 40 2 2

Parcel
Number(RP
C): 4003400Address: 9040 BIG ISLAND
HIGHWAY

Parcel Information

Owner : SLOPER ROBERT J & SLOPER JANN
M
Additional Owner: No Data
Owner Address: 1770 PEPPERTREE RD BEDFORD VA
24523

Legal Acreage: 1.6500
PCDesc: 2 Single Family Res(1-19.99ac)
Legal Description: N F O CR LT 2 PB 49/488
Document Number: 200003463

Valuation Information

Map : 40 2 2
Name: SLOPER ROBERT J & SLOPER JANN
M
Acreage: 1.65

Deedbook No Data
Deedpage: No Data

Year	Land Value	Improvement Value	Total Value
2021	\$30,000.00	\$3,000.00	\$33,000.00
2020	\$30,000.00	\$3,000.00	\$33,000.00
2019	\$30,000.00	\$3,000.00	\$33,000.00
2018	\$35,000.00	\$3,000.00	\$38,000.00
2017	\$35,000.00	\$3,000.00	\$38,000.00
2016	\$35,000.00	\$3,000.00	\$38,000.00
2015	\$35,000.00	\$3,000.00	\$38,000.00
2014	\$35,000.00	\$3,000.00	\$38,000.00
2013	\$35,000.00	\$3,000.00	\$38,000.00
2012	\$35,000.00	\$3,000.00	\$38,000.00
2011	\$35,000.00	\$3,000.00	\$38,000.00
2010	\$35,200.00	\$5,000.00	\$40,200.00
2009	\$35,200.00	\$5,000.00	\$40,200.00
2008	\$35,200.00	\$5,000.00	\$40,200.00
2007	\$35,500.00	\$5,000.00	\$40,500.00
2006	\$20,100.00	\$3,000.00	\$23,100.00
2005	\$20,100.00	\$3,000.00	\$23,100.00
2004	\$20,100.00	\$3,000.00	\$23,100.00
2003	\$20,100.00	\$3,000.00	\$23,100.00
2002	\$9,500.00	\$3,000.00	\$12,500.00
2001	\$9,500.00	\$3,000.00	\$12,500.00
2000	\$9,500.00	\$3,000.00	\$12,500.00
1999	\$9,500.00	\$3,000.00	\$12,500.00
1998	\$6,000.00	\$2,500.00	\$8,500.00

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The County of Bedford, VA

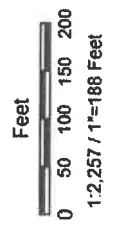
Legend

- E911 Address
- Highway
- Blue Ridge Parkway
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- Virginia Primary
- Roads
- Driveway
- Parcels - County
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- Public School Boundary



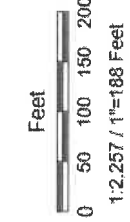
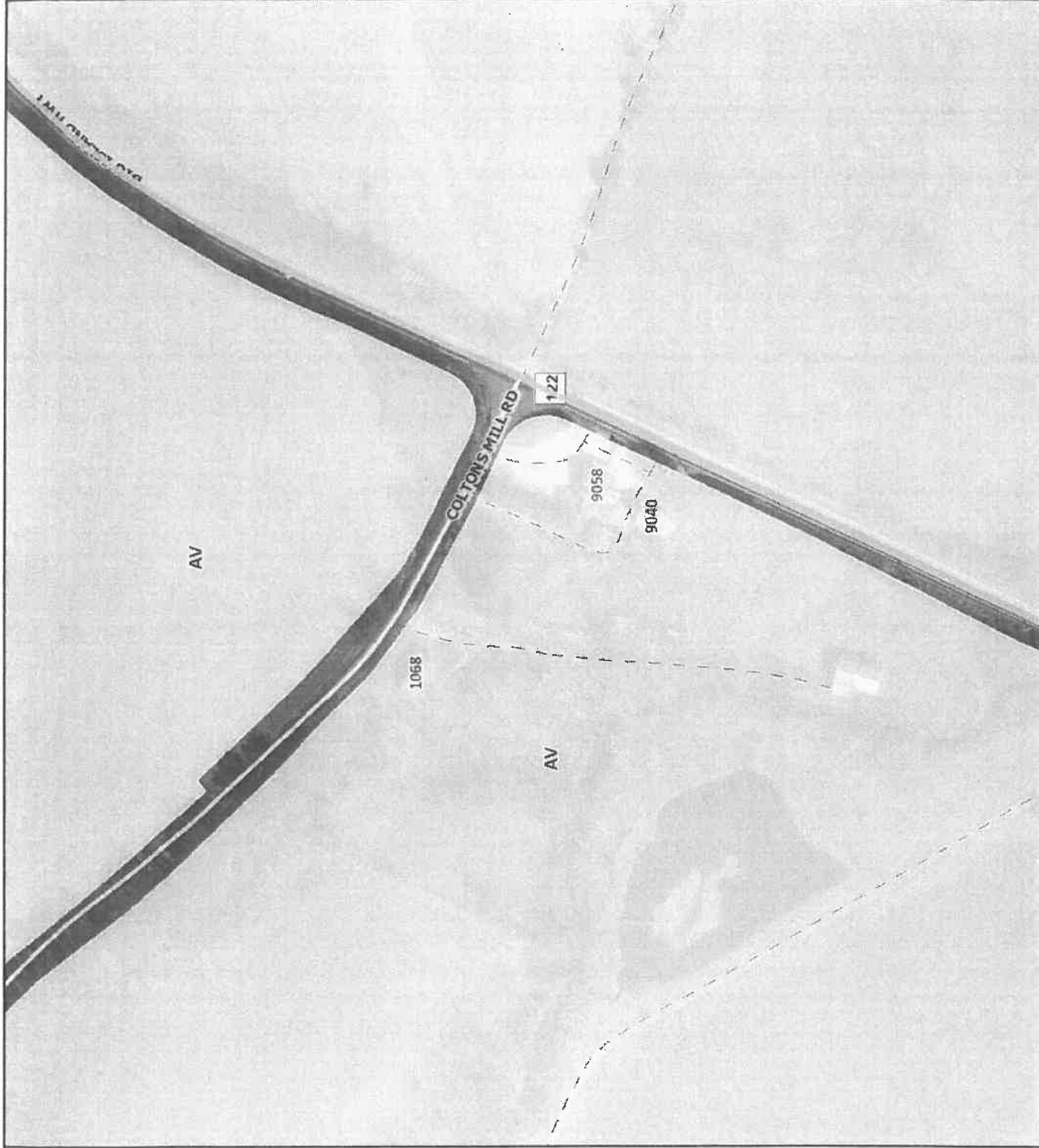
Title: Parcels - County

Date: 6/28/2021



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R-4 - HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT



Title:

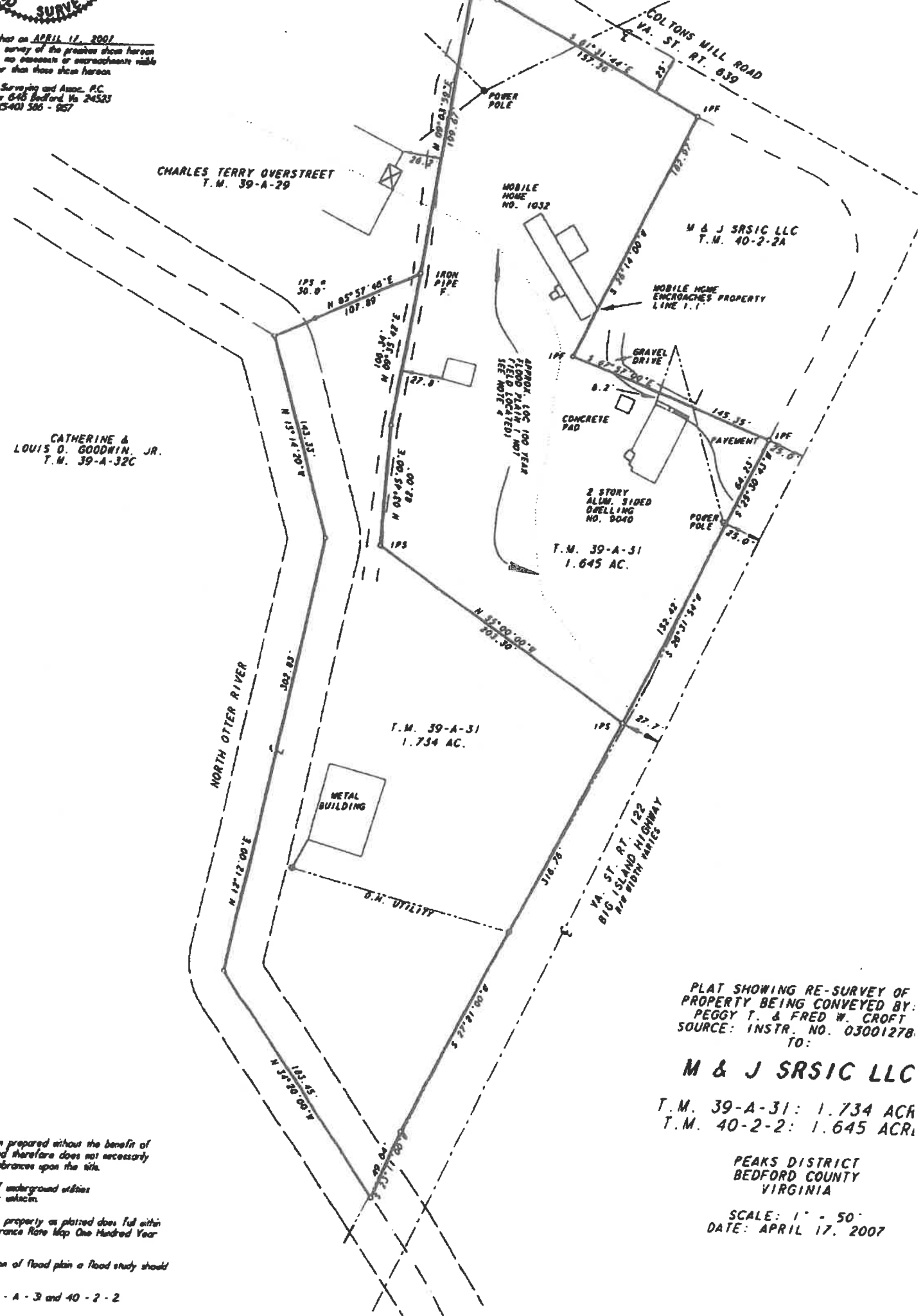
Date: 7/2/2021

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RE-SURVEY

This is to certify that on APRIL 17, 2007
I made an accurate survey of the premises shown hereon
and that there are no encumbrances or attachments visible
on the ground other than those shown hereon.

Stuber Surveying and Assoc. P.C.
P.O. Box 646 Bedford Va 24523
Phone: (540) 585 - 957



CATHERINE &
LOUIS O. GOODWIN, JR.
T.M. 39-A-32C

CHARLES TERRY OVERSTREET
T.M. 39-A-29

T.M. 39-A-31
1.734 AC.

T.M. 39-A-31
1.645 AC.

M & J SRSIC LLC
T.M. 40-2-2A

PLAT SHOWING RE-SURVEY OF
PROPERTY BEING CONVEYED BY:
PEGGY T. & FRED W. CROFT
SOURCE: INSTR. NO. 03001278
TO:

M & J SRSIC LLC

T.M. 39-A-31: 1.734 AC
T.M. 40-2-2: 1.645 AC

PEAKS DISTRICT
BEDFORD COUNTY
VIRGINIA

SCALE: 1" = 50'
DATE: APRIL 17, 2007

NOTES

1. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate of encumbrances upon the title.
2. Exact location of underground utilities and improvements unknown.
3. A portion of this property as platred does fall within The Federal Insurance Rate Map One Hundred Year Flood Plan.
4. For exact location of flood plain a flood study should be done.
5. Tax Map No. 39 - A - 3 and 40 - 2 - 2