

REAL ESTATE ABSOLUTE AUCTION

FRIDAY SEPTEMBER 3RD @ 12PM
859 POOR HOUSE RD, RUSTBURG VA 24588



THE BOB HOLMBERG ESTATE

Preview Dates: Wed 8/11 & Sun 8/15
12PM - 2PM, Sat 8/21 10AM - 12PM,
other times by appointment

THE COUNTS

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

Sale Managers: Pete Ramsey 434-258-6611 or
Bill Bryant 434-525-2991

WWW.COUNTSAUCTION.COM



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The Estate of
Bob
Holmberg

BEAUTIFUL VIEWS!

LAND: 147± Acres, ~50 acres is pasture/crop land, ~20 acres improvements and streams, balance is timberland. A pond next to Poor House Rd.

REAL ESTATE: 3-story house, ~3,088 sq ft, 5 bedrooms, 3 and 1/2 baths, 2 full kitchens (main level & terrace level), formal living room, terrace level has separate entrance, third floor unfinished space but opportunity for 1 bedroom & 1 full bath.

OUTBUILDINGS: Open sided shed, Horse barn (7 stalls, feed/tack room, Storage/ Office, Maintenance building, Shop, Livestock shelter, Road side shed, Old stall / feed storage

10 Minutes from Lynchburg, 15 minutes to Liberty University, 20 minutes to Lynchburg General Hospital.

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Terms: 10% deposit on sale day with the balance due no later than October 5, 2021. Time is of the essence.

Directions: From the intersection of Rt. 460 and Rt. 501 in Lynchburg, go south on Rt 501 for 6.4 miles to Poor House Rd (Rt. 680). Turn left onto Poor House Rd and go 0.8 miles. The property will be on the right.

Directions from Rt 24: From the intersection of Rt. 24 and Rt. 501 in Rustburg go north on Rt. 501 for 2.5 miles to Poor House Rd (Rt. 680). Turn right onto Poor House Rd. and go 0.8 miles. The property will be on the right.