



AUCTION 155+/- ACRES

SATURDAY JUNE 25 @ 10AM

Previews : Fri 5/27, Fri 6/10, and Fri 6/17 12pm to 2pm

Property Address: 899 Wagon Trail Rd, Monroe VA 23574



Opportunities for
Farming, Recreation
and Hunting
Deer, Turkey, Bear



THE AUCTION'S ON!

Auction Manager: Danny Cash 561-262-7180

VAAF93

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828 Main St, Floor 15, Lynchburg VA 24504 | 434-525-2991



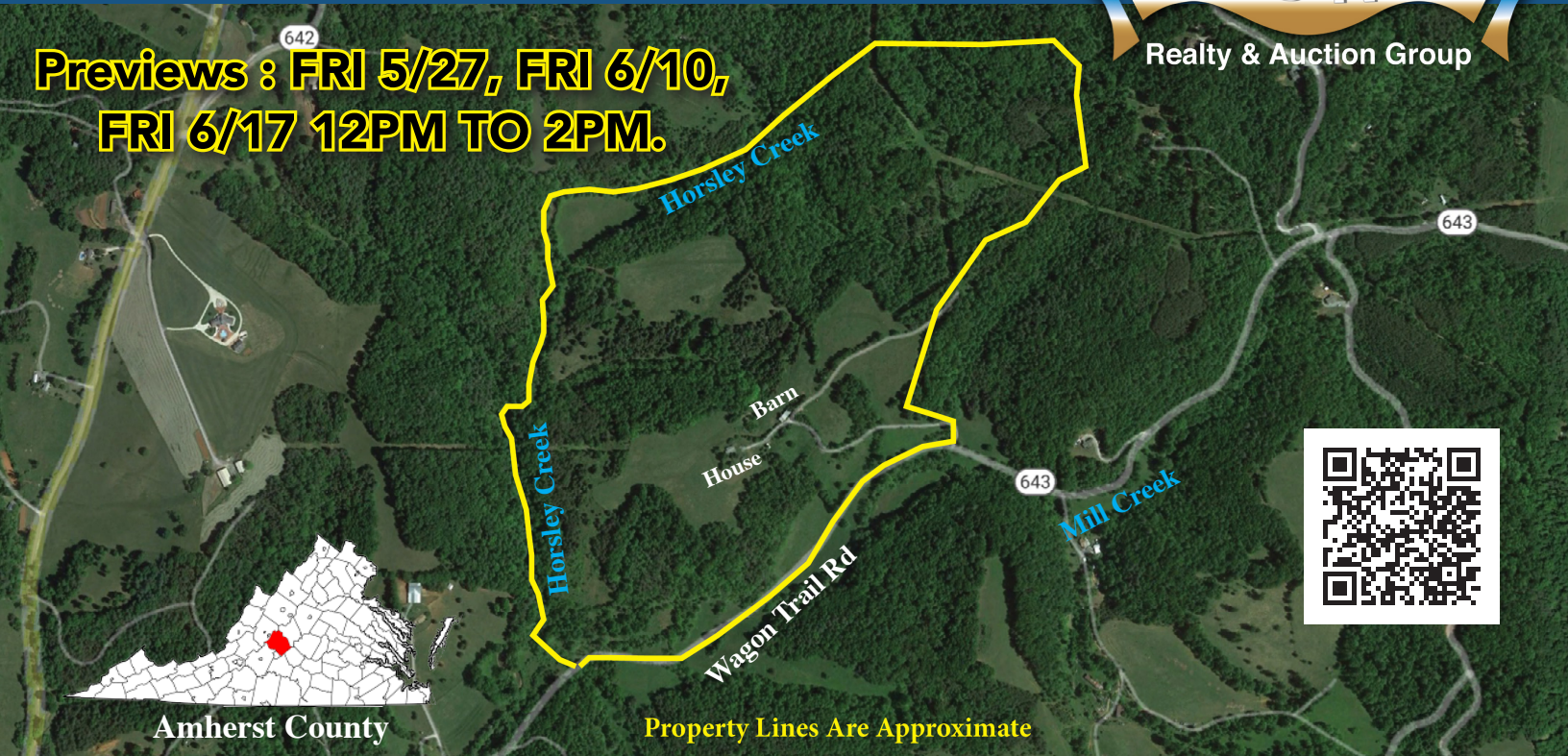
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**Selling 155± Acres in Monroe VA
House + Pasture + Timber Land**



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The house sits on top of the knoll that overlooks the beautiful 155+/- Acres. 80 Acres of Pasture, Over 74 Acres are Timber. Barn and Outbuildings. The house is a cute 3 Bedrooms, 1 Bath, Dining Room and is in Amherst County

Property Location : 899 WAGON TRAIL RD MONROE VA 24574

Terms: Real Estate: Sold as is where is. Marked property lines are approximate. 10% Buyers Premium added to the high bid to determine the final sales price. 10% deposit due on the day of sale. Closing in 30 days.



Directions: From Madison Heights Route 29 to Route 130, 10 miles, turn right on Buffalo Springs Turnpike towards Pleasant View for 3 miles. Turn right to Wagon Trail Road, cross the bridge, turn left and go 3 miles. Auction property is on the left.

Sales Managers : Danny Cash 561-262-7180

Additional Information available on our website, www.countsstauction.com

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Monroe VA - Beautiful Property!
Great pasture land, with timber and house

Absolutely beautiful! 155± acres: 80 acres pasture, approximate. 75 acre timber, approximate. 3 bedroom 1 bathroom house. Barn and out buildings. Borders 2 streams, **Horsley Creek and Mill Creek**. Has road frontage on Wagon Trail Rd. Great timber value.

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