

ONLY at AUCTION

Online Only REAL ESTATE AUCTION



122.66 Acres (±) Cussing Hollow Rd., Saltville, VA

Auction Closes on Monday, June 20, 2022 @ 6:00 P.M.

Register to bid at CountsAuction.com



Located in the Rich Valley area of Smyth County, this farm is 122.66 Acres (±) which is comprised of open pasture, a hay field, and mature woodland! The farm is approximately 65% open with multiple creeks and several nice building sites! There are numerous riding trails and wildlife is abundant! There is a 3 stall barn and several outbuildings on the farm. The timber was valued at \$50,000 in 2012! This land would make an ideal retreat, home place, or working farm! Farm is part of Tax Map # 9-A-12C & 8-A-2A.



Inspection: Drive by anytime or Call for an appointment

To register to bid online and for terms, go to countsauktion.com or download the County Realty and Auction App!

Directions: From I-81, take Exit 35 (Chilhowie), follow Hwy. 107 towards Saltville for 4.9 miles, turn right onto Valley Rd., go 6.6 miles, turn left onto Long Hollow Rd., go 1.8 miles, turn right onto Hwy. 42, go 4 miles, turn left onto Cussing Hollow Rd., go .4 miles to property on left.

Terms: A 10% buyers premium will be added to the final bid to determine contract price. 5% deposit required. If high bid is approved by seller, High bidder will be required to sign contract on June 21, 2022. Closing will take place in 30 days at Blue Ridge Title, Marion, VA. Not contingent on financing or survey.

Announcements made daty of sale take precedence over all printed materials.
For futher information contact



DAVID COUNTS
Va. Auctioneer #0326

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Auction conducted
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