



For Sale

33± Acres Barboursville VA

**Property Location: 4574 Belle Vista Dr
Barboursville VA 22923**

Property
selling
in 2
tracts



**Sales Managers: George McDaniel 434-546-9235 or
Pete Ramsey 434-258-6611**

WWW.COUNTSAUCTION.COM

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

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**Tract 1: 30.72
Acres: \$749,000**

**Tract 2: 2.31 Acres:
\$199,000**



**Beautiful property with gently rolling hills and
great views of the Appalachian Mountains.
25 mins from downtown Charlottesville
Previously operated as a vineyard
Full details available online**



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Directions: From the intersection of Rt. 250 and Rt. 20 in Charlottesville, go 11.5 miles on Rt. 20 North to Belle Vista Dr. Turn right onto Belle Vista Dr. Watch for the signs. From the intersection of Rt. 33 and Rt. 20 in Barboursville, go 3.2 miles on Rt. 20 South to Belle Vista Dr. Turn left onto Belle Vista Dr. Watch for the signs.

Sales Managers : Pete Ramsey (434-258-6611) and George McDaniel (434-546-9235) **Additional Information** available on our website, www.counttsauction.com

DISCLOSURE INFORMATION: For the purpose of ensuring compliance with applicable federal regulations restricting “related party” transactions by Farm Credit of the Virginians (Seller), Purchaser represents and warrants to Seller that as of the date of this Contract, Purchaser is not an employee, director, or officer of Seller or an immediate family member (meaning spouse, parent, sibling, child, step child, parent-in-law, sibling-in-law, son-in-law, or daughter-in-law) of any employee, director, or officer of Seller. If purchaser is a corporation, partnership, limited liability company, or other entity, Purchaser represents and warrants that none of its manager(s) or owner(s) are related parties of Seller as described above, unless Purchaser is a public company whose entity is traded on a national recognized exchange, in which case, only a controlling interest shall be consider for purposes of this representation. If purchaser is a trust, Purchaser represents and warrants that neither it trustee(s) nor its beneficiaries are related parties of Seller as described above.

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