



# REAL ESTATE **AUCTION**

LIVE OFF-SITE  
BIDDING  
**FRIDAY**  
**11/01**  
@ 10 AM

PROPERTY ADDRESS: 10322 LEESVILLE RD  
LYNCH STATION VA 24571

## 90 ACRE FARM | BEDFORD COUNTY

OFFERED IN 4 TRACTS INCLUDING A 3 BEDROOM HOUSE

PREVIEW SCHEDULE: FRIDAY 10/11 & SATURDAY 10/12  
10AM TO 12NOON . OTHER TIMES BY APPOINTMENT

OFF-SITE BIDDING LOCATION : GLENWOOD CENTER 10211 LEESVILLE RD  
HUDDLESTON VA

The main house sits on 11.93 acres and has recent updates, 3 bedrooms, 1 bath residence.

The other tracts offered are:

- Tract 1: 27.95 Acres with large pole barn
- Tract 2: 25 Acres of Prime Agriculture Land
- Tract 3: 25 Acres of Fertile Farmland

THE  
**COUNTS**

Realty & Auction Group

SALES MANAGER:  
RICK MANLEY 540-874-5965  
RICK@COUNTSAUCTION.COM



VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504

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### Nearby Recreational Areas:

- Leesville Lake: Minutes away for boating, fishing, and water sports.
- Smith Mountain Lake: A short drive to Virginia's popular lake for fishing, water sports, and lakeside living.
- Smith Mountain Lake State Park: Perfect for camping, hiking, and swimming.
- Appomattox-Buckingham State Forest: 1-hour drive for hiking, horseback riding, and wildlife viewing.
- Thomas Jefferson's Poplar Forest: 30-minute drive to this historic site for guided tours and cultural experiences.
- James River State Park: About an hour away, offering canoeing, hiking, and fishing.
- Peaks of Otter: Known for stunning views and hiking trails, about an hour and 15 minutes away.

### Nearby Highlights:

- Altavista: 15 minutes for groceries, schools, and dining.
- Lynchburg: 40 minutes for expanded shopping, dining, and entertainment options.
- Historical Significance: Central Virginia offers rich historical landmarks and experience

### Property Details:

- Modern 3-bedroom, 1-bath home with hardwood floors
  - 90+/- acres of fertile agricultural land, fully fenced and cross-fenced
  - Multiple pole barns and outbuildings for farming and livestock
  - Streams throughout the property for irrigation or livestock watering
- \*Immediate income potential with an active cattle grazing lease.  
Don't miss out on this incredible opportunity! Contact us today for more information or to schedule a viewing.

**Directions:** From Lynchburg 460 W to Sheetz turn Left and follow to Route 24 to Left on 707 to 43 South



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### Terms & Conditions:

A 10% buyer's premium will be added to the final high bid to determine contract price. A deposit of 10% in certified funds is due on sale day with the balance due at closing in 30 days. The high bidder will be required to sign a contract the day of the sale and pay the deposit. NOTE: By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions.

### Due Diligence:

Any reliance on the content of information provided shall be solely at the recipient's risk. All information is believed to be correct but is not guaranteed. Bidders must conduct and rely solely upon their own due diligence. The property is being sold "AS-IS" with all faults.

### Controlling Law:

The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By making an offer at the sale, whether present in person or by agent, written offer, telephone, online or other means, the participant shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia. Acceptance of the terms is acknowledged by placing a bid.

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