



LIVE OFF-SITE  
 BIDDING  
**SATURDAY**  
**10/19**  
 @ 10 AM

**REAL ESTATE**  
**AUCTION**

**PROPERTY ADDRESS: 2558 SMITH MTN LAKE PKWY,  
 HUDDLESTON VA 24104**

**ESTATE OF LUCILLE WOODFORD**  
**BEAUTIFUL BRICK RANCH ON 2.3 ACRES + 3 ADDITIONAL LOTS**

**PREVIEW SCHEDULE: FRIDAY 9/20 & SAT 9/21**  
**10AM TO 12NOON**

A charming brick ranch home on 2.3 acres and 3 additional tracts of land in Huddleston, VA, just minutes from Smith Mountain Lake. LOT 1) 5.194 ACRES, LOT 2) 1.5 ACRES, LOT 3) 1.5 ACRES

In addition there is a separate Personal Property Auction taking place for the personal effects for THE ESTATE OF LUCILLE M WOODFORD - REAL ESTATE

**IMPORTANT NOTICE** BUILDING LOTS 1,2 & 3 COME WITH BUILDING RESTRICTIONS: NO SINGLE OR DOUBLEWIDES HOMES ARE PERMITTED. MINIMUM SQUARE FOOTAGE REQUIREMENTS ARE 1200 SF FOR ONE LEVEL OR 1800 SF FOR TWO STORY HOMES.



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



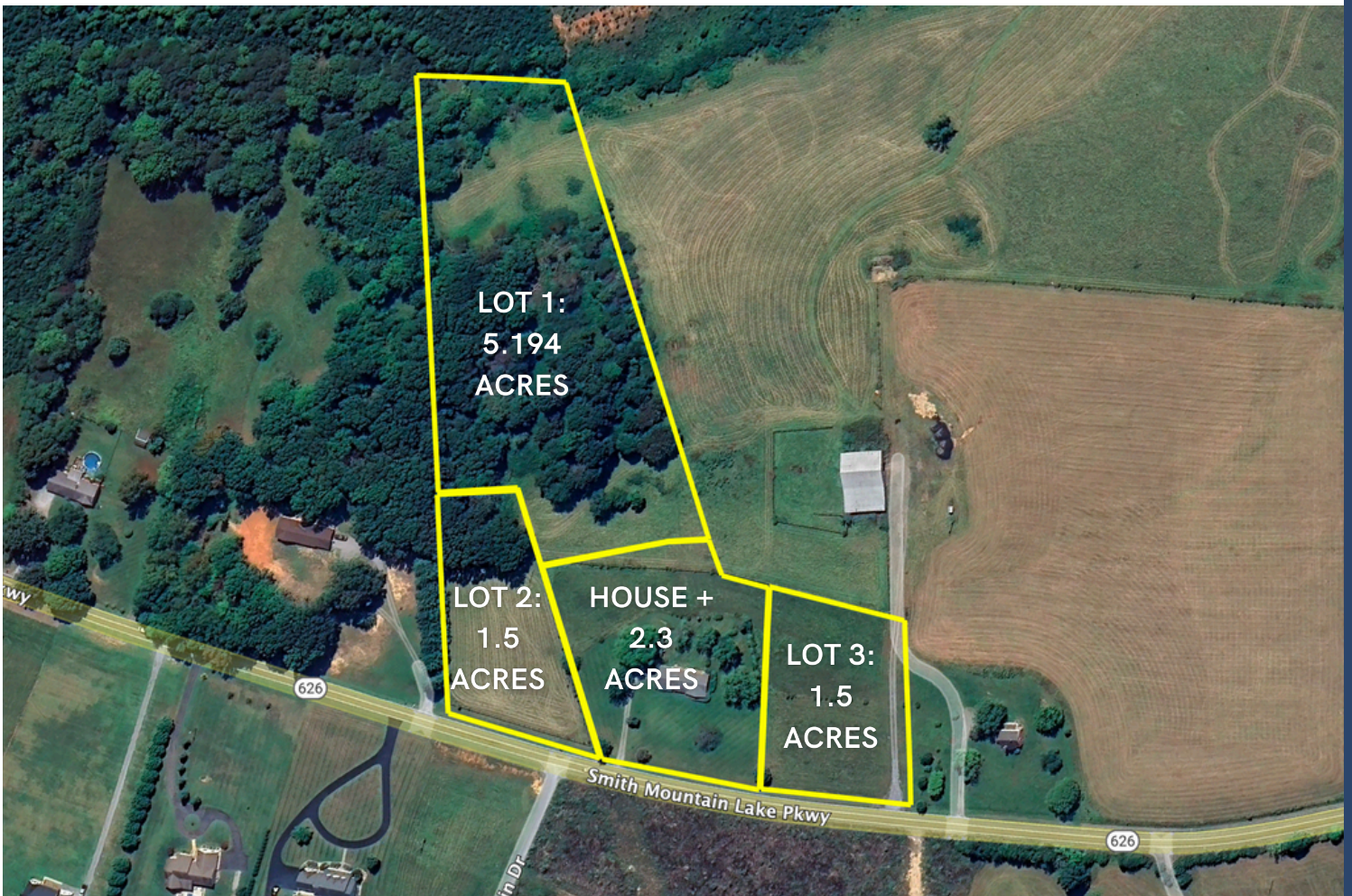


REAL ESTATE  
**AUCTION**

PROPERTY ADDRESS: 2558 SMITH MTN LAKE  
PKWY, HUDDLESTON VA

LIVE OFF-SITE  
BIDDING  
**SATURDAY**  
**10/19**  
**@10AM**

**ESTATE OF LUCILLE WOODFORD**



THE  
**COUNTS**

Realty & Auction Group

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

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





# REAL ESTATE AUCTION

PROPERTY ADDRESS: 2558 SMITH MTN LAKE  
PKWY, HUDDLESTON VA

LIVE OFF-SITE  
BIDDING  
SATURDAY  
**10/19**  
@10AM

## ESTATE OF LUCILLE WOODFORD

### Proximity to 2558 SMITH MOUNTAIN LAKE PKWY

- Smith Mountain Lake: Just minutes away, ideal for boating, fishing, and enjoying scenic views.
- Smith Mountain Lake State Park: 3 miles away, offering hiking, beach access, and picnicking.
- Mariners Landing Country Club: 6 miles away, perfect for golfers.
- Booker T. Washington National Monument: A historical site located 19 miles away, great for a day trip.
- Virginia Dare Cruises & Marina: 8 miles away, enjoy a relaxing cruise on the lake.
- Huddleston, VA (12.5 miles south-southeast of Bedford): This small community is the closest town and home to Smith Mountain Lake State Park, which offers boating, fishing, and hiking opportunities.
- Bedford, VA (approx. 12 miles away): A historic town known for attractions like the National D-Day Memorial and Peaks of Otter. Bedford is about a 20-minute drive from the property.
- Moneta, VA (approx. 16 miles away): A popular hub around Smith Mountain Lake with marinas, restaurants, shops, and entertainment like Bridgewater Plaza.
- Lynchburg, VA (approx. 35 miles away): A larger city offering shopping, dining, and cultural attractions, and home to Lynchburg Regional Airport, the closest commercial airport.
- Roanoke, VA (approx. 40 miles away): A vibrant city with museums, outdoor activities, and a regional airport, offering more extensive amenities and services.

### 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.

THE  
COUNTS

Realty & Auction Group

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

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