



0.91± Acre Waterfront Lot on Smith Mountain Lake

ABSOLUTE TRUSTEE AUCTION
Bid On-Site: Friday, September 19 at 12pm

Auction will be held at Lot 82, Lakeside Farms, Crestview Drive (Red Barn Lane), Wirtz, VA



Lot 82 in Lakeside Farms
Crestview Dr, Wirtz, VA 24184

152' of waterfront near channel marker B48 on the Blackwater River portion of the lake. The shoreline is riprapped.

Property Previews

Saturday, August 30 (10am-12pm)

Saturday, September 13 (10am-12pm)

Drive by inspections welcomed during daylight hours.



Realty & Auction Group

www.countsauction.com

(434) 525-2991

Sales Manager:
Pete Ramsey (434) 258-6611

10 % Buyer's Premium

A deposit of \$20,000 in certified funds is due on sale day with the balance due in 30 days.



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This lot is located in the Lakeside Farms subdivision. All roads are paved with underground electricity to the lot. The lot has perced for 3 bedrooms. Water & septic will be the responsibility of the lot owner. Lakeside Farms amenities include a community dock with room for entertaining as well as boat slips for day parking.

The plat of the property contemplates a dock. Please contact Appalachian Power Company (40 Frankling Rd SW, Roanoke, VA at 540-985-2524) to determine size and location of the dock you wish to build.

Directions: From the traffic circle at the intersection of Brooks Mill Road and Burnt Chimney Road, turn south on Burnt Chimney Road. Travel 1.4 miles to a right onto Plybon Lane. Travel 0.4 miles to a left onto Plybon Circle. Travel 0.4 miles, and the road signs become Crestview Drive. Continue on Crestview Drive 0.6 miles to the property on the right.

This property is tax assessed for \$282,000.
The POA dues are \$55/month.

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