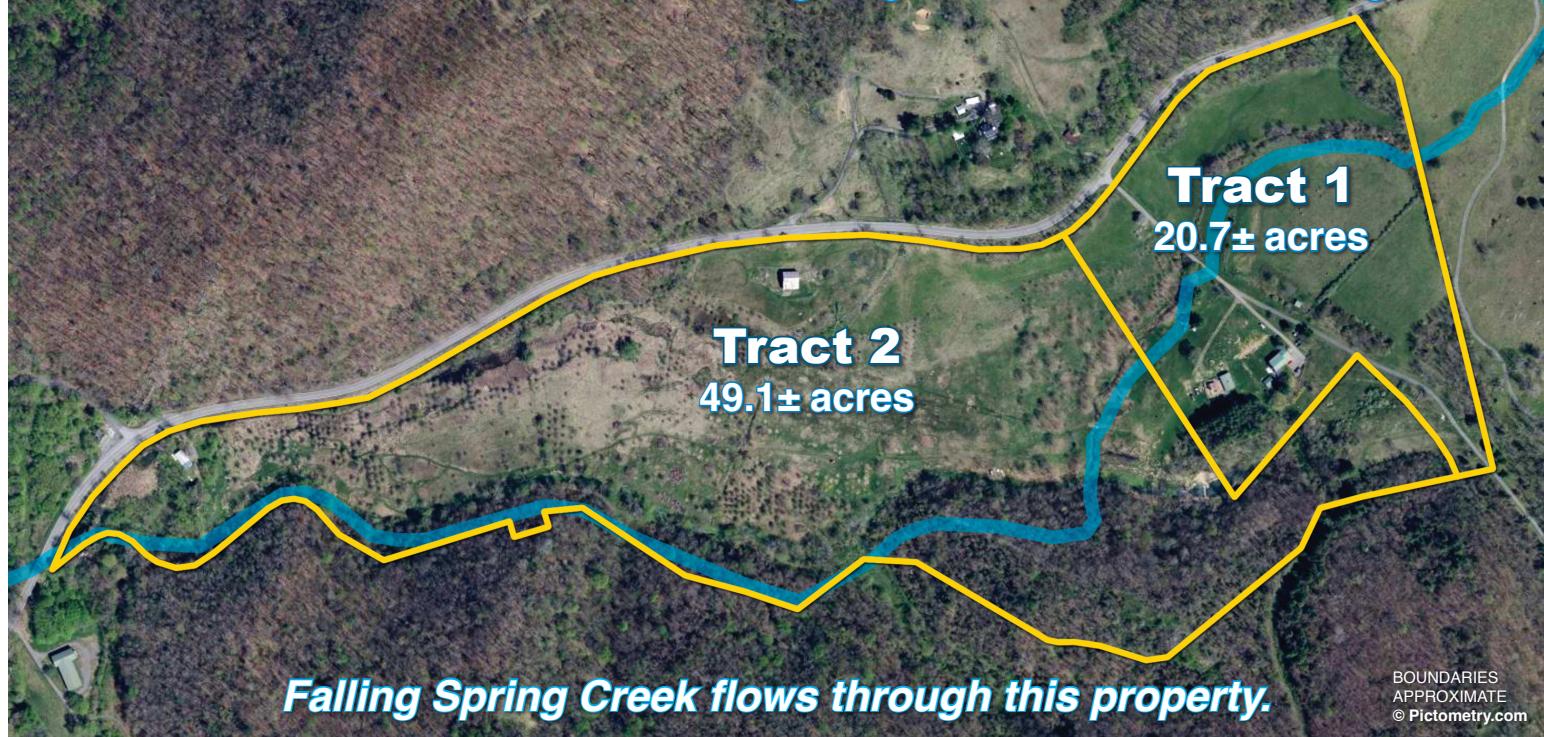


69± Acres in 2 Tracts

with 3BR, 4BA, 2,689±SF home, garage, barn, and outbuildings



BOUNDARIES
APPROXIMATE
© Pictometry.com

Falling Spring Creek flows through this property.

ABSOLUTE TRUSTEE AUCTION Bid off-site: Friday, March 13 at 12pm

Sale site: Quality Inn – Covington Downtown, 429 West Main Street, Covington, VA 24426



5115 Hot Springs Rd
Hot Springs, VA 24445

The property could be used as a working farm or for hunting and other recreational activities.

From Exit 16 on I-64 in Covington, take Rt. 220N/60W towards Hot Springs for 10± miles. The tracts will be on the right just past the Falling Spring Falls.

Drive by inspections only.
Access to the property is not allowed.



Realty & Auction Group

www.countsauction.com

(434) 525-2991

Sales Managers:
Pete Ramsey (434) 258-6611
George McDaniel (434) 546-9235

10 % Buyer's Premium
A deposit of \$15,000 per tract in certified funds is due on sale day with the balance due in 30 days.



VAAF93



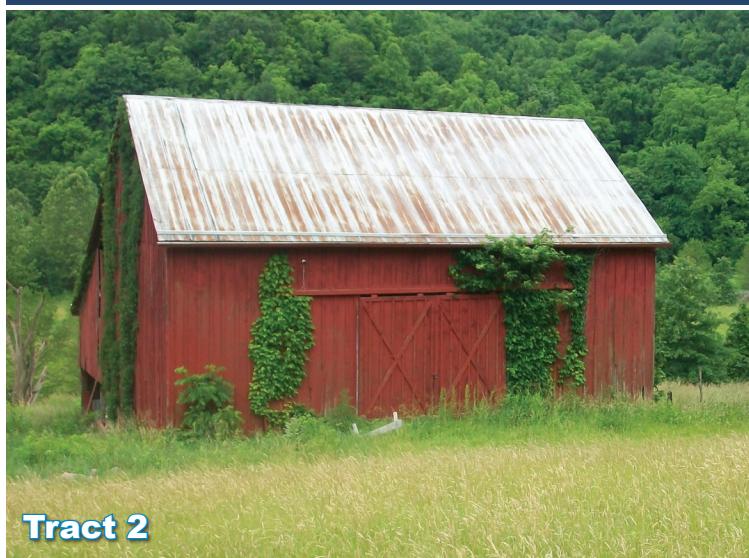
Tract 1



ABSOLUTE TRUSTEE AUCTION

Bid off-site: Friday, March 13 at 12pm

Sale site: Quality Inn – Covington Downtown, 429 West Main Street, Covington, VA 24426



Tract 2



Tract 2

Federal regulations generally prohibit the purchase of this property, directly or indirectly, by directors, officers, and employees of Farm Credit of the Virginias, ACA



**5115 Hot Springs Rd
Hot Springs, VA 24445**

TRACT 1: 20.7± ACRES

with 3 bedroom, 4 bath, 2,689±SF house

The house includes a basement and an attached 2-car garage. There are also several out buildings on this tract. The tract has 1,150± feet of road frontage on Hot Springs Road (Rt. 220). The terrain of this tract is gently rolling with Falling Spring Creek running through the tract. The property is mostly open land suitable for pastures or crops.

TRACT 2: 49.1± ACRES

with barn and a house of undetermined condition

This tract has gently rolling hills with Falling Spring Creek running along the southern boundary. There is over 3,000' of road frontage on Hot Springs Road (Rt. 220). This tract is mostly open land suitable for pastures or crops.

Drive by inspections only.

Access to the property is not allowed.

**THE
COUNTS**
Realty & Auction Group
www.countsauction.com
(434) 525-2991