

**Auction**  
**Virginia Mountain Land**  
*Saturday Dec 8, 11:00 AM*

**1013 Reedside Dr., Fancy Gap VA**  
**60 Acres +/- Offered in 3 +/- acre tracts - 10 +/- acre tracts, combinations, and as a whole**

Previous **AOSE CERTIFIED PERK TEST COMPLETE ON ALL TRACTS**

**Call for appointment to view property prior to sale**

**Good Hunting, Deer,  
Turkey, and  
other small game.**

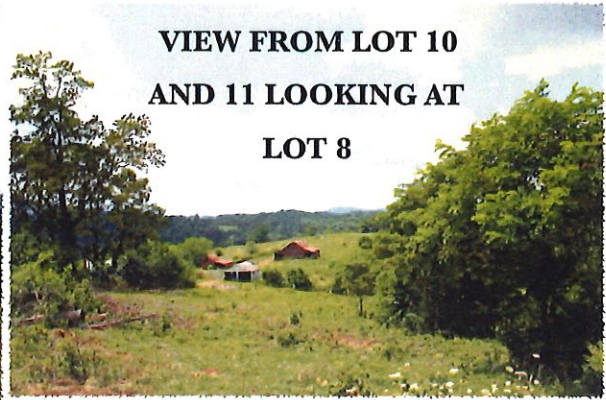


Tracts 1-6 have 4000 Feet +/- Frontage on Little Reed Island  
Creek

40x60 Barn, Corn Crib, Storage Shed, 2 car garage

60 +/- acres +/- of gently rolling Blue Ridge Mountain land in Fancy Gap VA about 2 miles from Blue Ridge Parkway. Onsite watering system for livestock, New 7 Strand smooth high tensil fence around the perimeter.

Exceptional location within 1.5 miles of I-77, Only 1.5 miles from the Blue Ridge Parkway, 10 minutes from the Blue Ridge Music Center. 2 hours from Roanoke, Bristol, Charlotte, Winston Salem, and Danville. Mabry Mill, Old Mill Golf Resort and Skyland Lakes Golf Resort are within an hour drive.



**TERMS:** 10% deposit day of sale - balance due on delivery of deed not to exceed 30 days. 10% buyers premium added to final bid.

**CONDUCTED FOR:** OWNERS

**DIRECTIONS:** From VA take I-77 to Exit 8 go East towards Hwy 52 onto Chances Creek Rd. Take 1st left onto Reedside dr. go one mile, property is on top of the hill on left and right.

From NC: take Hwy 52 North go to top of Fancy Gap Mtn in VA then go about 1/2 mile turn left onto Chances Creek Rd (sign says I-77 left) Then take 1st right onto Reedside Dr. go one mile Property is on left and right.

From Charlotte & South of VA: Take I-77 North to exit 8 Fancy Gap then go right at ramp take 1st left onto Reedside Dr. go 1 mile, Property is at the top of the hill on left and right.

**Conducted By:**



Toll Free 800-442-7906

Office 336-789-2926

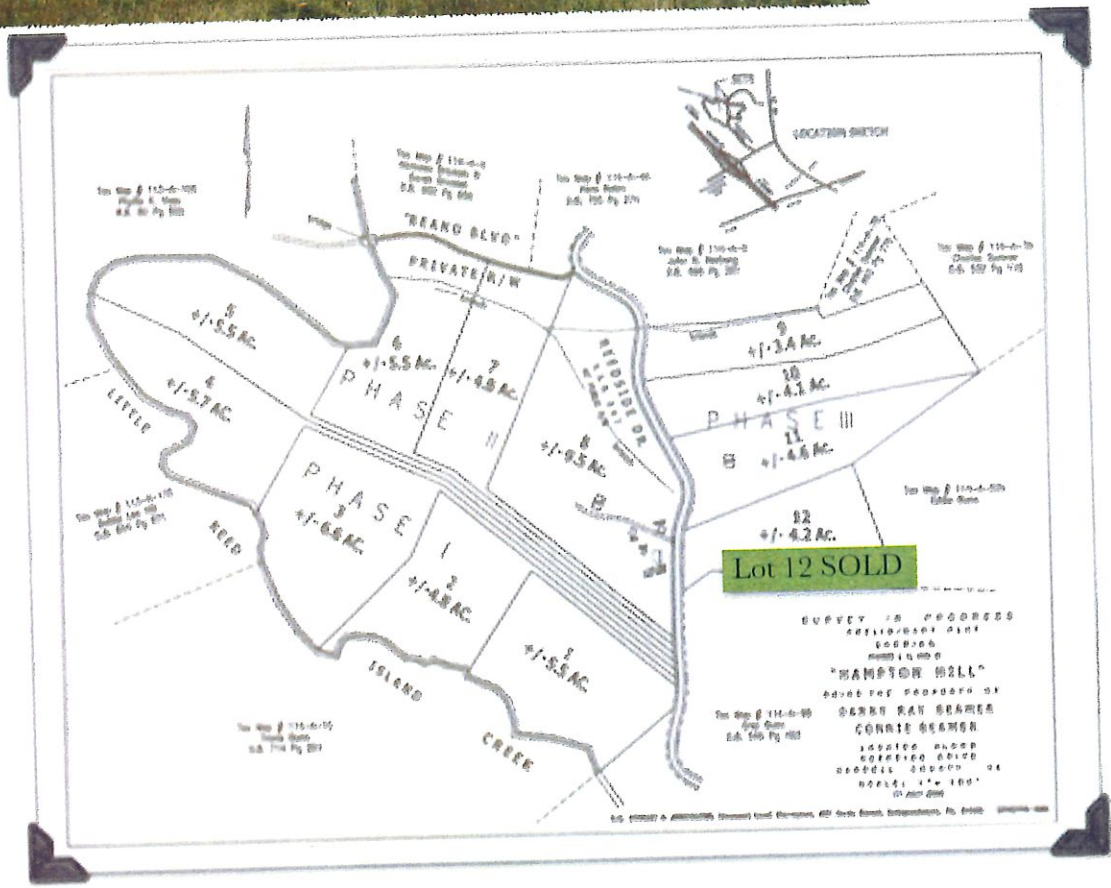
[www.rogersauctiongroup.com](http://www.rogersauctiongroup.com)

Dale F. Fulk Sales Mgr.

336-970-1866

VAAL #2

**While quantities and/or conditions of the foregoing real and/or Personal Property are believed to be correct, there are no warranties or guaranties, actual or implied, and the Auctioneers, Owners, or Advertising Counsel will not be held responsible for advertising discrepancies or inaccuracies.**



Complete details online at [www.fancygapvafarms.com](http://www.fancygapvafarms.com) or [www.rogersauctiongroup.com](http://www.rogersauctiongroup.com)

Over 40 photos of property, buildings, creek, plat map and a comprehensive listing of nearby sites and activities.

Visit [www.fancygapvafarms.com](http://www.fancygapvafarms.com)



### Property Auction

**Saturday December 8, 2018**

**11:00 AM**

60 +/- BEAUTIFUL ACRES OFFERED IN  
3 +/- ACRE TRACTS to  
10 +/- ACRE TRACTS, 40x60 BARN, CORN CRIB, 2  
CAR DETACHED GARAGE & SMALL STORAGE  
BUILDING

**Conducted By:**



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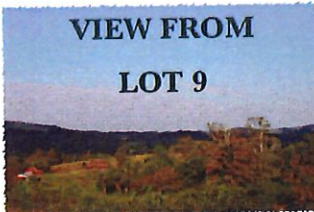
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**VIEW FROM  
LOT 9**



**VIEW OF LOT 10**

