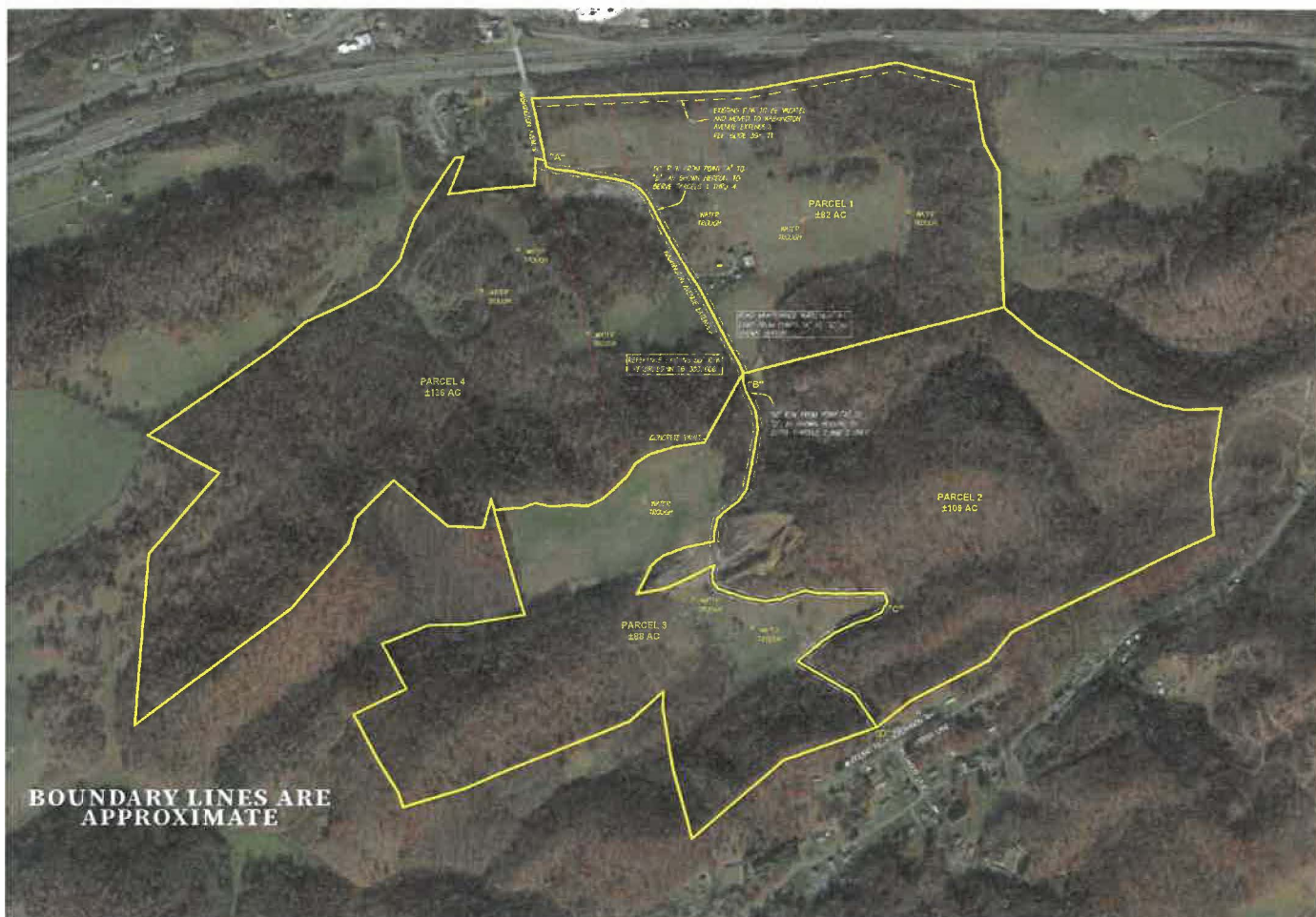


FOR SALE : 415 ACRES



4 TRACTS : 82 ACRES TO 136 ACRES
WASHINGTON AVE, MARION VA
SMYTH COUNTY

**SALE MANAGERS: Pete Ramsey 434-258-6611 or
George McDaniel 434-546-9235**



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LAND FOR SALE : 4 TRACTS

WASHINGTON AVE, MARION VA | SMYTH COUNTY

- Tract 1: 82± acres \$275,000
- Tract 2: 109± acres \$185,000
- Tract 3: 88± acres \$155,000
- Tract 4: 136± acres \$175,000

TRACT 1: 82± ACRES – \$275,000

36± acres of open land. Tract 1 is located within the enterprise zone; part of this tract is also approved for mixed beverage license and may also be rezoned to commercial/industrial. This tract also has a 1548 sq ft 4 bedroom 1 bath house built in 1968, a 2 bedroom 1.5 bath apartment and several out buildings. It's fenced, cross fenced and has several automatic livestock watering systems.

TRACT 2: 109± ACRES – \$185,000

Includes an active permitted shale mine and good interior road system.

TRACT 3: 88± ACRES – \$155,000

Fenced & cross fenced with several automatic livestock watering systems and a small pond. 24± acres of open land.

TRACT 4: 136± ACRES – \$175,000

8± acres of open land. part of this tract is approved for mixed beverage license. It's fenced, cross fenced and has several automatic livestock watering systems.

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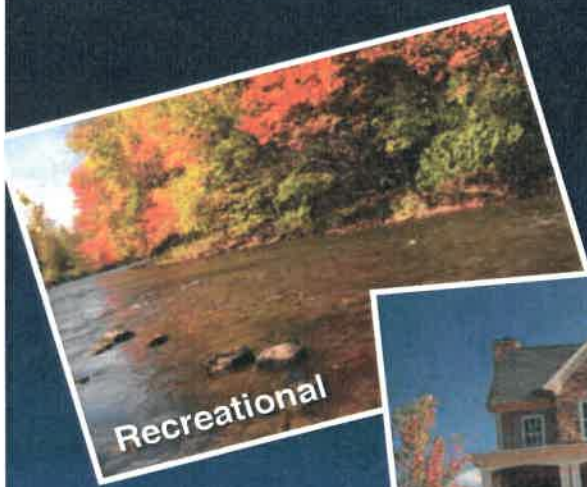
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