

AUCTION

Land • Buildings • Timberland

10324 Liberty Rd, Lawrenceville, VA 23868

Friday, October 19 • 10 AM

**Six tracts of land, 3 with buildings/houses,
2 are timberland, and 1 is a vacant lot.**

PERSONAL PROPERTY: Sold absolute. Restaurant equipment, building materials, and power tools.

SALE SITE: 10324 Liberty Rd, Lawrenceville, VA 23868

PREVIEW DATES: Wednesday 10/3 (10:00 – 12:00) and Wednesday 10/10 (10:00 – 12:00).

Self guided inspection tours for everything but the buildings are welcome anytime.

To view the buildings at other times, please call for an appointment.

Sales manager: Pete Ramsey 434-258-6611 • full terms and directions at www.countsauction.com



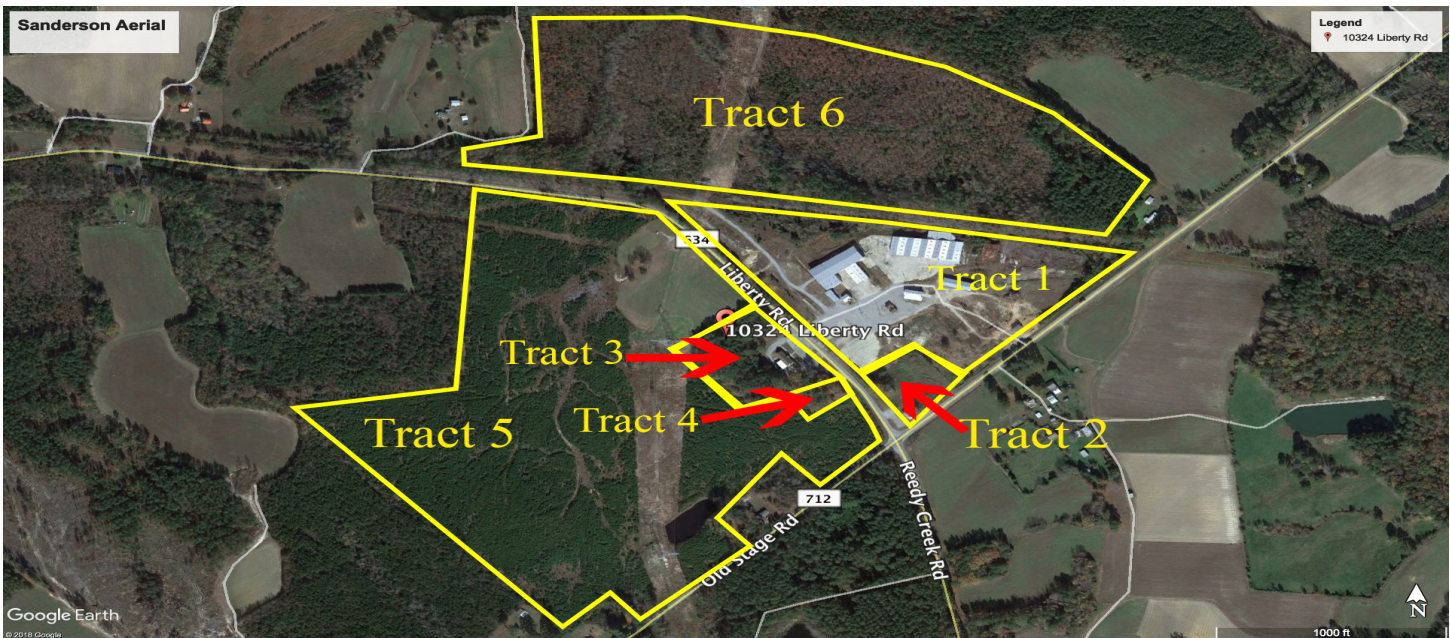
1-800-780-2991 • www.countsauction.com • 828 Main St., Lynchburg, VA 24504

Offices in Lynchburg, Forest, Christiansburg, Appomattox, Abingdon & Marion, VA

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VAAF93



Tract 1 - 22.756 acres with 9 buildings and one house. The buildings and house total about 68,000'.

Tract 2 - 1.94 acres on the corner of Liberty Rd and Old Stage Rd.

Tract 3 - 4.113 acres fronting Liberty Rd. At one time it was a house.

Tract 4 - 0.912 acres located on Liberty Rd. This is a vacant lot.

Tract 5 - 70.137 acres of mostly wooded timberland with frontage on Liberty Rd as well as Old Stage Rd.

Tract 6 - 51.444 acres of wooded timberland with an easement from Old Stage Rd.



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Tract 1 - 22.756 acres with 9 buildings and one house. The buildings and house total about 68,000'. The buildings are ideal for manufacturing, commercial, or storage and the associated support functions. The details of each building are:

- **Building 1** - Metal frame building that is 20' W x 60' D x 10' H clearance. It has a gravel floor. There is water and septic available to this building. It is ideal for the storage of equipment.
- **Building 2** - Metal frame building that is 35' W x 30' D. There is electricity available.
- **Building 3** - This is a 26,000' building with 7 overhead doors plus a covered loading dock that is 80' W x 45' D with a 24' eave height. The building is in four sections, all of which are clear span. There is a section that is 120' x 80' with an eave height of 24'; another section of 80' x 80' that also has a 24' eave height; a section that is 50' x 80' with an eave height of 20'; and the fourth section is 60' x 100' and an eave height of 15'. There is electricity to this building and has a concrete floor.
- **Building 4** - Metal building that has 30,000'. It is 300' W x 100' D with an eave height of 22'. It is divided into 60' "bays". In addition, there are two attached covered areas totaling about 11,000'. This building has a concrete floor and electricity. It also has an office area.
- **Building 5** - A metal pole building that measures 3,000'. This structure needs some renovation.
- **Building 6** - This pole shed is 120' x 60' x 18' high clear span with a gravel floor.
- **Building 7** - This 3,200' building was used as a maintenance shop. It has two overhead doors along with a storage area for supplies. It is 75' L x 43' W.
- **Building 8** - This cinderblock building was used as an office/breakroom. There are two bathrooms.
- **House** - This house was built in 2016 and has 3 bedrooms, 2 baths with a total of 960'. It is almost ready to move in. The sheetrock walls have been installed and mudded. The hardwood floors are down and the house is wired and plumbed. The kitchen cabinets are on site as well as the multi-zone heating/cooling units. There is water and septic on site. With County approval, this house and a some land could be sold separately by a new owner.

This tract is tax map #45-3. **It has a tax assessment of \$455,000. The minimum bid is \$100,000.**

Tract 2 - 1.94 acres on the corner of Liberty Rd and Old Stage Rd. Included on this tract is the historic Finch General Store. The building has 2,190'. It does have well and septic on site and the building does need renovating. This is tax map #45-4 with an assessment of \$15,000. **The minimum bid is \$5,000.**

Tract 3 - 4.113 acres fronting Liberty Rd. At one time it was a house. The building has been partly renovated with the idea of converting the lower level to commercial space. The upper level is still usable as living space. This 3,840' building has multiple uses, commercial or residential. The second story can be accessed from the exterior or the interior which means it could be leased to another tenant. There is a well and septic on this property. The tax map is #45-5B. **The tax assessment is \$123,700. The minimum bid is \$50,000.**

Tract 4 - 0.912 acres located on Liberty Rd. This is a vacant lot. The tax map is #45-5E and **the assessment is \$8,100. The minimum bid is \$5,000.**

Tract 5 - 70.137 acres of mostly wooded timberland with frontage on Liberty Rd as well as Old Stage Rd. This property was planted with pine in 2005. It also has an approximately 6 acre field that is currently planted in crops. In addition, there is a small pond on the property. It is tax map #45-5. **The minimum bid is \$900/acre.**

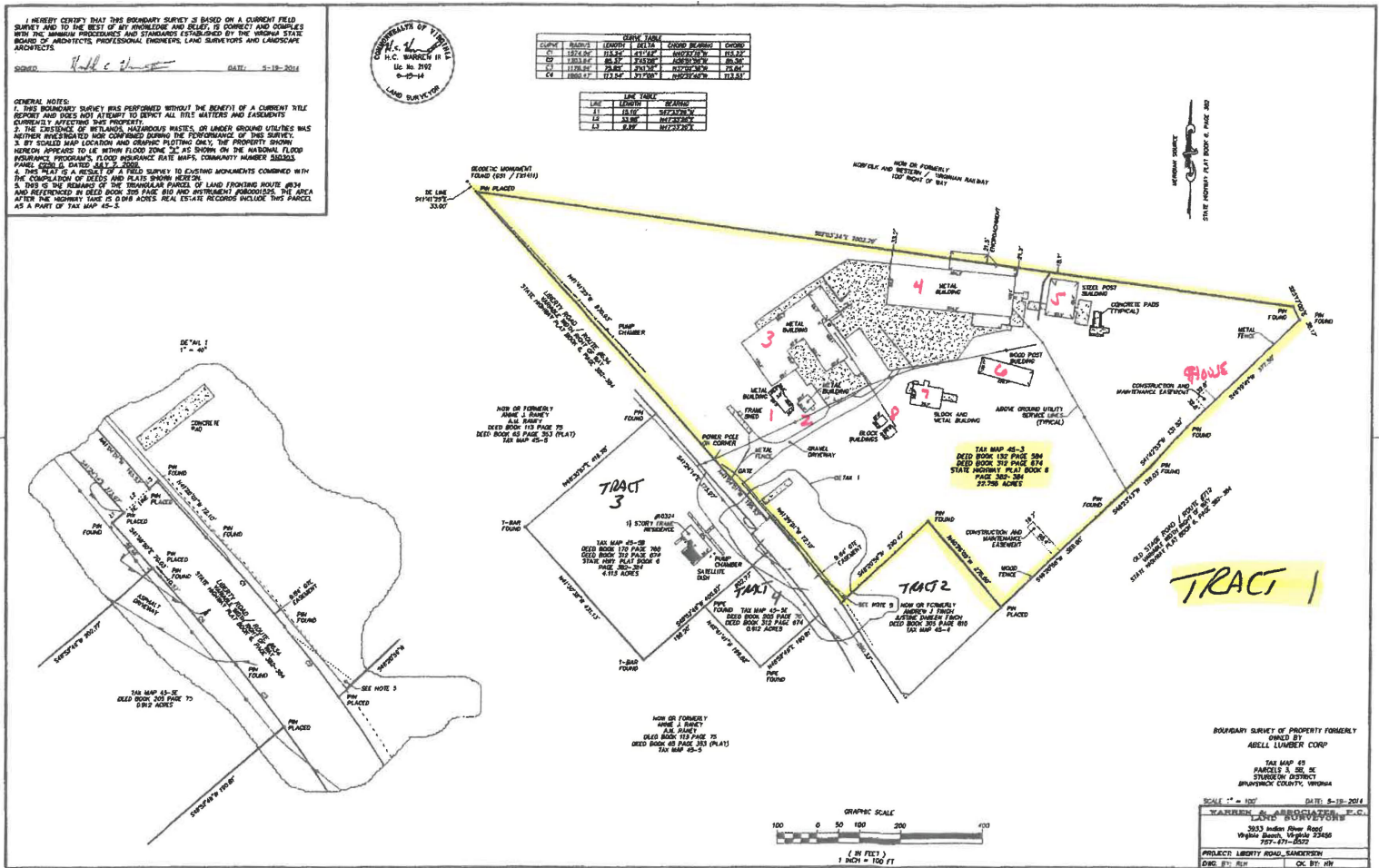
Tract 6 - 51.444 acres of wooded timberland with an easement from Old Stage Rd. The planted pine is about 13 years old. Currently there is a deeded access to the property from Old Stage Rd. The new owner will be given a deeded easement from Liberty Rd across Tract 1 located in the vicinity of the powerline right of way. It is tax maps #45-1, 45-1B, and 45-5C. **The minimum bid is \$900/acre.**

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