

# 5.85 ± ACRES SMITH MOUNTAIN LAKE

## ABSOLUTE TRUSTEE **AUCTION**

### FRIDAY, OCTOBER 4TH @ 12PM

**AUCTION LOCATION: On Site, Lot 63 The Retreat on Smith Mtn Lake**



Lot is wooded and located on the corner of Veranda Bay Dr. and Ivy Lane. A covered boat house with two slips, each slip is ~10'W x 22'L. An electric boat hoist and remote controlled electric pontoon boat cover are in one slip. There is a storage shed attached to the boat house.

Additional features of this awesome, prime lot include:

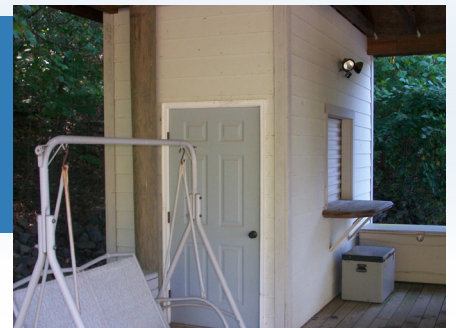
- electricity is run to the boat house
- shoreline is rip rapped
- ~190' of water frontage on Smith Mountain Lake
- 815' road frontage on Veranda Bay Dr
- 200' on Ivy Lane
- public water available



**YOU CAN PREVIEW THIS PROPERTY ON:**

**Saturday 9/14, Saturday 9/21, Sunday 9/22  
10 AM to 11 AM Each Day**

Self guided inspection tours welcome anytime.



Realty & Auction Group

VAAF93

Additional information and terms available online at

**[www.countsauction.com](http://www.countsauction.com)**

Your auction manager for this sale is

**Pete Ramsey**

**M : 434.258.6611**

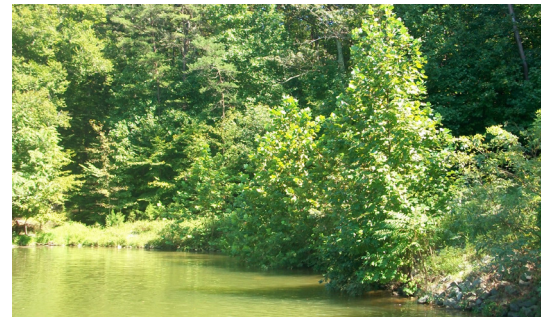




ABSOLUTE TRUSTEE AUCTION  
FRIDAY, OCTOBER 4TH @ 12PM  
LOT 63, THE RETREAT, UNION HALL VA



**PREVIEWS: SATURDAY 9/14, SATURDAY 9/21 & SUNDAY 9/22.**  
10 AM TO 11 AM EACH DAY OR SELF GUIDED TOURS WELCOME



**Directions:** *By water*, the property is located just upriver from Market B29 on the left side of the lake. Watch for signs. *By road* from Rt 40 (Old Franklin TKP), turn North onto Rt 945 (Kemp Farm Rd), at The Whistle Stop go 0.7 miles on Kemp Farm Rd to Rt 938 (Standiford Rd). Turn Left onto Standiford Rd and go 2.2 miles to Rock Cliff Rd. Turn Right onto Rock Cliff Rd, go 0.5 miles to Ivy Lane. Turn Left onto Ivy Ln / Beech Dr, go 0.7 miles to Veranda Bay Dr. Watch for signs.

**TERMS:** A \$25,000 deposit in certified funds will be due on the day of the auction, balance due at closing within 15 days. Possession at closing. 10% Buyer's Premium added to the high bids to determine final contract sales price. Real estate taxes will be prorated as of the day of the auction.

**GET IN TOUCH**

Pete Ramsey

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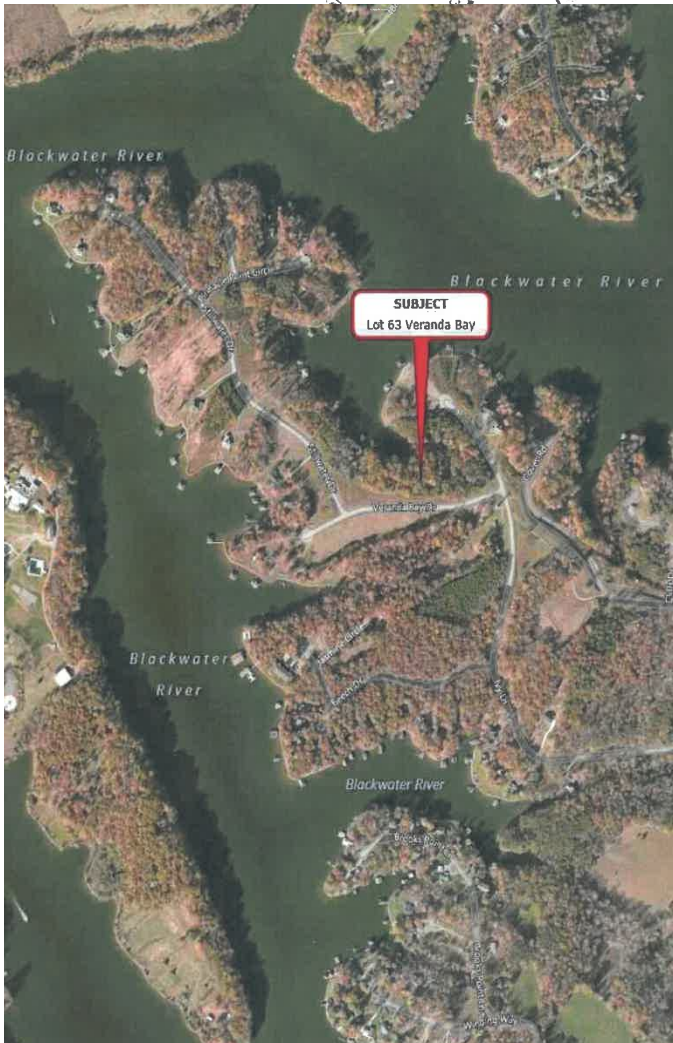
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