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#595

AUCTION

LEESVILLE LAKE

ALTAVISTA, VA

SATURDAY, OCTOBER 10

REGISTRATION: 9 AM • AUCTION: 11 AM

HERON LANDING

**8 WATERFRONT LOTS
& 17 INTERIOR LOTS SELL ABSOLUTE**

A little piece of heaven exists along the picturesque shores of Leesville Lake, where Heron Landing provides a serene place to live and play, making it especially popular with retirees and people seeking second homes. Nestled among the eastern foothills of the Blue Ridge Mountains in Altavista, Virginia, this lakefront haven of residential homesites is surrounded by breathtaking views of the lake as well as awe-inspiring vistas of distant blue mountains.

Many of the beautifully wooded homesites at Heron Landing highlight water views, with most of the 17 lakefront lots qualifying for boat docks. This prime development offers paved streets and power.

HIGHLIGHTS

- 17 Waterfront Lots • 52 Residential Lots

1,222± ACRES JOHNSON MOUNTAIN

SOME TRACTS SELL ABSOLUTE

Incredible views of the Blue Ridge Mountains and Shenandoah Valley stretch as far as the eye can see at a magnificent 1,222±-acre mountain retreat owned by NASCAR driver Stacy Compton. Situated atop Johnson Mountain, this vast acreage is being sold in tracts. Three of the tracts run along a ridgeline, making this a stunning location for mountaintop homes and estates.

Only minutes from Lynchburg, each of these properties is convenient to the Appalachian Trail and Blue Ridge Parkway, which is known as "America's Favorite Drive." Recognized as a major recreation area, the region attracts thousands of visitors each year.

HIGHLIGHTS

1,222± ACRES OFFERED IN TRACTS

- Great Homesites with Blue Ridge Mountain Views
- Game & Wildlife

CONVENIENT TO LYNCHBURG & ROANOKE

MANY PROPERTIES SELL ABSOLUTE

OWNER FINANCING



**HERON LANDING
PIT STOP MARINA**

8± COMMERCIAL ACRES Offered in Tracts

1,222± ACRES JOHNSON MOUNTAIN Offered in Tracts

PIT STOP MARINA ON LEESVILLE LAKE

**8± COMMERCIAL ACRES
AT ALTAVISTA**

1 COMMERCIAL TRACT SELLS ABSOLUTE

The opportunity to combine work and play is presented at Stacy Compton's Pit Stop Marina, which is located next to Heron Landing. This spectacular turn-key operation is equipped with 56 boat slips, boat launch, swimming pool, gas pumps and restaurant. However, the marina is permitted for up to 99 boat slips. Also offered at auction are 8± commercial acres, which have frontage on Highway 29, at Altavista, next to two hotels.

HIGHLIGHTS

- 56 Boat Slips, Boat Launch, Pool, Restaurant & Gas Pumps
- Zoned for 99 Boat Slips

8± COMMERCIAL ACRES OFFERED IN TRACTS

DIRECTIONS **8± COMMERCIAL ACRES:** From Lynchburg, take Hwy. 29 south approximately 16 miles to Business 29, first Altavista exit, and turn right. Property located on right. **1,222± ACRES:** From Lynchburg Airport, travel 1 mile south on Hwy. 29. Turn right onto Lawyers Rd. Drive 7 5/10 miles and turn left onto Leesville Rd. Drive 3 2/10 miles and turn right onto Johnson Mtn. Rd. Continue on Johnson Mtn. Rd. for 4 miles and turn left onto Uphill Trail. You may also take a left as soon as you make the turn onto Johnson Mtn. Rd. onto Johnson Creek Rd. and drive 1 8/10 miles to entrance on right, or continue another 1 8/10 miles and turn right into another entrance on Camping Springs Rd. Continue 5/10 mile to gate on right. **HERON LANDING LOTS & PIT STOP MARINA:** Take the Hurt exit for Business 29. Turn right onto Hwy. 988 (Shula Dr.) and drive 2 3/10 miles. Turn left onto Marina Dr. Drive 2 2/10 miles to entrance of Heron Landing on right. Pit Stop Marina is located on right 2/10 mile past Heron Landing entrance.

TERMS: LAKEFRONT LOTS — 10% down with \$5,000 per lot being in personal check, business check or certified funds; **INTERIOR LOTS** — 10% down with \$2,500 per lot being in personal check, business check or certified funds; **COMMERCIAL TRACTS** — 10% down with \$10,000 per tract being in personal check, business check or certified funds; **PIT STOP MARINA** — 10% down with \$25,000 being in personal check, business check or certified funds; **JOHNSON MOUNTAIN** — 10% down with \$15,000 per tract being in personal check, business check or certified funds. Closing in 30 days. **AUCTION SITE:** The auction will take place at Pit Stop Marina — 2736 Marina Drive, Gretna, VA 24557. **PRE-SALE INSPECTION:** Property is available for viewing daily by appointment from 10 a.m. to 5 p.m. beginning September 25. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines. Call 1-888-465-1568. **FOR MORE INFORMATION:** Call 1-888-465-1568 or (256) 547-3434. Beginning September 25, call on site, (434) 324-9214 or (434) 324-4082.

OWNER FINANCING AVAILABLE. CALL FOR DETAILS.