

**AUCTION**

**Virginia Multiple Properties**

**2736 Marina Drive  
Gretna, Pittsylvania County, Virginia 24557**

**Auction: Saturday, October 10, 2009 at 11:00 AM Eastern Time  
Registration begins at 9:00 AM Eastern Time**

- HERONS LANDING:** 52 Residential Lots; Eight (8) Waterfront Lots and Seventeen (17) Interior Lots Being Offered At Absolute Auction
- HOA DUES:** \$150.00 Per Year
- HIGHLIGHTS:** Wooded Lots, Paved Streets, Electricity, Cable, Well And Septic; Most Waterfront Lots Zoned For Boat Docks, No Time Limit To Build A Home, Minimum Square Footage is 1800+/-, All Lots Are Approved For Secondary Septic System, No Temporary Structures Are Allowed
- Section A**
- Lot 7 0.804 +/- Acres
  - Lot 47 1.243 +/- Acres (Waterfront)
  - Lot 49 1.353 +/- Acres (Waterfront)
  - Lot 52 1.595 +/- Acres (Waterfront)
  - Lot 53 2.872 +/- Acres (Waterfront)
  - Lot 56 0.823 +/- Acres
- Section B**
- Lot 120 2.278 +/- Acres (Waterfront)
  - Lot 122 2.529 +/- Acres (Waterfront)
  - Lot 123 2.583 +/- Acres (Waterfront)
  - Lot 124 2.637 +/- Acres (Waterfront)
  - Lot 125 2.702 +/- Acres (Waterfront)
  - Lot 126 4.268 +/- Acres (Waterfront)
  - Lot 128 2.286 +/- Acres
  - Lot 129 1.705 +/- Acres
  - Lot 130 1.530 +/- Acres
  - Lot 131 1.408 +/- Acres
  - Lot 133 1.552 +/- Acres
  - Lot 136 0.642 +/- Acres
  - Lot 137 1.500 +/- Acres
  - Lot 138 1.433 +/- Acres

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**Lot 139 1.237 +/- Acres (Waterfront)**  
**Lot 147 0.939 +/- Acres**  
**Lot 148 0.836 +/- Acres**

**Section C Lot 63 0.817 +/- Acres**  
**Lot 64 1.373 +/- Acres**  
**Lot 65 1.437 +/- Acres**  
**Lot 66 1.962 +/- Acres**  
**Lot 67 3.281 +/- Acres**  
**Lot 79 1.411 +/- Acres (Waterfront)**  
**Lot 80 1.718 +/- Acres (Waterfront)**  
**Lot 81 2.221 +/- Acres (Waterfront)**  
**Lot 82 1.657 +/- Acres**  
**Lot 83 1.235 +/- Acres**  
**Lot 84 1.514 +/- Acres**  
**Lot 85 2.892 +/- Acres**  
**Lot 87 1.709 +/- Acres**  
**Lot 88 0.836 +/- Acres**  
**Lot 89 0.555 +/- Acres**  
**Lot 90 1.589 +/- Acres**  
**Lot 91 1.026 +/- Acres**  
**Lot 92 0.874 +/- Acres**  
**Lot 93 0.793 +/- Acres (Waterfront)**  
**Lot 94 0.761 +/- Acres (Waterfront)**  
**Lot 97 1.359 +/- Acres (Waterfront)**  
**Lot 99 0.638 +/- Acres**  
**Lot 100 0.67 +/- Acres**  
**Lot 101 0.688 +/- Acres**  
**Lot 102 0.903 +/- Acres**  
**Lot 103 0.462 +/- Acres**  
**Lot 104 0.471 +/- Acres**  
**Lot 150 0.972 +/- Acres**  
**Lot 151 0.962 +/- Acres**  
**Lot 152 0.607 +/- Acres**

**JOHNSON MOUNTAIN:** **Approximately 1,222+/- Acres Being Offered in Eight (8) Tracts With Two (2) Being Offered At Absolute Auction**

**HIGHLIGHTS:** **Homesites With Blue Ridge Mountain Views, Game & Wildlife, Timber, Trails; Access to Electricity**

**TRACTS:**  
**Tract 1 139 +/- Acres**  
**2 128 +/- Acres**  
**3 119 +/- Acres**  
**4 333 +/- Acres**  
**5 153 +/- Acres**  
**6 65 +/- Acres**  
**7 116 +/- Acres**  
**8 141 +/- Acres**

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**COMMERCIAL LOTS:** Approximately 8.4+/- Acres Being Offered In Five (5) Lots With XXX Lots Being Offered At Absolute Auction

**HIGHLIGHTS:** Divided Into 5 Tracts, Frontage on US 29 and Business 29, Zoned B-2; Electricity; Sewer

Lot 1 2.5 +/- Acres  
2 1.8 +/- Acres  
3 1.1 +/- Acres  
4 1.2 +/- Sq. Ft.  
5 1.8 +/- Acres

**PIT STOP MARINA:** Being Offered at Auction

**HIGHLIGHTS:** 56 Boat Slips, Boat Launch, Pool, Restaurant, Gas Pumps, Zoned For 99 Boat Slips, Original Building Constructed in 1975, Marina Business Opened June, 1975, Remodeled With Large Addition Constructed In 2006 With New Roof And 2 New Bathrooms Qualifying For Commercial Use, Swimming Pool Upgraded With New Liner In 2008, Marina Building Has Central Air And Heat Supplemented By Window Units, Contains Full Service Restaurant, Store With 7' by 16' High Glass Drink/Food Case, 2 Refrigerator Freezers, Grill, Ice Cream Machine, Popcorn Machine, Soda Fountain, Counter, Booths And Other Equipment, 2500 Gallon Gas Tank And Pump For Gasoline Sales, Boat Launch Ramp

### GENERAL INFORMATION

**BIDDER DEPOSIT:** **Lakefront Lots:** \$5,000.00 per lot being in personal check, business check or certified funds.

**Interior Lots:** \$2,500.00 per lot being in personal check, business check or certified funds.

**Commercial Tracts:** \$10,000.00 per tract being in personal check, business check or certified funds.

**Pit Stop Marina:** \$25,000.00 being in personal check, business check or certified funds.

**Johnson Mountain:** \$15,000.00 per tract being in personal check, business check or certified funds.

- TERMS:** 10% down on auction day with balance due at closing in 30 days.
- OWNER FINANCING:** 20% down on auction day with 8% interest based on 20 year amortization with a 1 yr balloon.
- BROKER PARTICIPATION:** Broker participation welcome subject to certain guidelines. Call 1-888-465-1568.
- PRE-SALE INSPECTION:** The property is available for viewing, by appointment, from 10:00 a.m. to 5:00 p.m. beginning September 25<sup>th</sup>. To schedule an appointment prior to this date, please call (888) 465-1568. Beginning September 25<sup>th</sup>, you may call the site directly at (434) 324-9214 or (434) 324-4082.
- FOR MORE INFORMATION:** Visit our Web site at [www.nationalauctiongroup.com](http://www.nationalauctiongroup.com) or call (888) 465-1568 or (256) 547-3434.
- 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 3 2/10 miles and turn right onto Johnson Mtn. Rd. Continue on Johnson Mtn. Rd. for 4 miles and turn left onto Uphill Rd. You may 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.

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