

# 2,240±sf Convenience Store on 1.129± Acres

Boarding the Amherst/Nelson county line and the Piney River. Just minutes to the George Washington National Forest and Stone House, Thrasher & Mill Creek Lakes.

Store served fast food, gas, oil, diesel, kerosene, hardware, basic groceries. Zoned Village-1. Many other possibilities! Built in 1981, has well/septic and heat pump, 197 feet of road frontage on state maintained Route 778 (Lowesville Road). Tax assessment: \$250,600

**From Lynchburg:** US-29 N to US-60 W right on Lowesville Road (SR 778)

**From Charlottesville:** US-29 S to right on Rt. 56 (Colleen) to Rt. 151 S Piney River to right on Lowesville Road (State Route 778)

**2823 Lowesville Road  
Amherst, VA  
24521**



## TRUSTEE AUCTION

### Wed, July 28<sup>th</sup> at 12 noon

John R. Alford, Jr, Substitute Trustee • For more information contact Phillip Brown at Bank of the James (434) 455-7516

**On Top of the Auction World**  
MARKETING AROUND THE CORNER AND AROUND THE GLOBE

[www.countsauction.com](http://www.countsauction.com)  
**(434) 525-2991**

**Preview Dates:**  
Wednesday, July 21<sup>st</sup> (12-2pm)  
Saturday, July 24<sup>th</sup> (12-2pm)

# 3BR, 1BA, 960±sf Home

467 Perkins Mill Road  
**Lowesville, VA**  
22967

Single Family home built in 1959, gas heat.  
Tax assessment: \$88,700

**Preview Dates:**  
Wednesday, July 21<sup>st</sup> (12-2pm)  
Saturday, July 24<sup>th</sup> (12-2pm)



Realty & Auction Group

**(434) 525-2991**

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

VAAF93

828 Main St, 15th Floor, Lynchburg, VA 24504  
Offices in Lynchburg, Madison Heights, Richmond, Forest,  
Christiansburg, Appomattox, Abingdon & Marion, VA



**Terms:** 5% Buyer's Premium. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Full terms available online. Announcements made at the auction take precedence over any previously published information. Full terms online.

*Broker participation encouraged!*

**Sale Managers:** Tami Roberson (434) 841-3827 & Bill Bryant

# TRUSTEE AUCTION

## Wednesday, July 28<sup>th</sup> at 12 noon

Both properties to be sold at 2823 Lowesville Road location.