

# 126± Acres Offered in 8 Tracts

Big Island Hwy  
**Sedalia, VA**  
Bedford County

**Lot 7**  
52± Acres

**Lot 6**  
20± Acres

**Lot 1**  
4± Acres

**Lot 4**  
17.5± Acres

**Lot 2**  
4± Acres

**Lot 8**  
10± Acres

**Lot 5**  
11.5± Acres

**Lot 3**  
4± Acres

Online Bidding  
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## AUCTION: Friday, July 30<sup>th</sup> at 12 noon

Big Island Hwy  
**Sedalia, VA**  
Bedford County

# 126± Acres Offered in 8 Tracts

126± acre farm situated between two mountain ranges in the Sedalia area of Bedford County with gorgeous mountain views in every direction, from every lot with streams on seven of the eight lots offered. Every lot on this farm offers something special—or keep it all together for an extraordinary valley/mountain farm.



Realty & Auction Group

800-780-2991

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828 Main Street, 15th Floor, Lynchburg, VA 24504

VAAF93

## LAND AUCTION

**Fri, July 30<sup>th</sup> at 12 noon**



Big Island Hwy  
**Sedalia, VA**  
Bedford County

# 126± Acres Offered in 8 Tracts

**From Bedford:** At intersection of Rts. 221 & 122; take 122 N. for 10 miles to property on left (at auction signs)

**From Big Island:** At intersection of Rts. 501 & 122; Take 122 S. for 7.3 miles to property on right (at auction signs)

- Preliminary soil work for drainfields to be completed on all tracts
- Access to lots 6, 7, & 8 via county road of record

New tax map# for 10.38± acre parcel: 40-A-14A  
Balance of acreage (116.20± acre parcel):  
40-A-14 (Bedford County RPC – 4001400)

**Lots 1-3: 4± acre** building lots with frontage on Rt. 122

**Lots 4: 17.5 acres.** The old home place has two-story, 3 bedroom, brick home with multiple out buildings and garden spot, with frontage on Rt. 122 and long stream across the entire property.

**Lot 5: 11.5± acres.** Elevated acres with mountain vistas, one barn, and frontage on Rt.122 and county road of record. Beautiful building spot.

**Lot 6: 20± acres.** Nearly all open land, 3± acres of hardwoods, lays perfects.

**Lot 7: 52± acres.** Combination farm & 20± acres open pasture, spectacular views and mountain timber tract for hunting. Perfect building sites!

**Lot 8: 10± acres.** All open, beautiful stream and views.

*Broker participation encouraged!*

## AUCTION: Friday, July 30<sup>th</sup> at 12 noon

Sale Location: Tract 1

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### Preview Dates:

Sunday, July 18<sup>th</sup> (2-4pm)  
Wednesday, July 21<sup>st</sup> (2-4pm)

### Sale Managers:

Greg Lester (434) 942-7000  
& Bill Bryant, CAI, AARE



**Terms:** 5% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.

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