

**3,380±sf 4BR, 3.5BA Home 57.720± Acres**

**On US-460 East  
2664 E Lynchburg-Salem Tnpk  
Bedford, VA**



**Beautiful Bedford County Land with Mountain Views**

Sale #1

**Real Estate Auction  
Friday, October 1<sup>st</sup> at 12pm**

THE  
**COUNTS**  
Realty & Auction Group  
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**3,380±sf 4BR, 3.5BA Home  
57.720± Acres on US-460**  
Beautiful Bedford County Land with Mountain Views

**2664 E Lynchburg-Salem Tnpk  
Bedford, VA**

**Sale #1  
Real Estate Auction  
Friday, October 1<sup>st</sup> at 12pm**

**5.378± Acres on US-460**

Lot 1: 2.861± acres; Lot 2: 2.517± acres  
800± feet of US-460 frontage

**E Lynchburg-Salem Tnpk  
Bedford, VA  
Bedford County**

**Sale #2  
ABSOLUTE AUCTION  
Friday, October 1<sup>st</sup> at 12pm**

Auction to be held off site at 2664 E Lynchburg-Salem Tnpk, Bedford

VAAF93

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**COUNTS**  
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828 Main Street, 15th Floor, Lynchburg, VA 24504  
Offices in Lynchburg, Madison Heights, Richmond, Roanoke,  
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2664 E Lynchburg-Salem Tnpk  
**Bedford, VA**

**3,380±sf 4BR, 3.5BA Home 57.720± Acres**

**Beautiful Bedford County Land with Mountain Views**  
**AUCTION: Friday, October 1<sup>st</sup> at 12pm**



*More property pictures available on our web site!*



Fenced, swimming pool; circular, paved drive; storage shed; detached 3-car garage, attached 1-car garage; immaculate landscaping; (2) large master suites w/ walk-in closets; gas-log FP. Bedford schools. Property includes a 1,500±sf apartment (currently rented) and 1,700±sf shop/office—great for a home-based business. Secluded, private lot with land



enough to hunt on your own property, as well as (2) separate 3-bedroom drain fields (one for each building).

**From Lynchburg**, travel US-460 West 9± miles past VA-811 (Thomas Jefferson Road) to sign on the right.  
**From Bedford**, travel US-460 East 3± miles to sign on the left.

**Previews/Information Dates**  
Sunday, September 19<sup>th</sup> & 26<sup>th</sup> (12-2pm)  
Wednesday, September 22<sup>nd</sup> (12-1pm)

**Sale Managers**  
Jennifer Bryant (434) 841-5646  
Bill Bryant, CAI, AARE



**Terms for Both Auctions:** 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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