

LAND SALE



This pristine property would make an incredible family compound, healing center or a small one-of-a-kind development. Open and wooded 96.6+/- acres could make a wonderful horse farm with riding trails or a high end residential development for a builder with a flair of the imagination. This property includes small streams with several pond sites. Soils have already been perked. Property is close to schools, town, shopping, Blue Ridge Mountains and Parkway, Smith Mountain Lake not to forget 1 hour to the Horse Center in Lexington, VA. Too nice an area and property to pass up with ALL these exceptional assets!

Directions: From Roanoke travel South on US220. Go past Boones Mill 2 miles turn left on Taylors Road, go 6/10 mile to Flora Leffue Lane. Look for signs.



Find Your Freedom
Land of Opportunity

Col Tom Wolfe
AUCTIONEERS & BROKERS, LLC
P. O. BOX 450

BOONES MILL, VA 24065

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www.unitedcountry.com/boonesmillva - REAL ESTATE

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Affiliated with



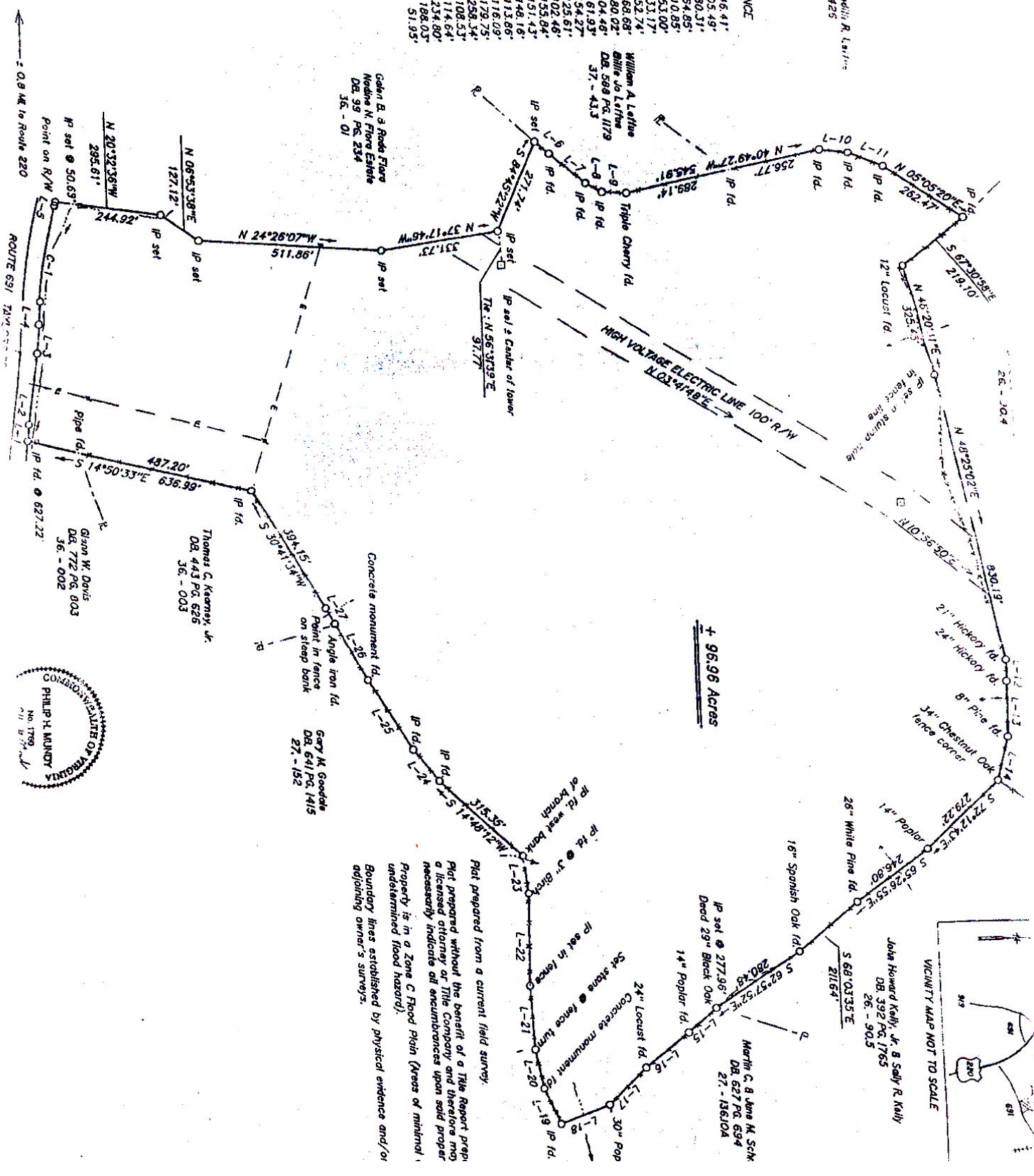
All information is deemed reliable but not guaranteed.

MAGNETIC

Wood A. & Judith R. Latta
 DB 741 PG. 425
 37 - 432

COURSE	BEARING	DISTANCE
L-1	S 87°38'31"W	46.41'
L-2	S 69°17'52"W	205.49'
L-3	S 66°03'30"W	80.31'
L-4	S 65°21'41"W	64.85'
L-5	S 76°33'26"W	70.85'
L-6	N 12°42'36"E	33.00'
L-7	N 11°04'10"E	133.17'
L-8	N 00°10'44"W	52.74'
L-9	N 25°15'49"W	68.68'
L-10	N 21°03'33"W	80.02'
L-11	N 05°57'21"W	104.48'
L-12	N 80°45'11"E	61.93'
L-13	N 80°54'56"E	154.27'
L-14	N 24°48'06"E	125.61'
L-15	S 69°14'04"E	102.46'
L-16	S 67°30'02"E	155.84'
L-17	S 74°08'03"E	151.43'
L-18	S 49°59'10"E	148.16'
L-19	S 36°03'00"W	116.09'
L-20	S 50°19'19"W	179.75'
L-21	S 58°08'07"W	258.34'
L-22	S 62°00'50"W	108.53'
L-23	S 54°00'55"W	108.53'
L-24	S 22°52'15"W	114.64'
L-25	S 28°40'15"W	234.80'
L-26	S 31°34'00"W	188.05'
L-27	S 31°26'31"W	51.95'

LEGEND
 * Power pole
 □ Telephone Pedestal
 □ High Voltage Tower



+ 96.96 Acres

Plat prepared from a current field survey.
 Plat prepared without the benefit of a Title Report prepared by a licensed attorney or Title Company and therefore may not necessarily indicate all encumbrances upon said property.
 Property is in a Zone C Flood Plain (Areas of minimal flood hazard).
 Boundary lines established by physical evidence and/or adjoining owner's surveys.

