

REAL ESTATE AUCTION

LIVE IN-PERSON

FRIDAY
APRIL
@ 12 NOON **26**



Property Address: 8274 VILLAGE HWY, CONCORD VA 24538

PREVIEW DATES

SUN 3/24, FRI 3/29 & THURS 4/11 12NOON TO 1PM

Attention Real Estate Investors and Home Buyers!

Are you seeking a remarkable real estate opportunity in Campbell County, VA? Look no further! Join us on April 26th (Auction Day) or during one of the previews to explore this expansive property spanning 55.37 +/- acres across three tax parcels.

This stunning property boasts a 3,000 sq ft brick ranch with a basement apartment setup, complemented by a fully furnished apartment with its own outside entrance. The package includes a detached 21 x 23 garage with a newly remodeled 1-bedroom garage apartment, all set on 4.24 acres. With additional features, including vacant tracts and mobile homes, this property offers endless possibilities for investors, developers, and those seeking a charming countryside retreat. Don't miss this chance to secure your piece of Campbell County

10% buyer's premium added to the high bid to determine the final contract price. 10% deposit due on sale day and closing in 30 days.

SALES MANAGER **GEORGE 434 546 9235**
GMCDANIEL@COUNTSAUCTION.COM



THE

COUNTS

Realty & Auction Group

COUNTSAUCTION.COM

434-525-2991 | 828 Main St, Lynchburg VA 24504

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**Property Address: 8274 VILLAGE HWY, CONCORD VA 24538
Campbell County**

Invest in Your Future with This Unique Real Estate Opportunity!

Property Features:

- 55.37 +/- Acres in Three Tax Parcels
- Charming 3,000 sq ft Brick Ranch
- Basement Apartment Setup
- Fully Furnished Apartment with Separate Outside Entrance
- Detached 21 x 23 Garage
- Newly Remodeled 1-bedroom Garage Apartment, Fully Furnished
- Situated on 4.24 Acres

- **Additional Features Include:**
 - Vacant 5-Acre Tract
 - 46.13-acre Tract with 3 Mobile Homes (Titles Available)
 - Separate Storage Building

Endless Possibilities:

- Perfect for a Mini Farm
- Great Investment Opportunity
- Potential Rental Units Already in Place
- Development Tract

Convenient Amenities:

- County Water Along Rt. 24
- Easily Accessible Location

Directions: From Lynchburg Take Rt. 460 East. Turn right on Rt. 24 (Village Highway) towards Rustburg, travel 2.1 miles and the driveway will be on your right between Dog Trail & Village Terrace.

Visit countsauction.com for More Details

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Preview Schedule

**Sunday, March 24th
Friday, March 29th
Thursday, April 11th**

Time: 12:00 PM to 1:00 PM



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