

**REAL ESTATE**

**ONLINE & LIVE**

# **AUCTION**

**FRIDAY  
JUNE  
@ 12NOON**

# **14**

## **COMMERCIAL - RESIDENTIAL - LAND**

**17 TOTAL  
PROPERTIES**

**SCAN HERE FOR  
FULL DETAILS**



**ESTATE OF DAVID PRILLAMAN**

## **★ GRAND ESTATE AUCTION- LIVE & ONLINE ★**

**Live Auction Location: New College Institute, Martin-Lacy Hall  
191 Fayette St., Martinsville, VA**

### **Online Bidding Opens : May 14th @ 9am**

This is a rare event not to be missed! From wooded retreats and residential lots to commercial buildings with historic charm, our selection has something for every vision and venture. Secure a part of Martinsville's legacy and make your mark on the landscape of opportunity. Don't wait! Mark your calendars, set your reminders, and get ready to bid on your future!



**SALES MANAGER PETE RAMSEY  
434-258-6611 - PETE@COUNTSAUCTION.COM**

# **COUNTSAUCTION.COM**

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# AUCTION

BIDDING  
JUNE  
@ 12NOON

# 14

# PROPERTY 1

ONLINE & LIVE BIDDING



## 141 Dye Plant Rd Martinsville, VA 24112

### Building Specifications:

- Total Size: 18,287 sq. ft.
- Divisions: Three sections, currently hosting three different tenants.
- Road Frontage: Approximately 225 feet.

### Facilities & Utilities:

- Utilities: Public water and sewer services.
- Lease Terms: Month-to-month agreements; landlord covers real estate taxes and insurance; tenants responsible for utility bills.

### Section Details:

#### 1. TMS Section:

- Office Space: 20' x 40' with one bathroom.
- Manufacturing Area:
  - Additional bathroom.
  - One 12' wide x 14' high and two 8' wide x 10' high roll-up doors.
  - Eave height of approximately 15 feet.
  - 3 phase power and gas heating.

#### 2. Tech Star Section:

- Office: 12' deep x 15' wide, heated and air-conditioned.
- Use: Mainly for storage and manufacturing.
- Facilities: Two bathrooms in the manufacturing area.
- Note: Interior structures and walls are tenant-owned and non-transferable.

#### 3. Mize Section:

- Doors: Two roll-up doors at the rear (8' x 8' and 10' wide x 12' high).
- Current Status: Vacant.



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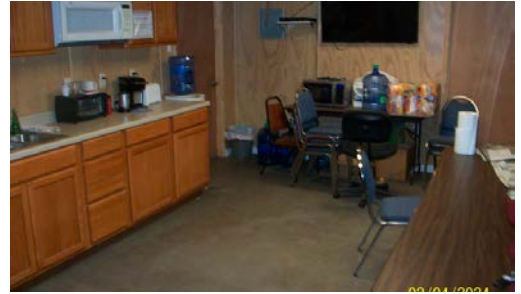
ONLINE & LIVE BIDDING

## PROPERTY 1

141 Dye Plant Rd  
Martinsville, VA 24112

Additional Information:

- Survey: A new survey is available.
- Note: All measurements and boundary lines are deemed reliable but not guaranteed.



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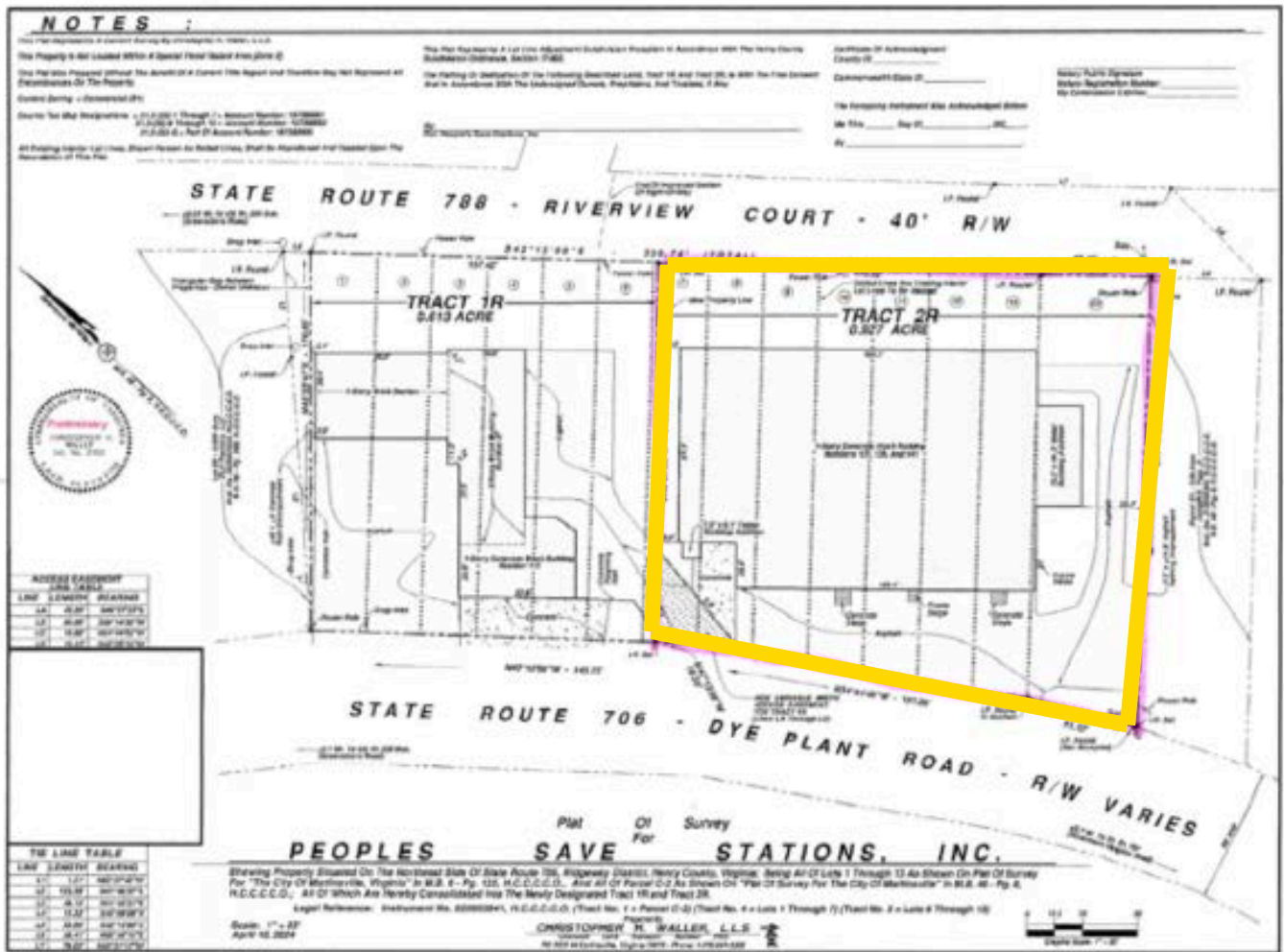
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## PROPERTY 1

141 Dye Plant Rd  
Martinsville, VA 24112



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## PROPERTY 2

ONLINE & LIVE BIDDING



## 97 Dye Plant Rd, Martinsville, VA 24112

This versatile commercial property offers a total of 6,996 sq. ft. of space on a 0.631-acre lot, ideally situated in a B1 commercial zone. The property includes a mix of shop, office, and warehouse spaces, making it suitable for various business needs.

### Key Features:

- Tax Assessment: \$102,300
- Location: Excellent road frontage of 165 feet on Dye Plant Rd.
- Utilities: Public water and sewer services available.

### Facilities:

1. Shop/Warehouse:
  - Main Level: Currently operates as a muffler repair shop.
  - 6 Bay Wing: Features six roll-up doors (8'x10') along a loading dock, approximately 65'x40'.
  - Upper Warehouse: Accessible via an earthen ramp, includes four roll-up doors of varying sizes, approximately 2,100 sq. ft.
2. Office/Shop:
  - Size: Approximately 2,500 sq. ft.
  - Features: Office and waiting room (each 12'x15'), air-conditioned, heated by electric and a wood stove in the shop area.
  - Shop Area: Two ground-level roll-up doors (10' wide x 15' high), ceiling high enough for vehicle lifts.

### Lease Details:

- Type: Month-to-month, no written lease.
- Landlord Responsibilities: Real estate tax and insurance.
- Tenant Responsibilities: Utility bills.



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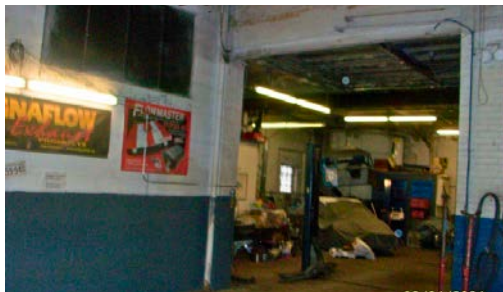
ONLINE & LIVE BIDDING

## PROPERTY 2

97 Dye Plant Rd  
Martinsville, VA 24112

Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.
- A new survey is available for review.



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## PROPERTY 2

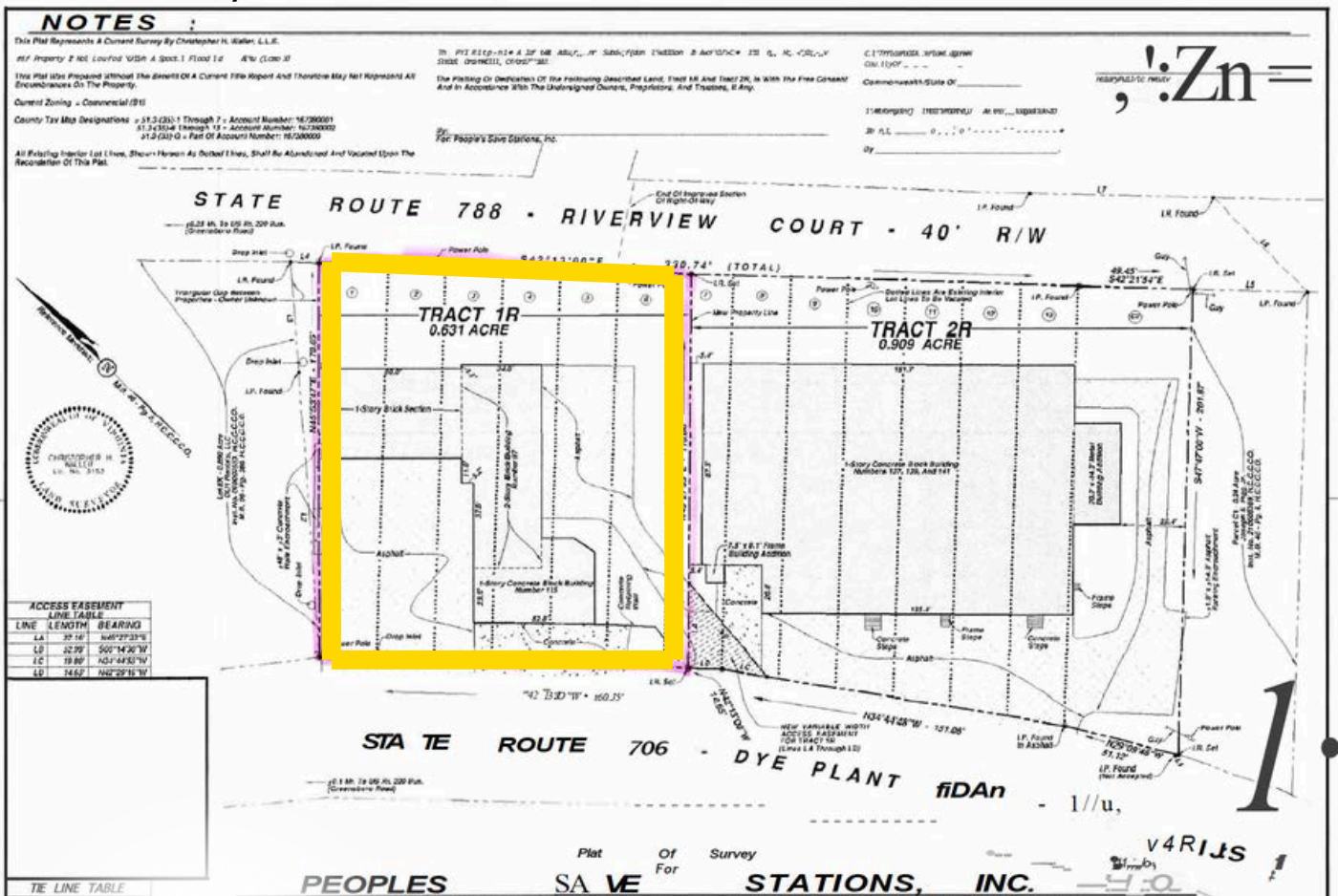
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Martinsville, VA 24112

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**Additional Information:**

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- A new survey is available for review.



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**PROPERTY 3**



**174 Dye Plant Rd,  
Martinsville, VA 24112**

This distinctive two-story commercial building spans 1.45 acres with 476 feet of road frontage on Dye Plant Rd., backed by the scenic Smith River. Zoned B1 commercial, the property features a unique blend of office and warehouse spaces, ideal for diverse business operations.

**Key Features:**

- Tax Assessment: \$151,400
- Utilities: Equipped with public water and sewer services.
- Historical Significance: Part of the structure incorporates the original dam on the Smith River.

**Facilities:**

**1. Upper Level:**

- Office Space: 602 sq. ft. includes a reception area, two offices (10'x9'), and a bathroom. Features electric baseboard heating and air conditioning.
- Warehouse Space: 2,924 sq. ft. with four roll-up doors (8'x8'), loading dock across the entire length, and approximately 9' eave height. Heated by a gas-fueled ceiling heater.

**2. Lower Level:**

- Warehouse Space: Features four roll-up doors (12' high x 10' wide) allowing drive-through capability. Includes an in-floor pit for truck maintenance, approximately 13' eave height, and a gas-fueled ceiling heater.
- Unique Element: One warehouse wall is the historical dam itself, visible within the space.

**Lease Details:**

Current Status: No existing lease, offering flexibility for new occupancy.



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## PROPERTY 3

174 Dye Plant Rd  
Martinsville, VA 24112

Additional Information:

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## PROPERTY 3

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**PROPERTY 4**



**0 Dye Plant Rd  
Martinsville, VA 24112**

Commercial Vacant Land

Overview:

Explore this prime 1.45-acre commercial lot, currently utilized as a parking space with substantial potential for development. Located on Dye Plant Rd. with an impressive 454 feet of road frontage, this property combines convenience with opportunity.

Key Features:

- Tax Assessment: \$57,900
- Location: Easy access to Rt. 220/58, with the westerly side abutting the scenic Smith River.
- Zoning: B1 Commercial - suitable for a wide range of business purposes.

Property Details:

- 1 Current Use: Level and mostly graveled lot.
- 2 Utilities: Public water and sewer services available.
- 3 Lease Status: No existing lease, offering immediate availability for development.

Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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## PROPERTY 4

0 Dye Plant Rd  
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**PROPERTY 5**



**1307 S Memorial Blvd  
Martinsville, VA 24112**

Located on a 1.268-acre site with 235 feet of road frontage on S. Memorial Blvd, this versatile property features an 8,400 sq. ft. building currently utilized as a furniture store, along with an additional small office building. Offering excellent visibility and accessibility, this property is ideal for retail or commercial redevelopment.

Key Features:

- Tax Assessment: \$199,100
- Zoning: C-C (Commercial)
- Utilities: Public water and sewer services available.

Property Details:

1. Main Building:
  - Size: 8,400 sq. ft.
  - Use: Furniture store with 5,700 sq. ft. of showroom space and 2,700 sq. ft. of warehouse area.
  - Facilities: Two bathrooms, gas heating, air conditioning, and rear loading doors.
2. Additional Building:
  - Features: Detached small building with office space, a bathroom, and a canopy.
3. Access and Parking:
  - Paved parking lot for both buildings.
  - Paved 35' wide access road from Rivermont Heights located behind the main building.

Lease Details:

- Type: Month-to-month; landlord covers real estate taxes and insurance, tenant pays utilities.

Additional Information:

- Underground fuel tanks have been removed.
- All measurements and boundary lines are deemed reliable but are not guaranteed.



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## PROPERTY 5

1307 S Memorial Blvd  
Martinsville, VA 24112

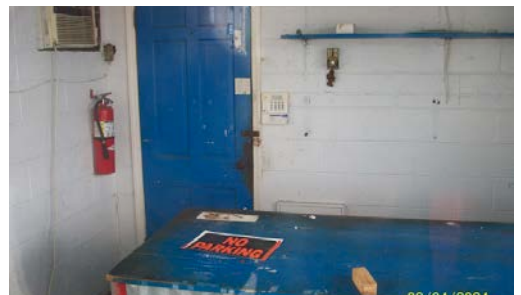
ONLINE & LIVE BIDDING

Lease Details:

- Type: Month-to-month; landlord covers real estate taxes and insurance, tenant pays utilities.

Additional Information:

- Underground fuel tanks have been removed.
- All measurements and boundary lines are deemed reliable but are not guaranteed.



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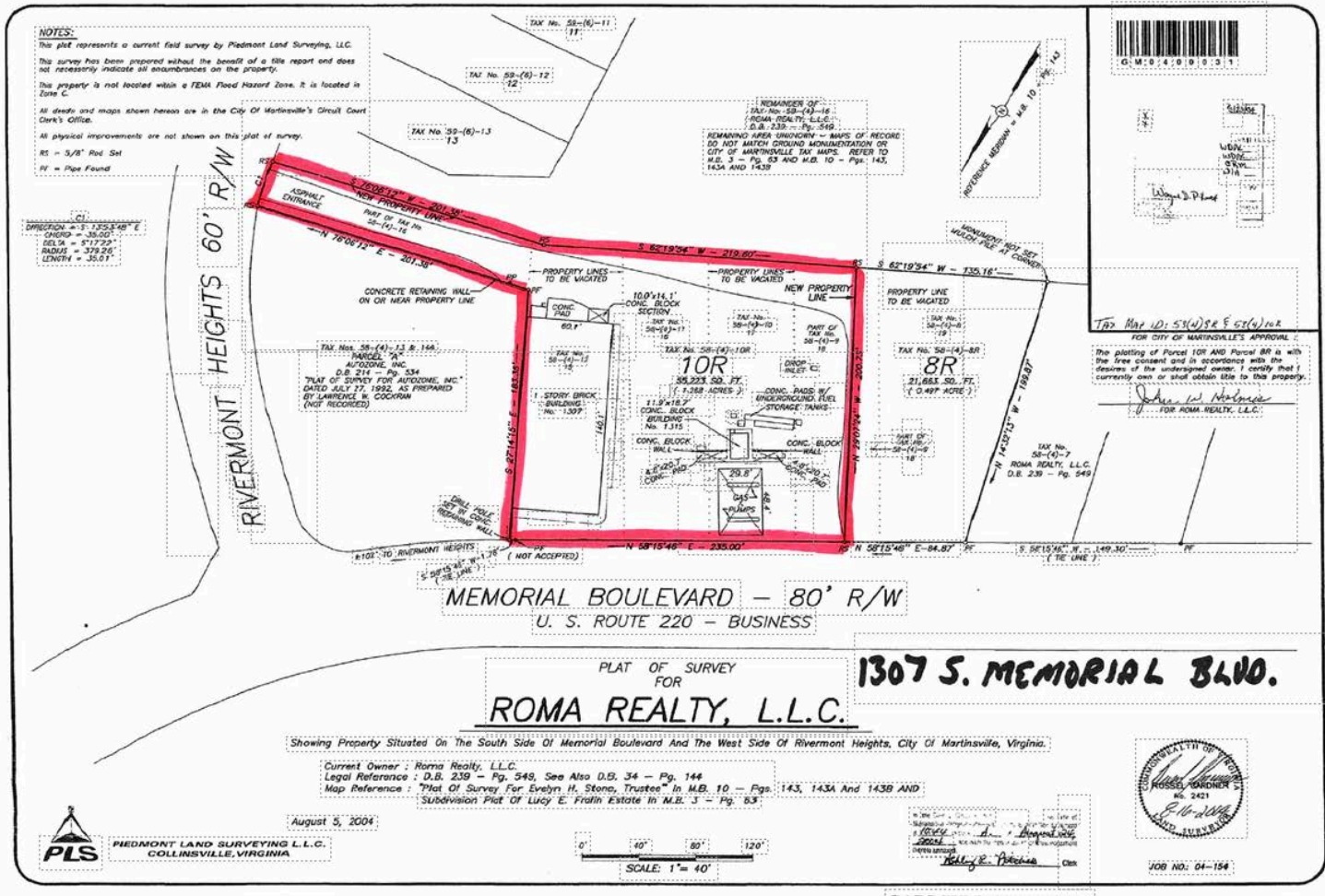
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## PROPERTY 5

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Martinsville, VA 24112



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## PROPERTY 6

ONLINE & LIVE BIDDING



1227 S Memorial Blvd  
Martinsville, VA 24112

Situated on a 0.542-acre lot within a commercial zone, this property features a 1,352 sq. ft. main building complemented by two additional sheds, creating a versatile space suitable for various commercial uses. With a total tax assessment of \$96,000, this property offers an excellent opportunity for business operations.

#### Key Features:

- Zoning: C-C (Commercial)
- Utilities: Equipped with public water and sewer services.

#### Property Details:

1. Main Building:
  - Office Area: Heated and cooled, ensuring a comfortable working environment.
  - Shop Area: Spacious with a high ceiling capable of accommodating a vehicle lift. Accessed via three roll-up doors (8' wide x 10' high).
  - Bathrooms: Two bathrooms accessible from the exterior.

#### Lease Details:

- Type: Month-to-month arrangement; the landlord handles real estate taxes and insurance, while the tenant is responsible for utility expenses.

#### Additional Information:

- Underground storage tanks have been reported as removed.
- All measurements and boundary lines are deemed reliable but are not guaranteed.



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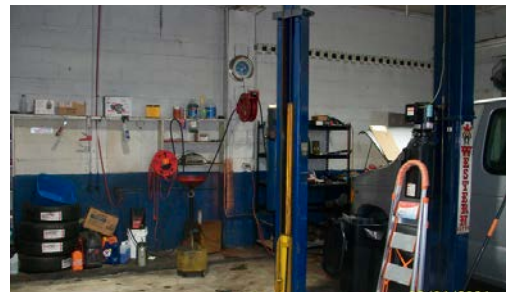
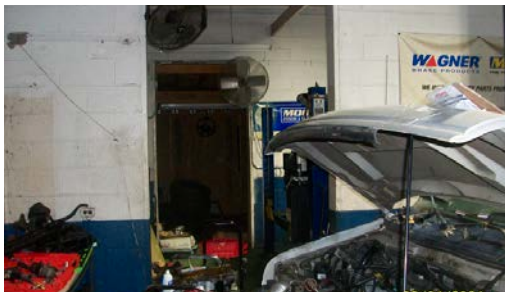
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## PROPERTY 6

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## PROPERTY 6

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**PROPERTY 7**



**1035 S Memorial Blvd  
Martinsville, VA 24112**

Located on a 0.558-acre plot, this commercial property features two distinct buildings, one operating as a jewelry store and the other serving as a storage/shop for HVAC equipment and supplies. With a tax assessment of \$58,100, this property is zoned C-C and offers versatile use potential.

**Key Features:**

- Zoning: C-C (Commercial)
- Utilities: Public water and sewer services available.

**Property Details:**

1. Jewelry Store:
  - Size: Approximately 550 sq. ft.
  - Layout: Includes a showroom (15' x 20'), office, and a bathroom.
  - Climate Control: Heated and air-conditioned via a through-the-wall unit.
2. HVAC Shop/Storage:
  - Size: 1,080 sq. ft.
  - Access: Features two roll-up doors (8' wide x 8' high).
  - Power Supply: Equipped with 3-phase power, though it lacks heating and air conditioning.
  - Facilities: Includes one bathroom.
  -

**Lease Details:**

- Type: Month-to-month; landlord covers real estate taxes and insurance, tenants responsible for utility expenses.

**Additional Information:**

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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## PROPERTY 7

1035 S Memorial Blvd  
Martinsville, VA 24112



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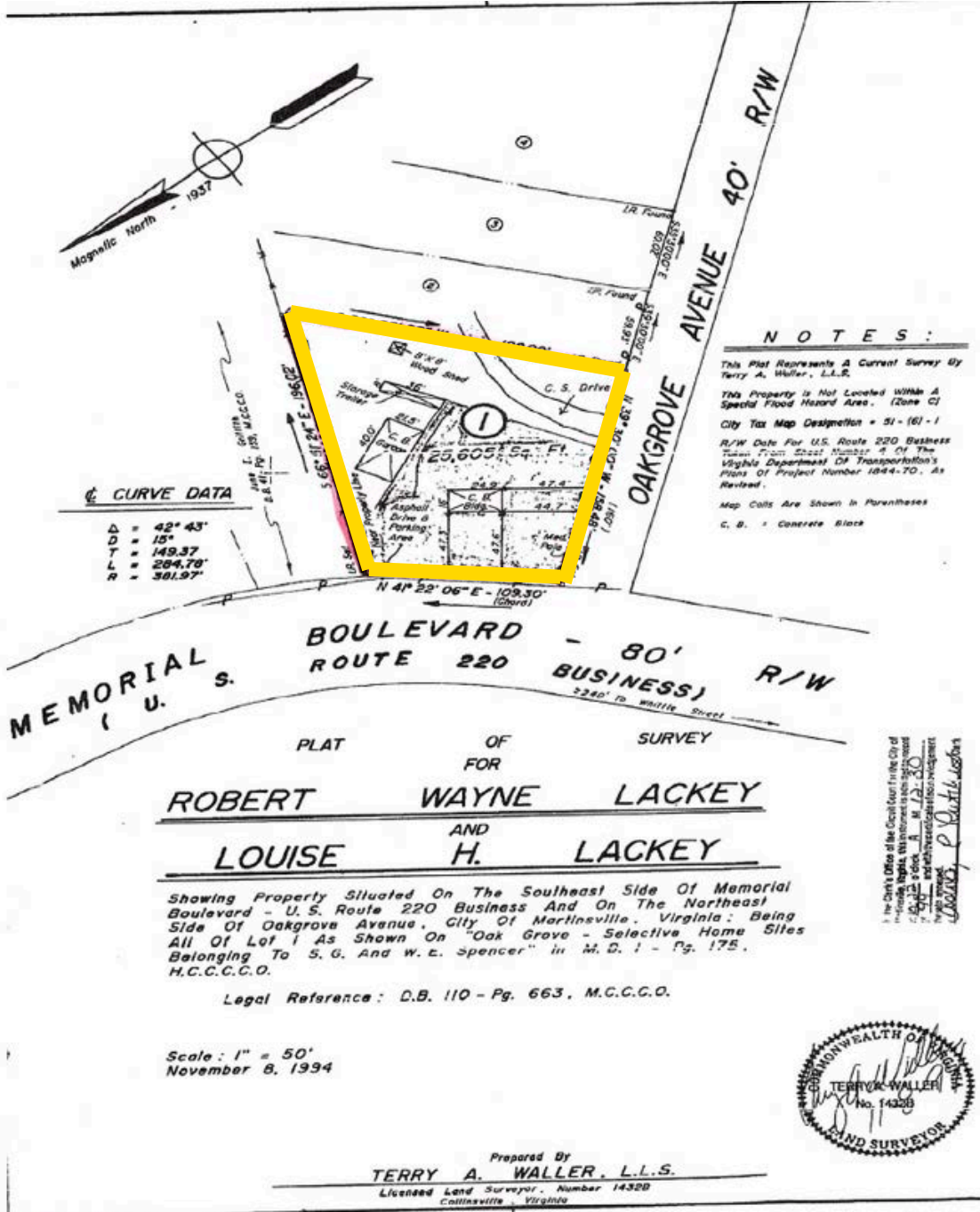
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**PROPERTY 7**  
1035 S Memorial Blvd  
Martinsville, VA 24112



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## PROPERTY 8

ONLINE & LIVE BIDDING



## 5950 Greensboro Rd Ridgeway, VA

This expansive 6.683-acre commercial property boasts an impressive 1,085 feet of road frontage on Greensboro Rd. With a tax assessment of \$476,300 and zoned B1, the site is primed for a variety of commercial developments.

### Key Features:

- Zoning: B1 Commercial
- Location: Prime access with a deacceleration lane and crossover on Rt. 220, facilitating easy ingress and egress for both northbound and southbound traffic.
- Utilities: Public water and sewer services are readily available.

### Site Details:

- Current Condition: The property is large and level, offering numerous development opportunities. Note that the previously existing outbuilding has been removed.
- 50' Easment across the property per plat.

### Lease Details:

- Type: Month-to-month; the landlord is responsible for real estate taxes and insurance, while tenants cover utility costs.

### Additional Information:

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**PROPERTY 8**  
5950 Greensboro Rd  
Ridgeway, VA



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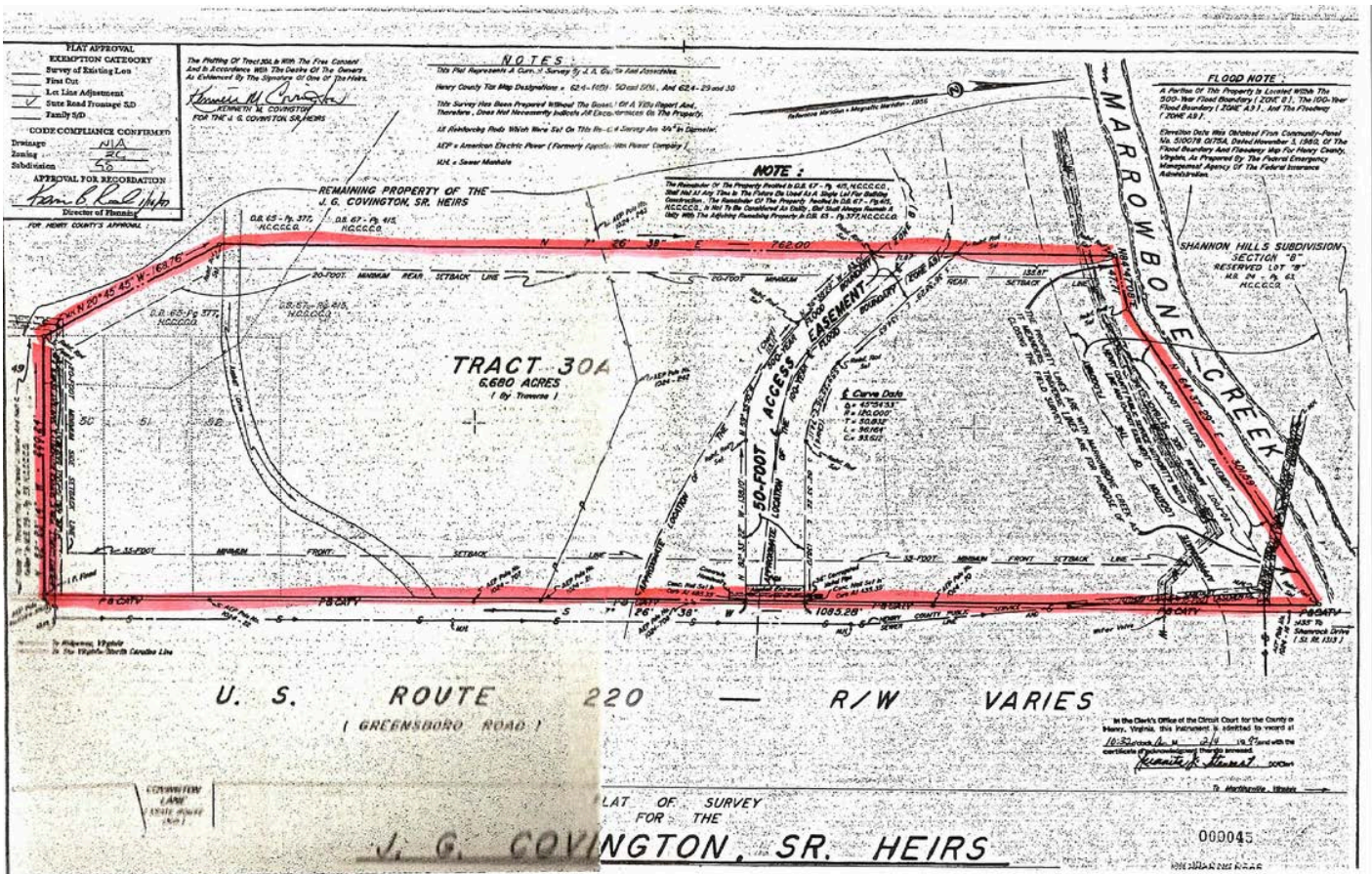
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**PROPERTY 8**  
5950 Greensboro Rd  
Ridgeway, VA



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## PROPERTY 9

ONLINE & LIVE BIDDING



## 1033 S Memorial Blvd Martinsville, VA 24112

Versatile Commercial/Residential Property

Overview: Nestled on a 0.58-acre plot with a tax assessment of \$27,500, this property is zoned C-C Commercial and offers flexibility for use as either an office space or residence, adhering to Martinsville's local regulations.

### Key Features:

- Zoning: C-C Commercial
- Utilities: Equipped with public water and sewer.

### Property Details:

- Size: 900 sq. ft. of usable space.
- Layout:
  - Main Floor: Configurable as a living room or reception area, a dining room or office, kitchen, den (additional office), and a half bath.
  - Upper Floor: One large room accompanied by two smaller rooms and a full bathroom.
- Climate Control: The building is temperature-regulated by a heat pump.

### Current Status:

- The property is currently vacant, offering immediate availability for new occupancy.

### Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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## PROPERTY 9

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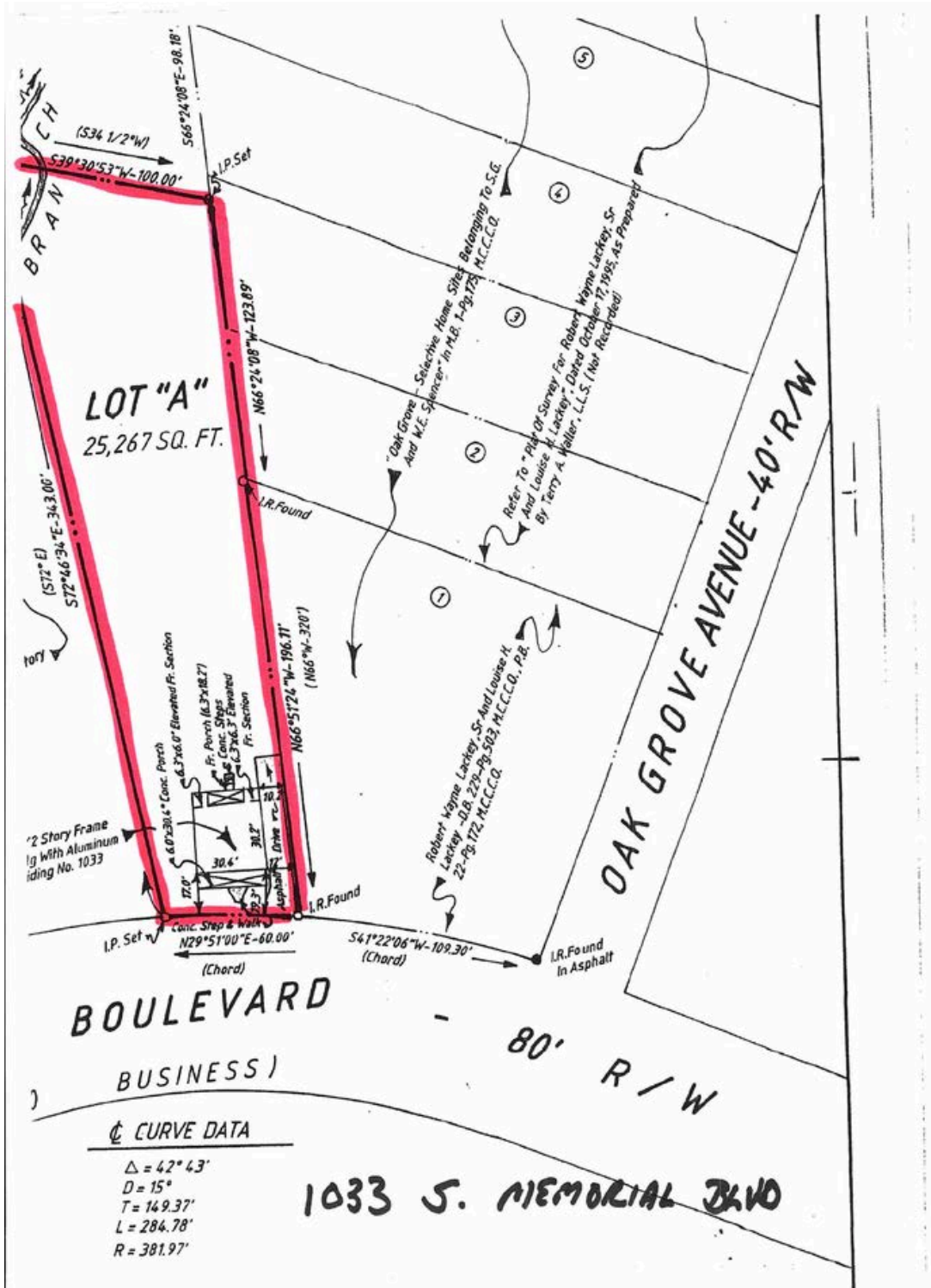
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## PROPERTY 9

1033 S Memorial Blvd  
Martinsville, VA 24112

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**PROPERTY 10**



**1003 Oakgrove Ave,  
Martinsville, VA 24112**

Residential Property - Spacious Home on 2.25 Acres

Overview:

Located on a 2.25-acre wooded lot, this charming 1,322 sq. ft. home features three bedrooms and one bathroom, making it ideal for those seeking privacy and space. With a tax assessment of \$107,900 and zoned R-C, this property combines comfort with natural surroundings.

Key Features:

- Zoning: R-C (Residential)
- Utilities: Public water and sewer services.

Property Details:

- Bedrooms: Three (one on the main floor, two upstairs).
- Additional Rooms: Living room, dining room, and an enclosed porch off the kitchen.
- Outdoor Spaces: A side covered porch, a detached one-car garage, and a detached elevated deck.
- Basement: A half basement used for storage and utilities.
- Flooring: Hardwood floors throughout, except in the kitchen.

Climate Control:

- Heated by an oil-fired furnace and cooled by window air conditioning units.

Lease Details:

- Type: Month-to-month; landlord is responsible for real estate taxes and insurance, while the tenant pays for utilities.

Additional Information:

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## PROPERTY 10

1003 Oakgrove Ave,  
Martinsville, VA 24112



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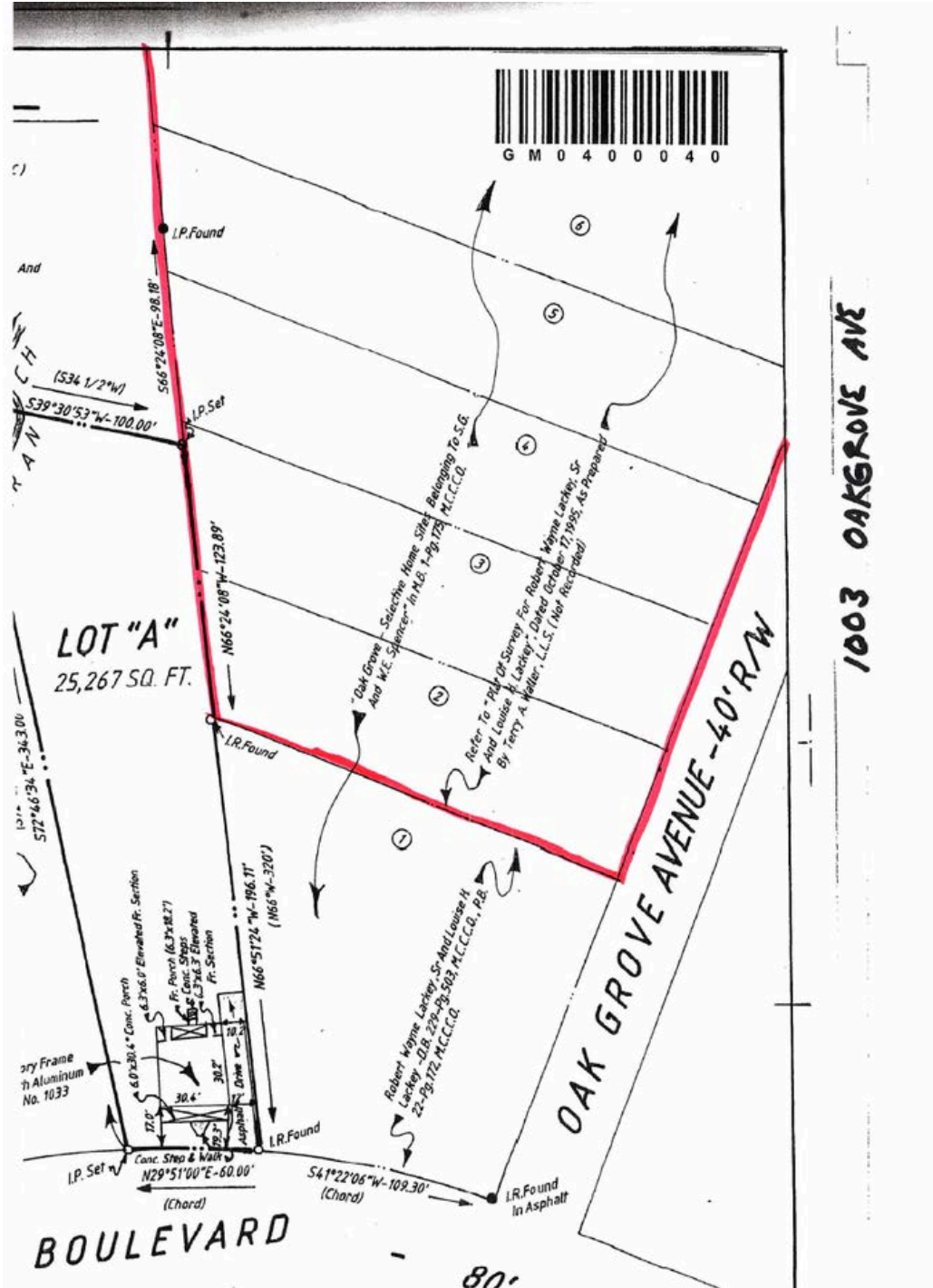
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@ 12NOON

## PROPERTY 10

1003 Oakgrove Ave,  
Martinsville, VA 24112

ONLINE & LIVE BIDDING



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**PROPERTY 11**



**1345 Rivermont Hgts  
Martinsville, VA 24112**

Located in a residential zone on a 0.253-acre lot, this 1,000 sq. ft. home features two bedrooms and one bathroom, with a tax assessment of \$58,100. Despite fire and smoke damage, this property offers great potential for restoration or redevelopment.

Key Features:

- Zoning: R-C (Residential)
- Utilities: Public water and sewer services available.

Property Details:

- Layout: Main floor includes a living room, kitchen, dining room, two bedrooms, and one bathroom.
- Additional Features: A porch off the kitchen, a detached storage shed, and hardwood floors throughout.
- Basement: Full, unfinished basement.
- Condition: Damage: Fire damage in the kitchen and smoke damage throughout the main living areas.
- Climate Control: Equipped with a heat pump for heating and cooling.

Lease Details:

- Type: Month-to-month; the landlord covers real estate taxes and insurance, while the tenant is responsible for utility costs.

Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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# AUCTION

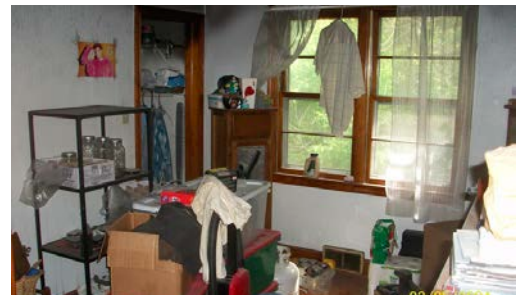
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ONLINE & LIVE BIDDING

## PROPERTY 11

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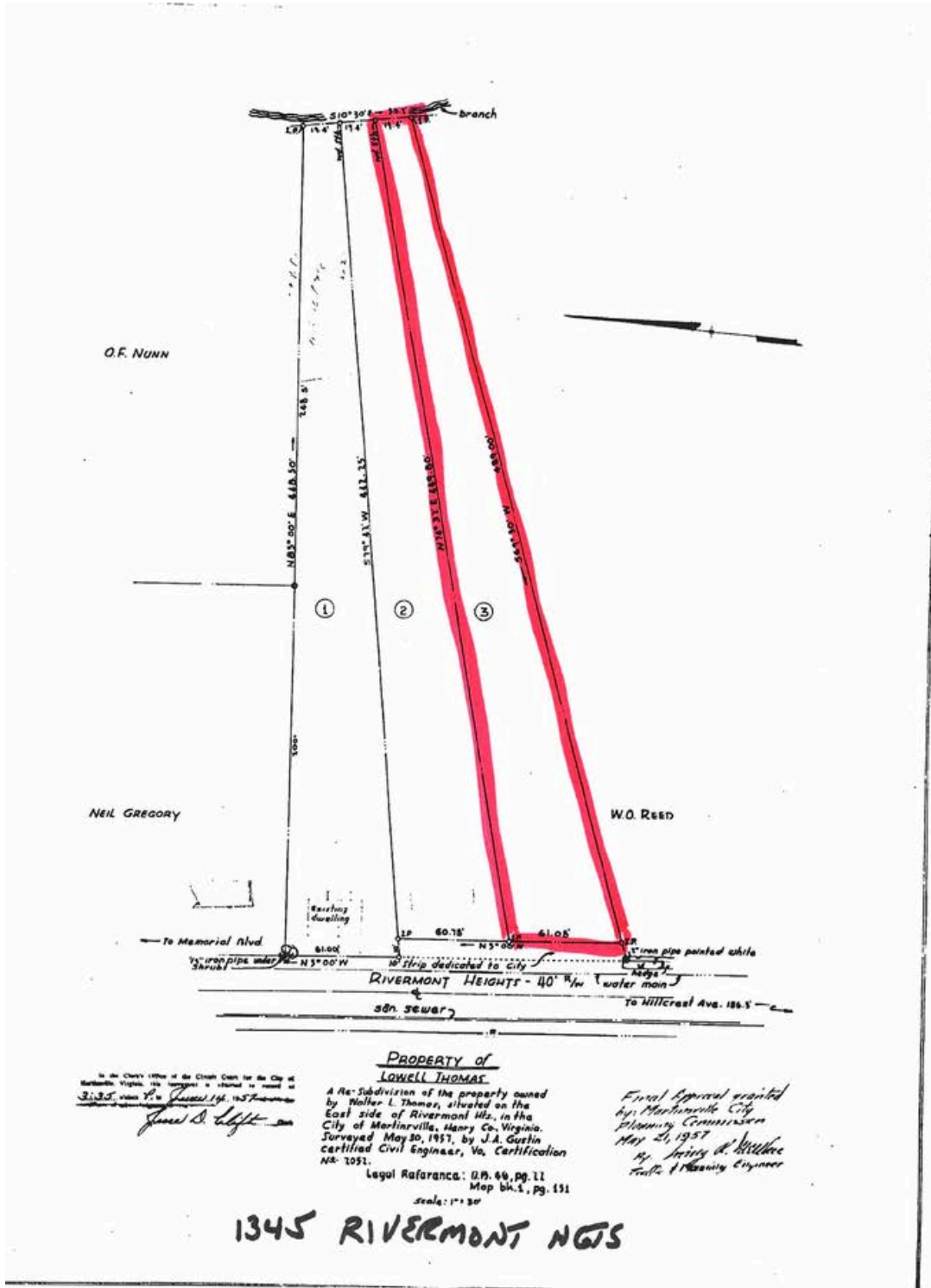
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## PROPERTY 11

1345 Rivermont Hgts  
Martinsville, VA 24112



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# AUCTION

BIDDING  
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## PROPERTY 12

ONLINE & LIVE BIDDING



## 1532 Rivermont Hgts Martinsville VA 24112

Nestled on a 0.551-acre lot, this charming home offers 1,065 sq. ft. of living space on the main level with additional space in a full basement. The property, valued at a tax assessment of \$64,100, is situated in a suburban residential zone, providing a serene setting ideal for comfortable living.

### Key Features:

- Zoning: SR-Suburban Residential
- Utilities: Equipped with public water and sewer.

### Property Details:

- Main Level: Features a living room, dining room, kitchen, two bedrooms, and one bathroom. Hardwood floors run throughout, except in the kitchen.
- Outdoor Spaces: Includes an elevated covered porch off the kitchen overlooking the backyard and a patio at the front.
- Basement: Divided into five rooms, including a laundry room and additional spaces used as a workshop.
- Climate Control: Heated and cooled by a heat pump.

### Lease Details:

- Type: Month-to-month; landlord covers real estate taxes, insurance, and water bill, while the tenant is responsible for other utility costs.

### Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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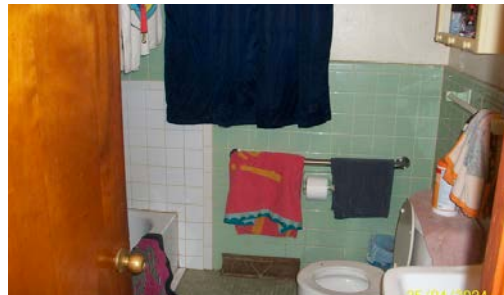
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## PROPERTY 12

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## PROPERTY 12

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**14**

**PROPERTY 13**

**ONLINE & LIVE BIDDING**



## Dyers Store Rd Martinsville, VA 24112

Located at approximately 2506 Dyers Store Rd. (for GPS navigation), this 2.1-acre property is zoned A1-Agricultural and features a duplex and a substantial garage. This property was the former school for the area. With a tax assessment of \$62,900, the property offers versatile living and work spaces, ideal for a variety of uses.

### Key Features:

- Zoning: A1 - Agricultural
- Utilities: Well water and septic system.

### Property Details:

#### Duplex:

- Size: Total 1,608 sq. ft., with each unit approximately 804 sq. ft.
- Layout: Each unit includes one kitchen, one living room, two bedrooms, and one bathroom.
- Climate Control: Electric baseboard heat; one unit also features air conditioning via an external heat pump.
- Meters: Separate electric meters for each unit.
- Condition: Vacant and almost move-in ready.
- Garage: Size: 2,040 sq. ft.
- Features: Three roll-up doors (8' wide x 7' high) at the front and an additional roll-up door at dock height on the rear wall. Equipped with lights and electricity, and a concrete floor.

### Additional Information:

- All measurements and boundary lines are approximate. See map for more information.

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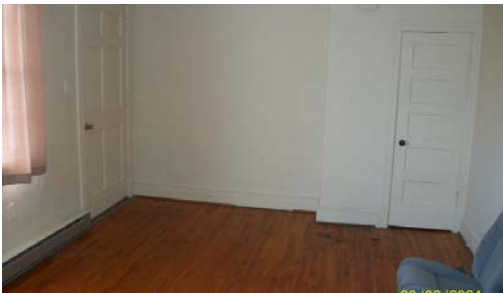
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**PROPERTY 13**  
Dyers Store Rd  
Martinsville, VA 24112



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**PROPERTY 14**



**Dyers Store Rd  
Martinsville, VA 24112**

This 2-acre vacant parcel offers a level terrain perfect for building, situated along Dyers Store Rd with over 200 feet of road frontage. Zoned A1-Agricultural and valued at approximately \$13,000, it presents an ideal opportunity for developing a new agricultural project or rural home.

Key Features:

- Zoning: A1 - Agricultural
- Frontage: Slightly over 200 feet on Dyers Store Rd.

Property Insights:

- Building Site: Excellent potential for construction due to its level layout.
- Adjacent Properties: Directly adjoins Property #15, adding potential value for expansion or unified land use.

Location Clarification:

- Misrecorded Improvements: Please note that Henry Co GIS inaccuracies report improvements on this parcel; these actually belong to the neighboring Property #15 based on recent surveyor findings.

Directions:

- From Rt. 57 in the Figsboro area, turn onto Dyers Store Rd. and travel for 2.8 miles. The property is located on the left side.

Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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**PROPERTY 14**  
Dyers Store Rd  
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**PROPERTY 15**



**2929 and 2975 Dyers Store Rd.  
Martinsville, VA 24112**

Agricultural Property with Two Homes and Garage – 3.0 Acres on Dyers Store Rd.

This appealing 3-acre property, valued at approximately \$72,800 and zoned A1-Agricultural, features substantial road frontage (about 400 feet) on Dyers Store Rd. It includes two houses and a spacious two-car garage, providing excellent potential for residential use or rental income.

Key Features:

- Zoning: A1 – Agricultural
- Frontage: Approximately 400 feet on Dyers Store Rd.

Property Details:

**House at 2975 Dyers Store Rd.:**

- Size: 1,680 sq. ft.
- Layout: Two bedrooms, one bath, living room, kitchen, and a pantry.
- Additional Features: Unfinished basement, deck off the kitchen, heated and cooled by a heat pump.
- Utilities: Served by a well and septic system.

**House at 2929 Dyers Store Rd.:**

- Size: 960 sq. ft.
- Layout: Main floor with a large open area, kitchen, and bathroom; two bedrooms upstairs.
- Additional Features: Full basement, heated by an oil furnace and cooled by window units.
- Garage: Detached 1,200 sq. ft. per level, two-level garage with access to the lower level via an 8' x 8' door at the rear and two 8' x 8' roll-up doors on the upper level.



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**PROPERTY 15**  
2929 and 2975  
Dyers Store Rd.  
Martinsville, VA 24112

Location Clarification: Property Address Correction: Despite Henry Co. GIS indications, both houses are confirmed by surveyor research to be situated on this property.

- Adjoining Properties: This property shares boundaries with Properties #14 and #16.
- Current Status: Both houses are currently vacant.

Directions: From Rt. 57 in the Figsboro area, turn onto Dyers Store Rd. and travel for 2.8 miles. The property is located on the left side.

Additional Information:

- All measurements and boundary lines are deemed reliable but are not guaranteed.



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## PROPERTY 15

2929 and 2975  
Dyers Store Rd.  
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**PROPERTY 16**



**Dyers Store Rd  
Martinsville, VA 24112**

Wooded Agricultural Land – 8.6 Acres on Dyers Store Rd.

Explore this expansive 8.6-acre property, zoned A1-Agricultural and valued at \$23,200, featuring extensive road frontage (over 950 feet) on Dyers Store Rd. This wooded land offers several attractive building sites that provide ample privacy for a future home or agricultural use.

Key Features:

- Zoning: A1 – Agricultural
- Frontage: Over 950 feet on Dyers Store Rd.

Property Clarifications:

- Incorrect GIS Information: According to surveyor findings, contrary to Henry Co. GIS maps, there are no houses currently on this property; the house shown is actually on Property #15.

Adjoining Properties:

- Shares a boundary with Property #15.

Directions:

- From Rt. 57 in the Figsboro area, turn onto Dyers Store Rd. and travel for 2.9 miles. The property is located on the left side.

Additional Information:

- There are no leases associated with this property.
- All measurements and boundary lines are deemed reliable but are not guaranteed.



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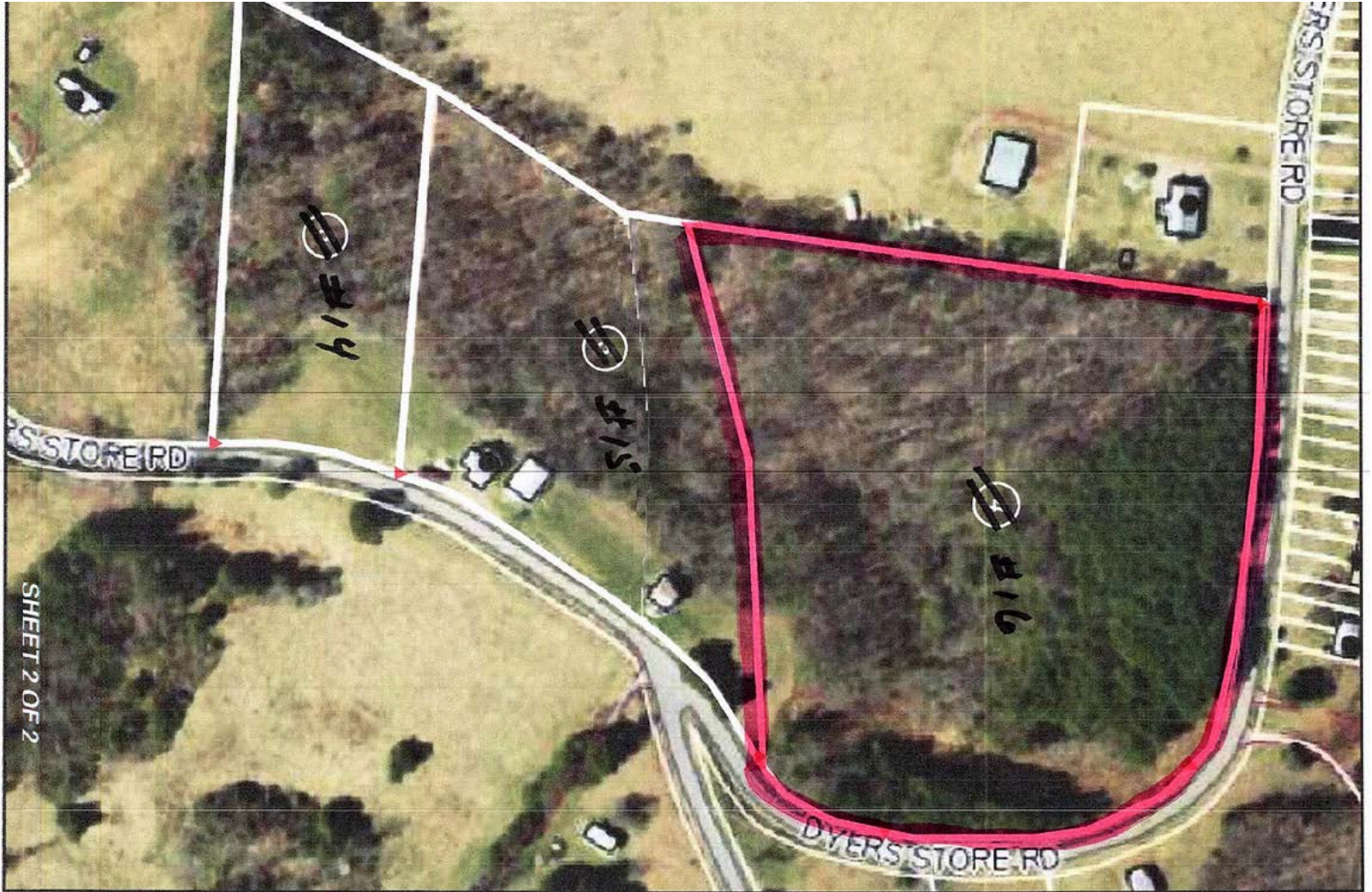
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# AUCTION

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**PROPERTY 16**  
Dyers Store Rd  
Martinsville, VA 24112



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**PROPERTY 17**



## Ravenscroft Rd & Dyers Store Rd Martinsville, VA 24112

Agricultural Property with Potential - 57.56 Acres on Ravenscroft Rd and Dyers Store Rd

Just under 10 miles from downtown Martinsville, this sprawling 57.56-acre property boasts significant road frontage, approximately 1,080 feet on Ravenscroft Rd and 350 feet on Dyers Store Rd. Valued at a tax assessment of \$113,500 and zoned A1-Agricultural, the land presents numerous development opportunities as allowed by Henry Co. regulations.

### Key Features:

- Zoning: A1 - Agricultural
- Road Frontage: Extensive along two roads, ideal for access or subdivision.
- Terrain: Mostly wooded with a mix of hardwoods and pines.

### Facilities and Improvements:

- Pavilion: A 16' x 30' structure with a concrete floor next to a 1.2-acre pond.
- Roads: A quality road through the property to the pond and pavilion.
- Building: Includes a two-room structure totaling 600 sq. ft, with electricity and water connections (condition of utilities needs verification).



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# AUCTION

BIDDING  
**JUNE 14**  
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**ONLINE & LIVE BIDDING**

## PROPERTY 17

Ravenscroft Rd &  
Dyers Store Rd  
Martinsville, VA 24112



**Potential Uses:**

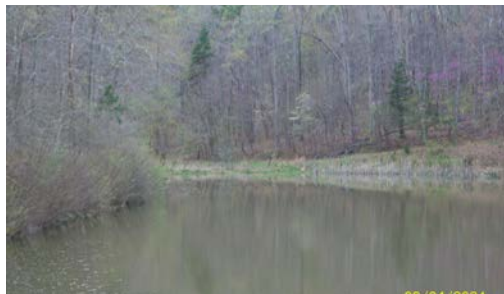
- The mix of natural landscape and existing structures lends itself to potential uses such as a retreat, conservation project, or a residential development, subject to local zoning regulations.

**Directions:**

- From Rt. 57 in Figsboro, turn onto Dyers Store Rd, travel 2.9 miles to Ravenscroft Rd, turn right and continue 0.1 miles to the property start. The Dyers Store Rd frontage is 0.1 miles beyond the Ravenscroft Rd turnoff.

**Additional Information:**

- There are no current leases, and the property is ready for new development or use.
- All measurements and boundary lines are deemed reliable but are not guaranteed.



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## PROPERTY 17

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## PROPERTY 17

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**JUNE @ 12NOON** **14**  
**ONLINE & LIVE BIDDING**

**AUCTION TERMS AND CONDITIONS:** Live and online

A 10% buyer's premium will be added to the final high bid to determine the contract price. A 10% deposit is required. If you are the high bidder bidding onsite, you will be required to sign an auction contract immediately after the conclusion of the auction and pay the 10% deposit. This deposit may be in the form of cash or check. No credit cards are accepted. If you are an online bidder, you will be required to sign an auction contract and return it to The Counts Realty & Auction Group no later than Tuesday, June 18, 2024 @ 5:00pm. The 10% deposit must also be received by The Counts Realty & Auction Group no later than Tuesday, June 18, 2024 @ 5:00pm. This payment may be in the form of cash, check, cashier's check, or wire transfer. Credit card payment will not be accepted. Please contact our office (434-525-2991) for wiring instructions. The high bidder shall be responsible for all wire transfer fees or cashier's check fees.

**Inspection:** Property is being sold AS IS, WHERE IS with all FAULTS with no representations or warranties of any sort. While all information provided is deemed to be reliable, they are not guaranteed and do not constitute a warranty, either expressed or implied. All bidders are responsible for doing their own due diligence to determine if they should bid and/or purchase the property.

**Terms:** All online bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty & Auction Group app. The property is sold in "AS IS" condition and is not contingent upon bidder's financing, condition of the property, appraisal, or inspection. Bidders shall rely on their own information, judgment, and inspection of the property. Title will convey by Special Warranty Deed, free and clear of all liens. The property taxes will be prorated as of the date of closing. The closing will take place within 30 days of the auction date unless specified otherwise or as soon thereafter as necessary to correct any defects in the title. Day of sale announcements take precedence over any previous printed materials, or any other oral statements made.

**Bid Increments:** Once the live portion of the bidding starts, the auctioneer determines the bid increments as well as the pace of bidding.

**Bidder Verification:** The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, Counts Realty & Auction Group may reject the registration and bidding rights may be terminated.

**Online bidders:** Registration will require a \$1,000 hold be placed on your credit card so you can be approved to bid. Once you have registered online, please call Counts Realty & Auction Group at 434-525-2991 so we can process your credit card information and approve you for bidding. At the conclusion of the sale and you are not the high bidder, the credit card hold will be released and will be available in 3 to 7 business days. If you are the high bidder on the property, Counts Realty & Auction Group will contact you to make arrangements for Contract signing and deposit payment. If you fail to execute the contract and return it along with the required deposit by Tuesday, June 18, 2024 @ 5:00pm to the Counts Realty & Auction Group, you will be considered in default and subject to legal action. Your credit card will be charged \$1,000.



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**AUCTION** BIDDING  
JUNE @ 12NOON 14  
**ONLINE & LIVE BIDDING**

REAL ESTATE TERMS AND CONDITIONS - Live and online Continued

Technical Issues: Neither The Counts Realty & Auction Group nor the company providing the bidding platform shall be held responsible for missed bids or the failure of the software and/or internet connection to function properly.

Default: If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit. This provision shall in no way affect the right of the Seller and/or The Counts Realty & Auction group to exercise any legal remedies or recourse available, including without limitation, seeking specific performance or monetary damages. Purchaser agrees to pay all attorney fees, court costs, and other costs of collection/enforcement incurred by the Seller and/or The Counts Realty & Auction Group.

Controlling Law: The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the sale shall be governed by the laws of the Commonwealth of Virginia.

Acceptance of these Terms and Conditions is acknowledged by placing a bid either in person, via telephone, or online.



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